Ninfield Neighbourhood Development Plan

Appendices

2022 - 2039

Contents

Appendix A Neighbourhood Plan Designated Area 3

Appendix B Evidence Base 4

Appendix C List of Designated and Non-Designated Heritage Assets in Ninfield Parish 5

Local Criteria for inclusion of buildings and constructed features on the local list of 'non-designated heritage assets':- 5

Non-designated Local Heritage Buildings and Features: 6

Local Heritage Areas:- 8

ANNEX TO APPENDIX C; PHOTOGRAPHS OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS IN NINFIELD PARISH 18

Appendix D: Infrastructure Projects for Ninfield 35

Appendix E: Ninfield Key Views 36

Introduction 36

Key Views in the Parish of Ninfield 38

Individual Views: 39

Appendix F: Map of Ninfield Landscape Features 58

Appendix G: Policy Maps and Insets 59

Ninfield NDP All Policies Map 59

Policy Map Ninfield NDP Areas of Locally Valued Landscape 60

Policy Map Ninfield NDP Key Views 61

Policy Map Ninfield NDP Local Green Spaces 62

Policy Map Ninfield NDP Non-designated Heritage Assets (including Buildings and Areas) with ALVL 63

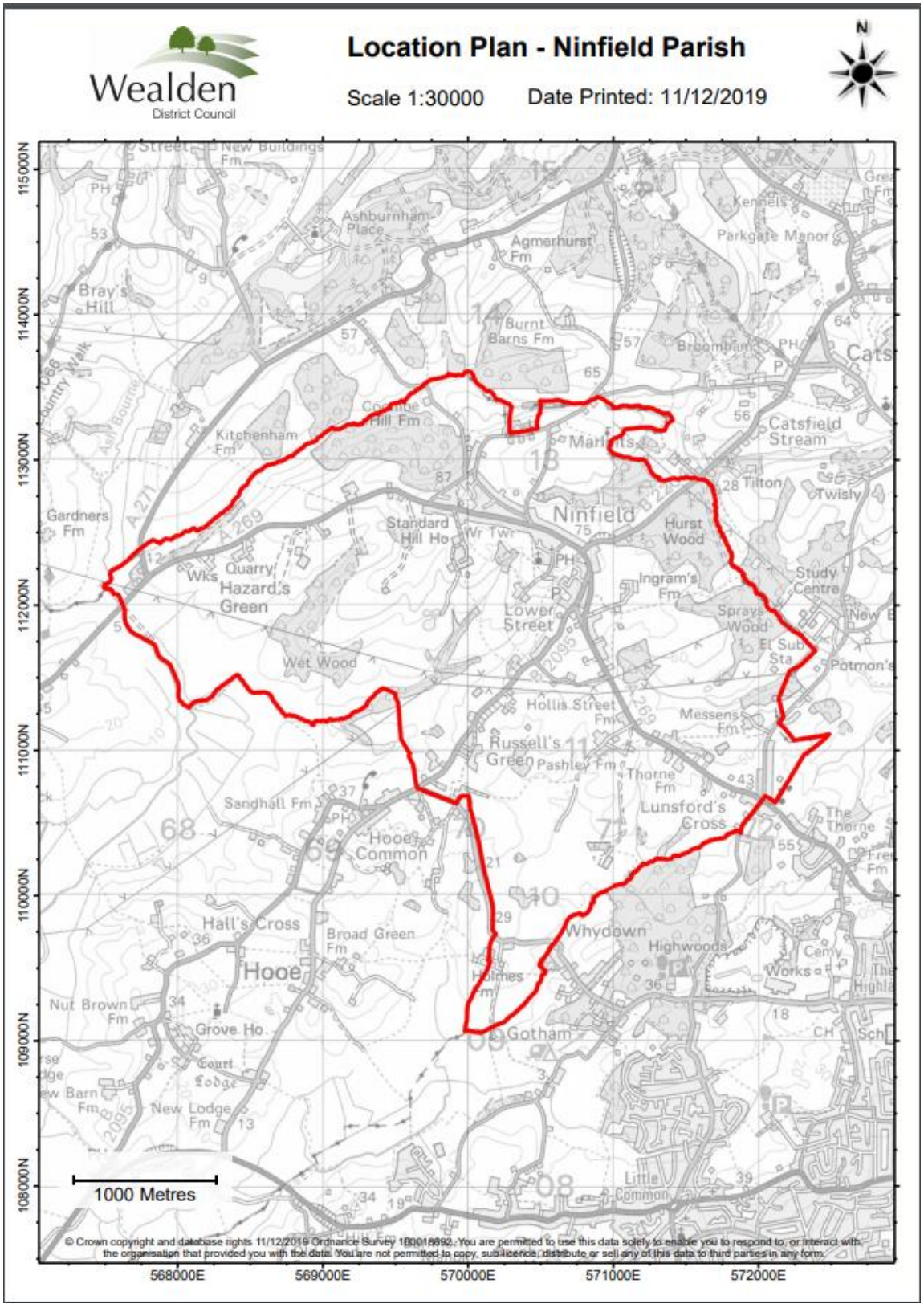
Policy Map Ninfield NDP Employment Sites 63

Policy Map Ninfield NDP Community Facilities (1) 64

Ninfield Community Facilities (2) Centrally located with insets 64

Ninfield Community Facilities (3) Enlarged View of Centrally Located Community Facilities 65

Appendix A Neighbourhood Plan Designated Area



Appendix B Evidence Base

- Wealden Landscape and Settlement Character Assessment 2014 (Chris Blandford Associates for WDC) – Section 4.30 Landscape Setting of Ninfield.
- Wealden Local Plan Sites Landscape and Ecological Assessment Study 2019 (Chris Blandford Associates for WDC) – sections 5.0 and 16.0 Ninfield Sites.
- Wealden Strategic Housing and Economic Land Availability Assessment 2019
- Wealden Green Infrastructure Study 2017 (Chris Blandford Associates for WDC) – Section 4.3 Ninfield
- Wealden Landscape Character Assessment 2022 (LUC for WDC) – section Wooded Ridges (High Weald)
- Wealden Open Space Assessment Report 2022
- Eastbourne and Wealden Employment and Economic Study 2022
- Wealden Local Housing Needs Assessment 2021
- Wealden Five Year Housing Land Supply Statement April 2021
- Wealden Local Plan Sustainability Scoping Report 2020
- Wealden Local Plan Direction of Travel Consultation Document 2020
- Wealden Design Guide 2008
- High Weald Housing Design Guide 2019
- State of the Parish Report (August 2022) Ninfield NP Steering Group
- Village Character Assessment & Heritage (Spring 2021) Ninfield NP Steering Group
- A Landscape Study of Ninfield (August 2022) Ninfield NP Steering Group
- Local Green Space Report (August 2022) Ninfield NP Steering Group
- Draft Night Skies Policy and Dark Skies Map (April 2021) Ninfield NP Steering Group
- A Design Guide for Ninfield (September 2022) Ninfield NP Steering Group
- Ninfield Residents Survey (June 2021)
- Ninfield NDP Sustainability Appraisal (May 2022)
- NPPF (revised July 2021) and Government Planning Practice Guidance.

Appendix C List of Designated and Non-Designated Heritage Assets in Ninfield Parish

For non-designated heritage assets, Historic England state that it is important that the community develops publicly-accessible selection criteria which respond to the local heritage of the area. Guidance is provided on page 11 of their Advice Note 7 (Jan 2021). This forms the basis of the local criteria listed below, adapted to the context of Ninfield's local heritage. Compilation of the following list of non-designated buildings and built features utilised the 1841-4 (Ninfield) & 1858 (Ashburnham) Tithe Maps and Ordnance Survey 1874, 1899, 1909 and 1930 editions (respectively surveyed 1872-3, 1897, 1908 & 1928-9), as well as the ESCC Historic Environment Record (HER).

Local Criteria for inclusion of buildings and constructed features on the local list of 'non-designated heritage assets':-

(A) Age: The age of the asset is considered a particularly important criterion, as fewer examples survive with increasing age. The national criteria for statutory listing is that pre-1700 buildings and structures which retain a significant proportion of their original fabric are all worthy of listing and similarly for buildings dating from 1700-1850 but with some selection of better examples. After 1850, nationally, much greater numbers survive and therefore other criteria have to be met. Locally, because of the small size of the historic settlement, it is considered that the age criteria should be to include all pre-1850 buildings and structures unless there is no longer significant evidence of their original fabric. Buildings and structures surviving with substantial original fabric from the period 1850-1914 are also limited in number and important to the appreciation of the historic development of the village. They are considered to be local heritage assets but are too many to include all examples unless they also meet at least one other criterion from this list.

(B) Rarity: Appropriate for all assets, as judged locally.

(C) Aesthetic Interest: The intrinsic character and design being typical of the local vernacular reflecting the traditions of the High Weald or a distinctive architectural style representative of its period.

(D) Group Value: Some assets may not be significant on their own but may form part of a group, such as a row of houses or courtyard of farm buildings, with a clear visual design or a close historic relationship making them a heritage asset in combination.

(E) Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological, in the form of buried remains, in the structure of a building, or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places over time, and of the people and cultures that made them. NB. ESCC has identified substantial areas of Ninfield village and also the surroundings of the main listed buildings in the countryside as 'archaeological notification areas'.

(F) Archival Interest: The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.

(G) Historical Association: The significance of a local of any kind may be enhanced by a significant historical association of local or national note, including links to important figures.

(H) Landmark Status: As asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be signalled out as a landmark or focal point within the local scene. This may be a building or a more minor feature such as a traditional fingerpost at a road junction.

(I) Social and Communal Value: Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place. This could include a public house, school, school house, rectory, chapel, workhouse, or building associated with historic local farming, market gardening, crafts or industries such as oast houses, granaries, windmills etc.

The local criterion for a **non-designated asset comprising a Local Heritage Area** is that it should comprise an area where there is a recognisable grouping of the above listed and unlisted historic buildings with intervening modern buildings not dissipating the historic character to a significant extent. Natural features such as trees, hedges and verges may also play a part in lending cohesion. This is a lesser status than Conservation Area designation and would not impose any statutory duty unless the setting of a statutorily-listed building is affected. However, there would be an objective of having regard to the desirability of sustaining or enhancing the character or appearance of these areas and proposals which do so will be supported.

Using the above criteria, the following is the **Local List of non-designated Heritage Assets for Ninfield Parish also including the designated assets (statutorily listed buildings) in red with their descriptions** :-

Non-designated Local Heritage Buildings and Features:

Local Heritage Area – Ninfield Green/Cross

Building or Feature	Criterion	Period
Fir Tree House, The Green	A, C, D	Pre-1850
1, 2 & 3 Rose Cottages, The Green	A, C, D	Pre-1850
1 & 2 Church Path, The Green	A, C, D	Pre-1850
Church Path (historic route across village)	A, I	Pre-1850
Moons Hill Farmhouse, The Green	A, C, D	1850-1914
Ivydene, The Green	A, C	1850-1914
Strawberry Cottage, Manchester Road	A, D	1850-1914
Blacksmiths Inn (formerly New Inn/United Friends)	D, I	1934
Finger post at junction	D, H	1920s

Local Heritage Area – High Street/Manchester Road (East)

Building or Feature	Criterion	Period
Jubilee Cottage, High Street	A, C,D	pre-1850
Green Cottage, High Street	A, C, D	pre-1850
Mill Meadow, The Briars, Capelhurst/Walden Lodge and The Old Bakery/ Low Moor, High Street	A, C, D	1850-1914
1, 2, 3 & 4 South View, High Street	A, C, D	1850-1914
Rose Tree House and Cottage, Manchester Road	A, C, D	Pre-1850
Lemon Cottage and Lynwood, Manchester Road	A, C, D	Pre-1850
London House, Manchester Road	A, I	1850-1914
Myrtle Cottage, Manchester Road	A, C	1850-1914

Local Heritage Area – Lower Street

Building or Feature	Criterion	Period
Hollybank House and Cottage, Lower Street	A, C, D	Pre-1850
Hollybank Barn, Lower Street	A, C, D	Pre-1850

1, 2 & 3 West Central Cottages, Nara, Somerdale, Stepping Stones, 1, 2 & 3 Beacon Cottages, Rose Cottage and Oakdown, Lower Street, plus Springfields and 1 & 2 Church Path, Lower Street	A, C, D	1850-1914
Sadlers Cottage, Lower Street	A, C	1850-1914
Church Path (historic route across village)	A, I	Pre-1850
White Cottage and Glasshouse	A, C, I	1850-1914
Finger post at junction in Lower Street	A, D, H	1850-1914
Granite Setts (as highway kerbs)	A, D	

Local Heritage Area – Church Lane Area

Property	Criterion	Period
Sunnyside House (Former Rectory), Church Lane	A, C, D, I	1880
School House, Church Lane	A, C, D, I	1853
Methodist Church	A, C, D, I	1871
Sea View Cottages	A, C, D, I	1890
Reading Room, Church Lane	A, C, D, I	1910
Church Path (historic route across village)	A,I	Pre-1850
Granite Setts (as highway kerbs)	A,D	

Buildings and Features not in Local Heritage Areas

Property/Feature	Criterion	Period
Kings Arms, The Green	D, H, I, ptA	1930s/pre-1850
Prospect House and Cottage (with former Nazarene Chapel), The Green	A, C, I	Pre-1850
Ivy Cottage and Maycroft, Standard Hill	A, C	Pre-1850
Lower Barn, off Standard Hill	A, C	Pre-1850
Glendale Cottage, Catsfield Road	A, C	Pre-1850
Yew Tree Cottage, Moons Hill	A, C	Pre-1850
Moons Hill Cottage and Normandy Cottage, Moons Hill	A, C	1850-1914
Brickyard Cottage, Pinecroft, Little Orchard and Threeways (former 1, 2 .3 & 4 Brickyard Cottages), Marlpits Lane	A, C, D, I	1850-1914
Burtonswood, Marlpits Lane	A,C	Pre-1850
1 & 2 Moorhall Cottages (former Lodge), Moor Hall Drive	A, I	1850-1914
Moorhall Farmhouse, barn and converted courtyard farmbuildings, Moor Hall Drive	A, D, I	1850-1914
Newhouse Farm and Forge, Hooe Road	A, C, D	Pre-1850
Whitehaven (former Parish Workhouse), Hooe Road	A, I	Pre-1850
The Old Sunday School, Russells Green	A, I	Pre-1850
The Laurels, Russells Green	A, C	Pre-1850
Drayton Lodge, Russells Green	A, B, C	Pre-1850
Clock House, Russells Green	A, C	1850-1914
Little Park Lodge, Russells Green	A, C	1850_1914
1 & 2 Lunsford Cross Cottages, Ninfield Road	A, C	Pre-1850
Lunsford Cross Farmhouse and barn, Ninfield Road	A, C, D	1850-1914
Thorne Oast Farm, (Oast House) Ninfield Road	A, C, I	1850-1914

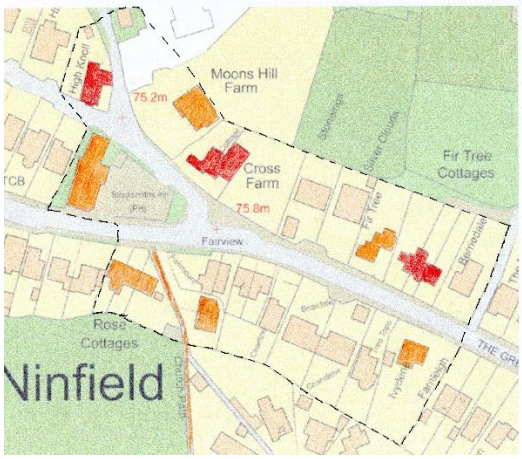
Thorne Mill, Ninfield Road	A, C, I	1850-1914
Blackthorne, Ninfield Road	A, C	Pre-1850
Messens Farmhouse, Potmans Lane	A, C	1850-1914
Memorial Hall (originally Cinque Ports Volunteer Artillery Drill Hall), Bexhill Road	A, G, H, I	1850-1914
Finger posts at junctions of Marlpits Lane/Manchester Road, Coombe Lane/Combe Hill, The Green/Church Lane, Hooe Road/Crouch Lane and Hooe Road/Straight Lane, Bexhill Road with Lower Street and with Crouch Lane	H	1900-1930s
Castle Croft, Boreham Bridge	A, E	Romano-British

Local Heritage Areas:-

Ninfield Green/Cross Area
High Street/Manchester Road Area
Church Lane Area
Lower Street Area

NINFIELD GREEN/CROSS LOCAL HERITAGE AREA

This is based on the various historic buildings in a loose group around the Blacksmiths Inn forecourt/ road junction extending a short distance east along The Green. A number of Scots pine trees are a feature. The varied modern buildings are not too numerous or discordant and the design and materials of the 3 houses currently under construction make a positive contribution. This area was called Ninfield Green and Ninfield Cross in the c19th and is the intersection of several roads and Church Path.



High Knoll (High Knowle), Manchester Road - *Listed Grade II. Probably c17th house; L-shaped; two storeys; 4 casement windows; red brick and grey headers; tiled roof; doorway with flat hood on brackets and 6-panel door; the back has 4 gables, tile-hung*.
Cross Farmhouse, The Green and **Cross Cottage**, Manchester Road (former Hylands Farm) - *Listed Grade II. 18th century. L-shaped; two storeys and attic; 3 casement windows; 2 dormers; ground floor red brick, above tile-hung; dentilled eaves cornice; tiled roof; on the south side a modern first-floor bay window on stilts.*
1, 2 & 3 Fir Tree Cottages, The Green - *Listed Grade II. 18th century; two storeys, 5 casement windows; ground floor red brick, above tile-hung; half-hipped tiled roof.*
Fir Tree House, The Green - *pre-1844 extended at rear. Red and grey brick with clay tile-hanging above, similar to neighbouring listed cottages. Criteria A, C, D*

Ivydene, The Green - *although not in the High Weald vernacular, it is a good example of a relatively unaltered mid-Victorian pre-1873 cottage; Red brick with plain clay-tiled roof. Criteria A, C*

1, 2 & 3 Rose Cottages, The Green - *probably 18th century. Red brick with clay tile-hanging above and clay peg-tiled roofs, with barn hips and catslide roof on west side. Criteria A, C, D*

1 & 2 Church Path, The Green - *pre-1844 extended/altered. Front red brick with grey headers and clay-tiled roof.*

Criteria A, C, D

Moons Hill Farmhouse, The Green - *c1910s large house, formerly a guesthouse. Red brick with plain clay-tiled roof with gables and bargeboards and ornamental finials on ridges. Criteria A, C, D*

Strawberry Cottage (former United Friends Cottage), The Green - *1844-1873. Front red brick with grey headers and clay-tiled roof with side gables. Rear has 3 small gables. Criteria A, D*

Blacksmiths Inn (former New Inn/ United Friends), The Green - *1934 with later extension. Painted rendering with plain clay-tiled roof with barn hips*. *Criteria D, I*

Church Path - *pre-1844 historic route across the village, now tarmac. Criteria A, I*

Finger post at road junction of Manchester Road with The Green *Criteria D,H*

Also considered were Fairmount/Fairview (*pre-1908 Edwardian semi-detached houses) but excluded because the very prominent west side elevation lacks architectural merit.*

HIGH STREET/ MANCHESTER ROAD LOCAL HERITAGE AREA

This is separated from the above Area by too many modern buildings to form a combined heritage area. High Street is characterised by some traditional cottages but mainly by larger dwellings including Edwardian villas representing the first phase of residential development of the village. A twitten links it to Manchester Road (named in the early 1900s after a former shop) which is characterised by the 3 listed former farm buildings and some scattered cottages. Although these are separated by modern dwellings, the wide grass verge without kerbs, the hedgerows and the mature trees including a row of pollarded limes lend cohesion to the area and help retain its character as a rural lane (in contrast to the urbanising changes taking place to the west). This area was in Ashburnham Parish until 1886 and was referred to as Ninfield Street on the 1858 Ashburnham Tithe Map and as Mill Corner on the c19th OS maps (after the windmill that stood on the site now occupied by Millfield).

MANCHESTER ROAD

Church Farmhouse and Lime Tree Cottage (former Woodlands Farm) - *Listed Grade II. early c19th two storeys; 4 casement windows with pointed panes; red brick and grey headers alternately; tiled roof; modern gabled porch.*

Church Farm Barn - *Listed Grade II. 18th century barn converted to house; red brick; half-hipped tiled roof; weatherboarded gabled wagon entrance.* .

Church Farm Oast - *Listed Grade II. pre-1858 oast and granary converted to house; red brick with grey headers; tiled roof; round oasthouse at west end.*

London House - *pre-1858 altered but retains its original form and is the last surviving c19th shop building with shop windows (replaced in upvc). Cream-painted rendering with concrete roof tiles. Criteria A, I*

Myrtle Cottage - *c1910s Painted brickwork with clay-tiled roof. Acts as visual link between the listed buildings and the cottages referred to below. Criteria A, C*

Rosetree House and Rosetree Cottage - *pre-1858 extended. Cottage of red brick with clay tile-hanging above and clay-tiled roof. Attached house is of unusual 3-storey form; red brick with grey headers and concrete interlocking tiled roof. Criteria A, C, D*

Lemon Cottage and Lynwood - *partly pre-1858 extended. Semi-detached; Red brick with grey headers, clay tile-hanging and clay-tiled roof; 3 hipped roofs at front. Criteria A, C, D*

HIGH STREET

Jubilee Cottage - *mainly pre-1858 but extended. Red brick with grey headers and clay tile-hanging and roof. Criteria A, C, D*

Green Cottage - *mainly pre-1858 but extended. Red brick with clay tile-hanging and roof; 3 hipped roofs at rear. Criteria A, C, D*

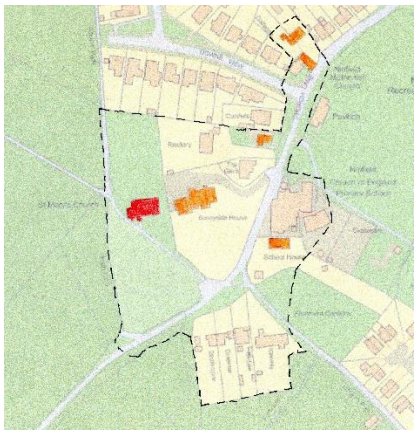
Mill Meadow, The Briars, Capelhurst/Walden Lodge, The Old Bakery/Low Moor *- all 1897-1908 late Victorian/Edwardian villas and cottages of value as a group. Mainly reddish brick with clay roof tiles, but some slate and interlocking concrete. Criteria A, C, D*

1, 2, 3 & 4 South View – *on south side of road, two pairs of semi-detached houses Arts & Crafts design influence unaltered c1910s. Red brick, clay tile-hanging and some half-timber. Criteria A, C, D*

Also considered but excluded were Bowdens/Seebourne *(1897-1908 semi-detached former shop) due to lack of architectural merit or contribution to streetscene and* Ninfield Cottage (*1897-1908) and* Merlin/Melrose (*1910s) because separated from the other buildings of the period by more recent ones.*

CHURCH LANE LOCAL HERITAGE AREA

This is based on the Grade I listed church, original rectory, school and other community-related buildings in a low-density largely wooded setting, with Church Path running along the edge of open countryside, reflecting the character of the historic rural settlement of Ninfield. The Methodist Church and adjacent cottage are separated from the main area but Scots pine trees on the roadside provide a distinctively characteristic visual link and give coherence.



St Mary the Virgin Church - *Listed Grade I. Stone cemented over nave; weatherboarded bell turret; brick sepulchre; chancel, north vestry, nave with north aisle, south porch and west tower. Nave and tower c13th, the nave of stone, the tower of timber, weatherboarded outside and containing a c13th musicians gallery opening into the church. Chancel c17th, red brick. North aisle and vestry 1885, stone. The whole church was restored by Sir Arthur Blomfield in 1885-7. Font probably of 1660s. Jacobean panelling behind the altar.*

Sunnyside House (original Rectory) - *1880 in wooded grounds. Very large unaltered red brick house with patterned clay-tiled roof. Decorative fascias and bargeboards on prominent gables. Criteria A, C*

Reading Room - *1910 small building of red brick and clay tiles. Front gable wall has decorative parapets and some intricate detailing. Criteria A, C, I*

School House - *1853 red brick with grey headers and plain clay-tiled hipped roof, with matching late Victorian extension. Criteria A, C, I*

Methodist Church - *1871 red brick with clay tiles, (with rather dominant 1970s extension). Criteria A, C, I*

Sea View Cottages – *1890 red brick and clay tiled roof, former market garden Criteria A, C, I*

Church Path - *pre-1844 important historic route across the village, now tarmac, linking both north and southeast from the church. Criteria A, I*

The lane has several mature fir trees that are characteristic of this part of the village.

Also considered but excluded was the C of E Primary School (*1853, extended 1881, 1912 and subsequently), the reason being that the extensions greatly exceed the original structure.*

LOWER STREET LOCAL HERITAGE AREA

This is a more cohesive traditional typical village street with the oldest buildings (3 listed) at the southern end grouped around the road junction with its fingerpost. Late Victorian dwellings extend northwards on the west side of the road in a distinct group with a few more along Church Path which slopes steeply down to a small watercourse in a rural setting with numerous trees.

Moor House (Morhouse) and Moor Cottage - *Listed Grade II. Pair of cottages, once three cottages and shop. c18th or earlier, re-fronted in early c19th with late c19th shopfront and some c20th extensions to south. Possibly timber-framed but externally red brick ground floor, mainly painted, with tile-hung first floor. Tiled roof, half-hipped to northeast and hipped with gablet to southwest with three brick chimneystacks. Two storeys; four windows. Mainly c20th casements of traditional pattern. Front elevation has 4 three-light casements to first floor, one four-light casement to ground floor, two doorcases, one with flat hood, and former shopfront of late c19th date with two square bays, shop windows with cambered heads and central cambered doorcase with half-glazed door. Southwest elevation has unpainted brickwork to ground floor in English garden wall bond and 4 casement windows with leaded lights, the right side one in projecting brick c20th extension. Lean-to brick extension and two c20th conservatories. Northeast extension is weatherboarded to first floor and has an external brick chimneystack.*

Apple Tree Cottage - *Listed Grade II. c18th or earlier; two storeys; 3 windows (glazing bars missing); ground floor stuccoed, above tile hung; tiled roof; gabled porch; brick chimney breast at south end.*

Fig Tree Cottage/ Wisteria Cottage - *Listed Grade II. c17th; two storeys; 2 casement windows; faced with white weatherboarding; tiled roof; doorway with flat hood on brackets; later addition of one window bay with sash windows retaining their glazing bars at the south end (on ESCC HER as called Launceforth and Lunsford in 17th).*

Hollybank House and Cottage (former Sidley Cottage) - *pre-1844, on ESCC HER as extant 19th century farmstead*. White stuccoed walls and plain clay-tiled gabled roofs in series of ridges and valleys. *Criteria A, C, D*

Hollybank Barn - *pre-1844. Red brick with grey headers and plain clay-tiled hipped roof. Criteria A,C,D*

Post Office northwards 11 houses, comprising **1, 2 & 3 West Central Cottages, Nara, Somerdale, Stepping Stones, 1, 2 & 3 Beacon Cottages, Rose Cottage and Oakdown** plus in Church Path **Springfields** - *all late Victorian (1873-1897),*

mainly red brick with clay tiles or slate roofs, and of value as a group also with
1 & 2 Church Path *(1897-1908 stock bricks and slate). Criteria A, C, D*

Sadlers Cottage - *early Victorian 1844-1873. Clay-tiled roof, stucco with white weatherboarding at front. Criteria A, C*

White Cottage – 1844-1873 with pre-1908 glasshouse (former Lower Street Nursery) Criteria A, C, I
Church Path - *pre-1844 important historic route across the village, now tarmac.Criteria A,I*
Finger post at road junction – *shown on 1873 OS. Criteria A, D, H*
Granite Setts as highway kerbs – *are a consistent feature throughout this area.*
Also considered but excluded owing to insufficient historic/architectural interest was Bloemfontein *(1897-1908) on east side of road and to the southwest* Russell Cottage *(pre-1844) which has been very extensively altered and extended.*

OUTSIDE OF LOCAL HERITAGE AREAS
IN REMAINDER OF VILLAGE

Standard Hill House (Upper Standard Hill Farmhouse) - *Listed Grade II*. An impressive house with many interesting features. Dated 1659 but refaced with red mathematical tiles about 1790. The main portion has 3 windows and 3 gables. At the east end is a recessed portion, probably added in the c18th, of one window and one gable. Tiled roof to the whole. Three storeys. Casement windows. Modern porch with pediment containing a bronze relief*
in the tympanum. Bay window of 2 storeys on each side of this. In the 3 original gables are little boards inscribed respectively "God's providence is my inheritance", "Except the Lord build a house they labour in vain that build it" and "Here we have 1659 our abidance". Within original curtilage at rear/side are **The Maltings** *pre-1844 and* **Barn Cottage** (*on ESCC HER as partially extant 19th century farmstead, name traced to Stephen atte Staundard 1327).*
Stocks and Whipping Post, The Green - *Listed grade II. 17th century. Both good examples of heavy Sussex iron.*
Prospect House and Prospect Cottage, The Green - *probably 18th century with attached former Nazarene Chapel 1831. Mainly white stucco walls and clay-tiled part-hipped roofs with slate roof on former chapel. Extended at rear including some dark weatherboarding. Criteria A, C, I*
Kings Arms PH (former Commercial Inn), The Green - *large rear wing with part-hipped roof is probably c18th and clay tile-hung. Modern extraction flue added. Main front of building was replaced in the 1930s in reddish brick neo-Georgian style with clay-tiled roof and large chimney stacks. Criteria A (in part), C, I*
Memorial Hall (Cinque Ports Volunteer Artillery Drill Hall), Bexhill Road - *1865 white painted front gable, reddish brick north side, slate roof, extended and altered (on ESCC HER as Drill Hall of 6th Sussex Battery Home Counties Brigade Royal Field Artillery). Criteria A, G, H, I*

Finger posts at road junction of Manchester Road with Marlpits Lane *shown on 1929 OS* and at road junction of Church Lane with The Green, and at a road junction at the south-east end of Lower Street with Bexhill Road 1938 OS. *Criteria H*

Also considered but excluded on grounds of insufficient historic or architectural interest on their own and not forming part of a group were 1, 2 & 3 Sunnyside Villas *(1897-1908) The*

Green; Coombe Cottage (*1844-1873) Coombe Lane;* Crispe Cottage (*c1910s) Manchester Road; and* 1 & 2 Standard Hill Cottages (*c1910s).*

IN REMAINDER OF PARISH

SOUTHEAST (BEXHILL ROAD/ LUNSFORD CROSS AREA)

Ingrams Farmhouse - *Listed Grade II. L-shaped house; south wing c17th or earlier, refaced with red brick in 18th century; stringcourse; half-hipped tiled roof; glazing bars intact; east wing added in early 19th century; stuccoed; two storeys; 4 windows. Within former curtilage partly-pre-1844 single-storey converted* ***Lily Pond Dairy.*** *The whole site is on ESCC HER as partially extant 17th century farmstead (name traced to Robert & Andrew de Ingeram 1265).*

The Oak Barn, Ingrams Farm - *Listed grade II. probably c18th red brick and weatherboarding; hipped tiled roof with tie-beams and arched braces inside*.

Hollis Street Farmhouse (Holly Street Farm) - *Listed grade II*. Impressive building of c17th or earlier date, refaced with red brick in c18th, first floor of the end window-bays tile-hung with the trace of a moulded bressummer below. The portion between these, containing 3 windows, projects slightly with a painted stringcourse. Moulded wooden eaves cornice. Steeply-pitched hipped tiled roof. Some casement windows with small square panes, some sash windows with glazing bars intact. Chimney breast at each end. Modern porch with pediment. Two storeys. Five windows. (On ESCC HER as extant 17th century farmstead, name traced to John de Holestrete 1312)*.

Hollis Street Barn – *Listed grade II. 18th century; west end converted to a cottage; two storeys, 2 windows; red brick and grey headers on a base of flints; stringcourse; hipped tiled roof; 3 sash windows with glazing bars intact; barn extension of lower elevation to east with casement windows having pointed panes (on ESCC HER as 18th century barn with west end converted to cottage).*

Pashley Farmhouse - *Listed grade II. c17th or earlier timber-framed house with plaster infilling, partly refaced with red brick and tile-hanging, the north face of the north wing partly slate-hung; hipped tiled roof; casement windows; bay of 2 storeys on west front; two storeys; 2 windows facing west, 3 windows facing south. Outbuildings include a round c19th oasthouse (on ESCC HER as partially extant 17th century farmstead on site of medieval farmstead, name traced to Robert de Passeleye 1288).*

1 & 2 Lunsford Cross Cottages - *pre-1844 white weatherboarded above stucco with clay-tiled roof. Criteria A, C*

Lunsford Cross Farmhouse (Pennypot) **and barn** – *Both red brick with clay plain tiles on hip-roofed house, slate on barn roof* (*on ESCC HER as extant 19th century farmstead). Criteria A, C, D*

Thorne Oast Farm - *1861-1873, oasthouse constructed of red brick with rendered tall conical roof, representative of the importance of hop-growing in Ninfield parish in the c19th (on ESCC HER as 19th century redevelopment of medieval farmstead with partially extant buildings, name traced to Thomas de Thorne 1306). Criteria A, C, I*

Thorne Mill - *c1870 with black weatherboarded base converted to dwelling (on ESCC HER as late 19th century part demolished smock mill with granary, millhouse and bakery). Criteria A, C, I*

Blackthorne - *pre-1844 extended/altered. White stucco, clay-tiled roof with large chimney stacks. Long narrow pre-1844 outbuilding. Criteria A, C*

Messens Farmhouse – *Good example of large mid-Victorian farmhouse, red brick and*

clay-tiled roof, on ESCC HER as revelopment of medieval farmstead with some extant buildings (detailed survey in 2017) Name traced to John de Mewesyn 1348. Criteria A, C, I

Finger post at road junction of Bexhill Road with Crouch Lane – *1908 OS. Criteria H*

Also considered but excluded were Chimney Cottage, Ninfield Road (*pre-1844) because too extensively altered/extended;* Brook Cottage and single-storey Little Cottage, Peartree Lane *(both 1844-1873)* and Holly Cottage, Bexhill Road *(1844-1873) because not part of a group and/or too extensively altered*.

SOUTH (HOOE ROAD/ RUSSELL'S GREEN AREA)

Little Park - *Listed grade II. L-shaped early c19th house; two storeys and attic; 3 windows (with segmental heads, pointed Gothic glazing and Venetian shutters); 2 dormers; stuccoed; stringcourse; eaves bracket cornice; tiled roof. Within grounds is its former* **Coach House** *pre-1844 converted to a separate dwelling*.
South Cottage (Samburu Cottage) - *Listed grade II. c18th or earlier; two storeys; 4 casement windows; ground floor red brick with grey headers, above tile-hung; half-hipped tiled roof Listing refers to office of Bernards Coaches (no longer used as such).*
Millers Farmhouse - *Listed grade II. probably c17th two storeys; 4 casement windows; partly red brick with grey headers, partly faced with cobbles but mostly faced with weatherboarding; tiled roof (on ESCC HER as partially extant 17th century farmstead).*

Tanyard House - *Listed grade II* as good c18th house; two storeys; 5 windows with glazing bars intact; red brick and grey headers alternately; stringcourse; wooden eaves cornice; tiled roof; doorway with pilasters, pediment and semi-circular fanlight. Separately listed as Grade 2 is the c18th* ***iron railing*** *on low red brick wall at front.*
Tanyard Barn - *Listed grade II partially 16th century or earlier but reroofed and clad in 18th century (tannery use ceased 1886) and* The Tannery *and other buildings all pre-1844.*
Akehurst Farmhouse (former Ackehurst, Outside Farm, Dunks Farm), Straight Lane - *Listed Grade II (under Ninfield but the farmhouse is actually in Hooe Parish). probably c17th house; T-shaped; two storeys and attic; 3 casement windows; ground floor red brick, above tile-hung; half-hipped gable to west wing with attic windows; tiled roof;*
Akehurst Barn and Akehouse Oast former oasthouse and granary - *Listed grade II 18th century; round oasthouse of red brick and grey headers; granary red brick on ground floor and tile-hung above (on ESCC HER as extant 17/18th century large farmstead with L-shaped courtyard and detached house, etc).*
Newhouse Farm - *pre-1844. Red brick with clay tile-hanging and roof tiles (on ESCC HER as 19th century farmstead). Criteria A, C, D*
The Forge - *pre-1844 and now within curtilage of modern house. Reddish brick and weatherboarding with clay roof tiles. Criteria A, C, D, I*
White Haven (Whitehouse Farm Cottage) - *Former Parish Workhouse pre-1820; altered into a house. Red brick with slate roof (but white and black half-timbered effect added to main west elevation). Criteria A, I*
The Lodge, Little Park – *1873-1897 Steps to front porch on upper floor. Stuccoed in ochre colour with clay-tiled roof; Gothic style pointed arch lights in windows imitate Little Park house. Criteria A, C*
The Old Sunday School (includes site of former Weslyan Chapel destroyed in war) –

1832 reddish brick with grey headers and slate roof. Criteria A, I
The Laurels (Laurel Cottage) - *pre-1844 extended, red brick with clay-tiled roof. Criteria A, C*
Clock House - *1844-1873 white weatherboarded with shallow pitched hipped slate roof. Criteria A, C*
Drayton Lodge (formerly The Mellands and Maison Ucelli) - *pre-1844 large country house with walls of stucco and shallow-pitched hipped slate roof. Adjacent two-storey brick outbuilding 1844-73 converted to dwelling called* **Little Drayton.** *Whole site is on ESCC HER as medieval farmstead redeveloped in 19th century with house and loose courtyard of farmbuildings still extant. Criteria A, C*
Finger posts at road junctions of Hooe Road with Crouch Lane and with Straight Lane – *shown respectively on 1908 and 1897 OS. Criteria H*

Also considered but excluded on grounds of insufficient historic or architectural interest on their own and not forming part of a group were Whitehouse Farm (*1844-1873),* The Croft (*1844-1873 timber single-storey, concrete roof tiles, appears rebuilt);* The Bungalow (*1844-1873*); Hope Cottage (*pre-1844 altered and abutted by poor quality buildings).* North Cottage attached to listed Samburu (South Cottage) *was rebuilt after war damage.* New House Barn (*originally pre-1844) appears largely rebuilt.* Holmes Farm *(1844-1873) is on ESCC HER as extant 19th century farmstead but the farmhouse is in Hooe parish.*

NORTH PART OF PARISH

Luxford House (former Lower Standard Hill Farmhouse), Standard Hill *Listed Grade II* 1702 (farmbuildings on ESCC HER as partially extant 17th century farmstead).*
Coombe Hill Cottage, Combe Hill *Listed Grade II. 18th century; two storeys; 4 casement windows; ground floor red brick, above tile-hung; tiled roof. Weatherboarded converted outbuilding pre-1844 rebuilt (on ESCC HER as extant 18th century farmstead).*
Combe Hill Farmhouse, Combe Hill *Listed Grade II. 17th century or earlier L-shaped house; two storeys; 2 casement windows; groundfloor red brick, above faced with white weatherboarding; hipped tiled roof.* **The Dairy** *pre-1844 outbuilding converted to holiday cottage (on ESCC HER as extant medieval farmstead).*
Ivy Cottage and Maycroft, Standard Hill *pre-1844 probably 18th century cottages, white weatherboarded and stuccoed with clay tiled roofs. Criteria A,C*
Lower Barn, Standard Hill *17th century (in isolated location) but extended and altered into a dwelling in 1980s (on ESCC HER as early-mid 17th century with thatched roof changed to slate late 17th and weatherboarding partially replaced with brick). Criteria A, C*
Castle Croft (Rats Castle) earthwork, Boreham Bridge *(not a scheduled ancient monument but on ESCC HER) origin unknown but thought to be Romano-British either a portside settlement or a refuge for cattle during floods. Finds include Roman coins and also timbers (radiocarbon-dated 660-830AD) thought to be associated with Saxon jetty on ancient marine inlet. Criteria E*
1 & 2 Moor Hall Cottages (Lodge for former Moor Hall) *1844-1873 Rendered walls with ashlar effect and concrete interlocking tiled roof. Extended/altered. Small porch pediment with unusual paired front doors inset in arch on triangular plan. Criteria A, C*
Moor Hall Farmhouse and converted farmbuildings (**The Barn, The Dairy and the Old Parlour) -** *all early Victorian 1844-1873, built mainly of reddish brick with slate roofs but northern section clay-tiled. Farmhouse extended/altered with mock half-timber*

effect on north side. Significant for group value (on ESCC HER as partially extant 19th century courtyard farmstead, the name traced back to the manor of Morhale 13th century). Adjoin similar c19th outbuildings within curtilage of former Moor Hall. Criteria A, C, D

Pinecroft, Little Orchard, Brickyard Cottage & Threeways (former 1, 2, 3 & 4 Brickyard Cottages), Marlpits Lane - *mid-Victorian c1870 (ESCC HER refers to adjacent former brickyard c1866-1914 associated with construction of Normanhurst Court). Red brick with clay roof tiles in decorative pattern; extended and altered. Criteria A, C, D, I*

Burtonswood, Marlpits Lane *pre-1858 altered and extended. Red brick with clay tile hanging and roof. Three hipped roof at front. Criteria A, C*

Yew Tree Cottage, Moons Hill *pre-1844. Long, single-storey painted stucco with clay roof tiles. Criteria A, C*

Moons Hill Cottage and Normandy Cottage *(formerly Trethewey's)*, Moons Hill *1844-1873 semi-detached; altered and extended. Reddish brick with clay roof tiles. Criteria A, C*

GlendaleCottage, Catsfield Road *pre-1844 white weatherboarded with clay roof tiles; extended at rear and east side. The original small cottage dates from 1620 according to the owner. Criteria A, C*

Finger post at road junction of Coombe Lane with Combe Hill – *first shown on 1929 OS. Criteria H*

Also considered but excluded were Pipers Lodge, Fairview, Avalon and Marlpits Lodge, Marlpits Lane *(all 1858-1873) because they are too dispersed to form a group and some too extensively altered.* 1 & 2 Stone Cottages, Standard Hill *(1873-1897*) *do not form part of an historic group.* .

Boreham Bridge Bungalow (c1810, former Boreham Gate Lodge for Ashburnham Place) *was excluded because extensions and alterations have made it unrecognisable*.

The Old Stables at Church Barn Farm, Church Lane *(1873-1897) (on ESCC HER as extant 19th century outfarm) was excluded because not part of a group of historic buildings.*

ANNEX TO APPENDIX C; PHOTOGRAPHS OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS IN NINFIELD PARISH

NINFIELD GREEN/CROSS LOCAL HERITAGE AREA

Cross Farmhouse, Cross Cottage and Moons Hill Farmhouse

Blacksmiths Inn, Strawberry Cottage, Finger post, High Knoll and Moons Hill Farmhouse

Blacksmiths Inn, Cross Farm and Fir Tree House and Fir Tree Cottages in distance

High Knoll

Fir Tree House and 1,2 & 3 Fir Tree Cottages

1-3 Rose Cottages

1-3 Rose Cottages and 1 & 2 Church Path (from rear south)

1-3 Fir Tree Cottages & Fir Tree House

Ivydene with Blacksmiths Inn in distance

1 & 2 Church Path

HIGH STREET/ MANCHESTER ROAD LOCAL HERITAGE AREA

MANCHESTER ROAD

Church Farmhouse and attached Limetree Cottage

Church Farm Barn

Church Farm Oast

Church Farm Oast & London House

London House & Church Farmhouse

Rosetree House & Rosetree Cottage

Lemon Cottage/Lynwood & Rosetree House

Rear of Lemon Cottage/Lynwood & Rosetree Cottage

Myrtle Cottage

HIGH STREET

Victorian/Edwardian houses along the north side of the High Street.

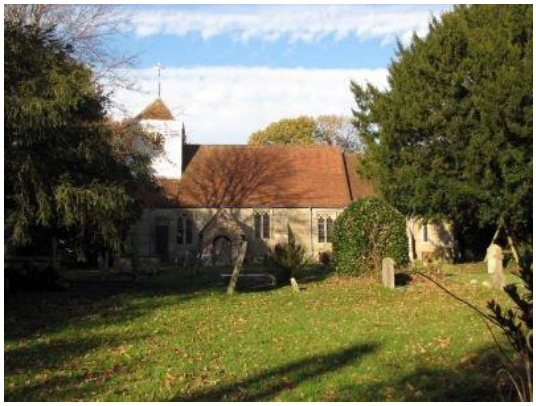
Jubilee Cottage & Victorian/Edwardian houses

Green Cottage & Jubilee Cottage

1,2,3 & 4 South View

Mill Meadow

CHURCH LANE LOCAL HERITAGE AREA



St Mary the Virgin church

Sunnyside House (original Rectory)

Reading Room School House

Methodist Church & Sea View Cottages

Methodist Church and Sea View Cottages in context from the Recreation Ground (with Sparke Pavilion)

LOWER STREET LOCAL HERITAGE AREA

Morhouse, Moor Cottage and Finger post

Appletree Cottage

Fig Tree Cottage, Wisteria Cottage

Hollybank House & Barn and Finger post

Hollybank House (west side view)

Hollybank Barn

Sadlers Cottage

Late Victorian houses on west side

Late Victorian houses including PO

White Cottage

OUTSIDE OF LOCAL HERITAGE AREAS

IN REMAINDER OF VILLAGE

Standard Hill House with Granary

Stocks & whipping post with Prospect House and Cottage beyond

Kings Arms

Kings Arms (rear)

Memorial Hall

IN REMAINDER OF PARISH

SOUTH-EAST (LUNSFORD CROSS/ BEXHILL ROAD AREA)

Ingrams Farmhouse and the Oak Barn

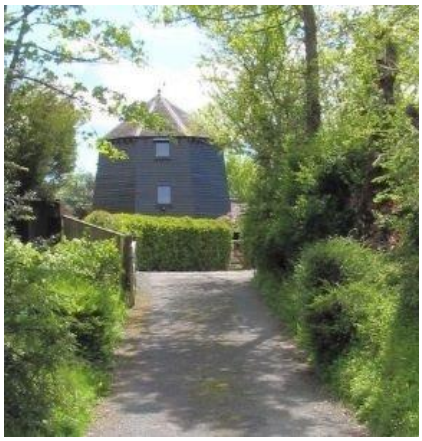
Hollis Street Farmhouse and Barn

Pashley Farmhouse

Messens Farmhouse

Thorne Oast

with aerial view



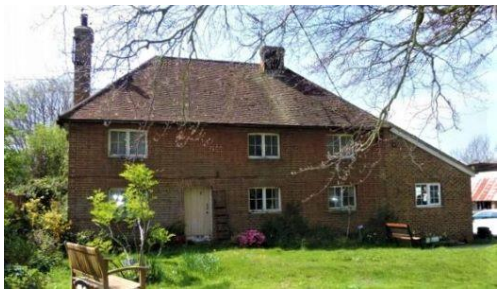
Thorne Mill

with aerial view

Blackthorne

with aerial view

Lunsford Cross Cottages



Lunsford Cross Farmhouse

SOUTH (RUSSELLS GREEN/ HOOE ROAD AREA)

Millers Farmhouse

South Cottage (Samburu) left half only

Tanyard House

Tanyard Barn

Akehurst Farmhouse

Akehurst Oast and Barn

Little Park Lodge

Little Park

Drayton Lodge

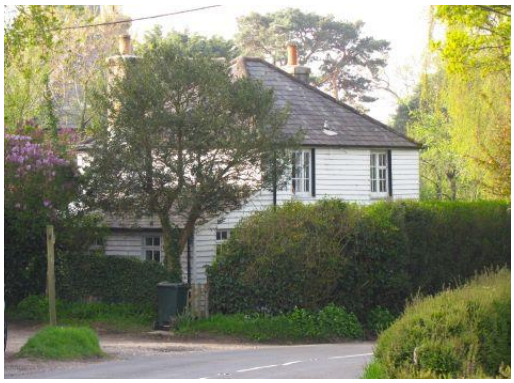
Newhouse Farm

The Forge

The Old Sunday School

Whitehaven (former Parish Workhouse)

The Laurels



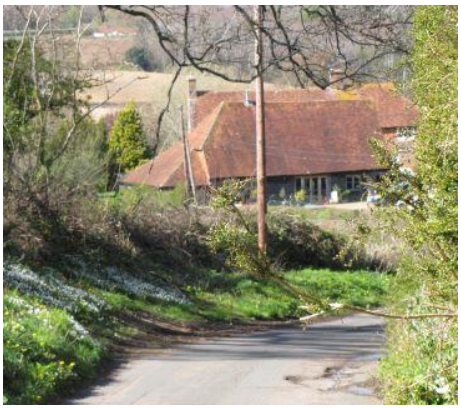
Clock House

NORTH PART OF PARISH

Combe Farmhouse (front)

Combe Farmhouse (south side)

Coombe Hill Cottage



Coombe Hill Cottage converted barn

Luxford House

Ivy Cottage and Maycroft

Lower Barn (Standard Hill)

Former Moor Hall lodge

Moor Hall Farm

Former Brickyard Cottages (rear)

Burtonswood

Yew Tree Cottage

Moons Hill Cottage and Normandy Cottage

Glendale Cottage

Castle Croft earthwork

Appendix D: Infrastructure Projects for Ninfield

Modernisation of the childrens play area on the Recreation Ground:

Current facilities for children aged 5 to 13 were installed nearly 10 years ago and are very limited. Much of the equipment is now in a poor state of repair and the area needs upgrading with a better range of play equipment to meet the needs of a wider range of ages. There is also a need for more seating for families/supervising adults. This project will retain its current location on the Recreation Ground. Provision for teenagers also need expanding and updating, the current skate area is in need of repair and some outdoor gym equipment would be a good addition to the range of facilities available.

Publicly accessible electric vehicle charging points:

To reduce reliance on the use of fossil fuel in order to meet national and local climate change goals, it is important to encourage a switch to electric vehicles (EV) in the community. However, in rural locations such as Ninfield, access to EV charging points is a limiting factor in achieving this changeover. Having one or two accessible charging points together with a community sharing scheme would boost confidence, especially for those people without access to a private charging point.

Enhanced Broadband provision

Almost 90% of respondents in the Questionnaire stated that fast reliable Broadband was important to them. Some fast Broadband has been rolled out in some areas of the Parish but this is patchy and needs to be more widely available for business, personal, educational and leisure purposes.

Community Hub

Ninfield is a vibrant community with many activities going on across a limited number of venues (Memorial Hall, Methodist Hall, Pavilion). A dedicated community space that was available during the day for people to drop in to collect or disseminate information and allow informal social interaction was identified as a need in the Questionnaire.

Traffic management/speed reduction

Speeding traffic on both the main roads and in the lanes around the Parish was a major concern to residents. There is an active Community Speedwatch Group in the village but there is a clear need for informative speed indicators at the roadside (that show actual speed to oncoming drivers). In addition, we have access to a Black Cat speed data collector but this is shared between several Parishes. Investment in a second device would enhance access for all of the cluster of communities involved.

Appendix E: Ninfield Key Views

Introduction

The Neighbourhood Plan enables 'Key Views' (also termed Important Public Views or Valued Views) to be identified and given extra protection through planning policy. Ninfield has a distinctive topography and landscape, as described in the background Landscape Study of Ninfield, with the village situated on high ground stretching eastwards from the high point of Standard Hill, descending into valleys on all sides except the southeast. Depending on public accessibility and the degree of openness, this distinct topography means that there are numerous views, some panoramic and long-distance, out of the settlement edge over the surrounding landscape extending well beyond the parish boundary in several cases. Combined with the views back towards the ridge, these provide a strong visual connection between the village and its setting in the landscape.

The relationship of the Ninfield ridge to the landscape extends well beyond the parish boundary. Standard Hill is discernible in the far distance from Pevensey Levels but there are closer, much clearer views of Standard Hill and the village ridge from a significant number of places in the immediately surrounding parishes. The most notable ones are from viewpoints along the A271 to the west at Boreham Street/Hill and also from the north at Ashburnham. There are also views from the southwest across the Moor Hall stream valley from a number of places along the B2095 Hooe road and a longer distance view over the levels of Waller's Haven from the public footpath east of Wartling parish church. From the east, there are some views of the Ninfield village ridge over the top of the woods in the Catsfield Stream valley from the Crowhurst road near Catsfield parish church. Although important, the protection of these viewpoints is outside the scope of the NNDP.

As long ago as 1848, the Topographical Dictionary of England gave the following description of Ninfield: *"…. the surface is varied and the scenery beautifully picturesque – the village is situated on the road from Lewes to Battle and Hastings and from its elevated site commands extensive views."* In 1937, the Victoria County History of Sussex also stated "*The village stands picturesquely on top of a hill and commands wide views*." Since then, the development of the village has resulted in loss of roadside views from within the village built-up area, many views now being from the rear of private properties. This makes it all the more important to protect the significant views that remain. The immediate surroundings of the village provide numerous public views from footpaths as well as from some of the roads on the village edge.

In the Ninfield NDP preliminary consultations, local landscape views were identified by residents as one of the main strengths of living in Ninfield.

Definition of a View

A View is a sight of a landscape that can be taken in by the human eyes from a particular place. There are 3 elements to it:
1. The Viewer - the person who sees and determines that a view exists and gives it meaning. This is a personal and subjective experience but is commonly shared by others. A person's overall field of view is 180 degrees but their 'cognisant' field of view is only about 55 degrees. Consequently, those viewpoints that offer a very wide angle panoramic view may warrant more than a single View.

2. The Viewpoint – the location will determine what is seen and how it is experienced. The selected location is defined with each Key View. Similar views may also be seen from other nearby points or glimpsed when moving through the area.
3. The Landscape of the View – this is formed from a number of different elements including the foreground, middle and long distance, any focal points and distinguishing features.

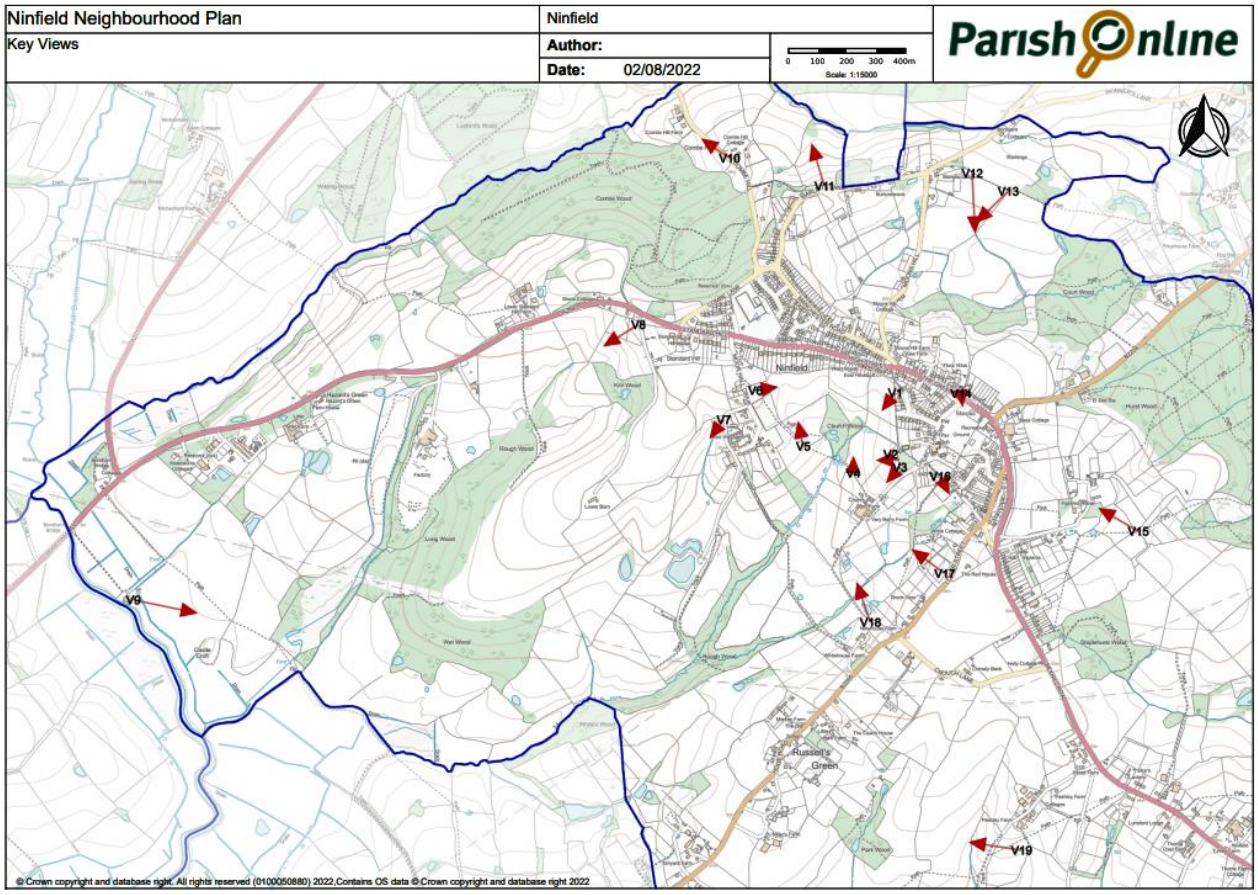
Criteria for the identification of 'Key Views'. It is considered these are needed to ensure a consistent and objective approach:-

1. **The views should be public rather than private views.** They should be visible from the public highway, public footpaths, public open spaces or other spaces to which the public has unfettered access. This ensures inclusion of those living, working and visiting Ninfield including pedestrians, drivers, cyclists and horse riders.
2. **The views need to make a recognisable contribution to the local sense of place and its distinctiveness**. They should have identifiable value to the community, potential indicators of value being landscape or scenic quality or possibly recreational enjoyment or heritage, lifting their value above the ordinary. They should be views that, if obstructed or marred, would significantly change the perceived character and distinctiveness of the constituent Character Areas within Ninfield Parish (as identified in the NNDP and Landscape Study of Ninfield). They could include:-
   a) a high vantage point giving a panoramic view over the wider countryside;
   b) views illustrating the distinctive local topography (mainly ridges and slopes), particularly if combined with other landscape features such as ancient pattern of woodland and fields;
   c) views showing the distinctive ridge-top setting of the village in the landscape;
   d) views of heritage assets in their wider setting (a view of an individual building would not normally be appropriate and the setting of listed buildings has statutory protection in any case).

The most important views are panoramic but it is not an essential requirement. Some may be more localised views of distinctive or scenic features but should avoid being too restricted. The views selected need to play an important role in relation to safeguarding the character and appearance of the area, in some cases also its local heritage or recreational value. However, it is impractical to evaluate and identify all views and it is not the purpose of the NDP to do so. In addition to the Key Views listed below, a number of other views were considered but were ruled out because they did not meet the above criteria.

The designation of 'Key Views' does not mean a blanket ban on any development within the identified view. Some development may be appropriate. It is a means of ensuring that the visual qualities, features and characteristics of the view are protected or enhanced through careful siting, design and landscaping of that proposal.

Key Views in the Parish of Ninfield



Individual Views:

View 1– From Church Path looking south west towards Beachy Head and South Downs National Park

Closest footpath: Church Path (north) FP 4A (NIN/4/1)

Justification: The historic route of Church Path offers impressive panoramic views from the whole of its upper length (FP4A) plus FP4B, not solely from a single viewpoint. The view is southwestwards to the sea, Beachy Head and the South Downs National Park (on the opposite side of Pevensey Levels and Eastbourne). At its northern end, where it is highest, the view from the path is framed by Church Wood and other trees on its western side but southwards the view expands to encompass the whole eastern end of the South Downs. The view has heritage significance because it is over the western part of the tourist area called '1066 Country', and includes Pevensey where William the Conqueror and his troops landed and the area they are reputed to have traversed to reach the high point of Standard Hill prior to the Battle of Hastings. The view is particularly precious to residents especially as Church Path is such a well-used link between the various facilities of the village. The importance of the view to the community was demonstrated by the fact that a recent planning application for a housing development (subsequently refused) drew objections from over 200 residents (including an outdoor event to show opposition to housing in this location). The view in the foreground includes ancient Church Wood at the foot of the steeply-sloping fields. The view illustrates the distinctive landform of ridges and slopes in the valley of the Moorhall Stream as well as the irregular ancient pattern of small-scale woods, fields and trees. The area is rich in wildlife including farmland birds and insects. It is a place of peace and tranquillity.

View 2 – From Church Path looking west over the south end of church Wood to Moor Hall Drive

Closest footpath: FP 4B and 3A/B

Justification: The very wide angle of view from this viewpoint continues northwards over the exposed high ground to include the rest of Lower Church Field and the southern end of Church Wood in the valley, with the higher ground and tall pine trees of Moorhall Drive beyond. The view in the photograph is northwestwards. The view illustrates, from a different angle, the distinctive topography of ridges and slopes on the very edge of the village. It is especially valued for its scenic and heritage value, notably as the setting for the listed grade I church as well as the village.

View 3 - View looking west from south end of footpath FP4B (campsite next to the churchyard) over Church Barn Farm towards the South Downs

Closest footpath: FP 4B and 3A/B

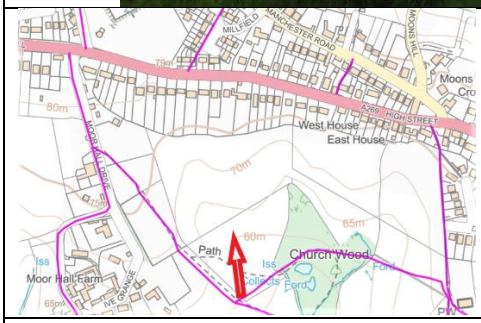
Justification: As stated under View 1 above, **t**he historic route of Church Path (FP4A) and its continuation southwards as FP4B offer impressive panoramic views over exposed high ground from along the whole of its upper length. This southern viewpoint, the camping site next to Church Lane (FP3) and the churchyard, offers a particularly expansive view extending from the sea to the village. The view in the photograph is westwards, over the buildings at Church Barn Farm, down the valley of the Moorhall Stream and over Hooe and Wartling to the South Downs National Park where the full width of the eastern end of the Downs can be seen. The view illustrates the distinctive topography of ridges and slopes in this southern part of the High Weald as well as the small-scale ancient pattern of woods, fields and trees. It is especially valued for its scenic and heritage value, notably as the setting for the listed grade I church as well as the village.

View 4 - View from footpath FP7B to the southeast of Church Wood looking northwards up the steep slope of Lower and Upper Church Fields to the north end of Church Path and the High Street.

Closest footpath: Footpath FP 7B from Church Lane to Church Wood and Moorhall Drive.

Justification: This view shows the exposed steep slope of Lower and Upper Church Fields with Church Wood on the west side (left) and Church Path on the east side (right). The fields are contiguous and stretch to dwellings, some historic, at the junction of High Street/The Green at their northern end. The paths in the area of the wood are well used. This view is especially valued as important to the setting of both Church Wood and the village. It warrants protection from development, hence its inclusion in a proposed LGS.

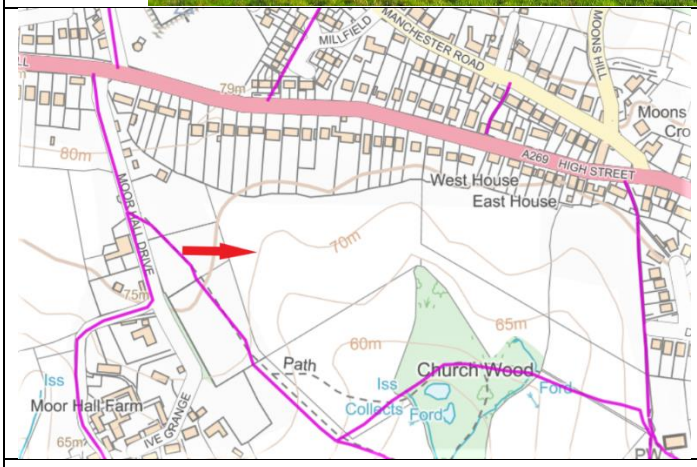
View 5– View from footpath FP7A linking Church Path to Moor Hall, looking north towards the High Street



Closest footpath:
Church Path to Moor Hall Drive FP 7A (NIN/7/1)

Justification: This view of the western side of proposed LGS shows the rear of properties on the south side of High Street (A269) and the steep slopes of the small grazing fields on the west side of ancient Church Wood (LNR) which lies at the foot of the slope (right). Public path FP6 connects FP7/8 Moor Hall Drive to Church Path FP4 through the Wood. The tranquillity and countryside views from this path are very important to residents as it is so close to the village. This particular view is considered notable because it demonstrates the very distinctive landform with its complexity of slopes which are open and exposed in many cases. It also shows the close relationship of the wood to the adjoining fields within their setting at the head of the valley. Despite its ridge-top location, High Street presents a 'soft' edge to the countryside on account of its characteristic low density and numerous mainly garden trees and hedges which it is considered warrant safeguarding.

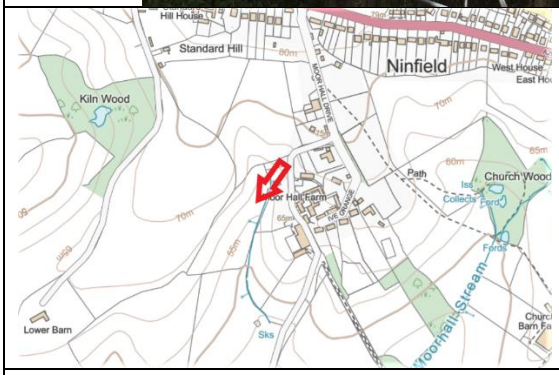
View 6– View from footpath FP7A at the east side of Moor Hall Drive looking east over Church Wood



Closest footpath: Moor Hall Drive to Church Wood and Church Barn Farm FP 7A (NIN/7/1)

Justification: View from public footpath FP7A, running across a grazing field on open and exposed high ground, eastwards over ancient Church Wood (Local Nature Reserve lying in the valley at the head of the Moorhall Stream) to the trees on high ground along the east side of Church Path. The view illustrates the distinctive landscape and topography, with the ridge-top village adjoining an unspoilt ancient landscape containing a mixture of woodland and pastures with some relatively steep slopes. The view extends on the north side (left) from the rear gardens of High Street dwellings, to trees along Church Path in the distance, with glimpses of dwellings at Downsview, plus to the south (right) the gables of Hollybank House at the junction of Lower Street/Bexhill Road. Together with the church, the dwellings are largely obscured by the trees, especially in summer. Much of this view comprises the proposed LGS as seen from the west.

View 7– Looking South West from Moor Hall Drive



Closest Footpath – FP 8B (NIN/8/2)

Justification – A particularly distinctive view over a steep-sided V-shaped little side valley from the access road (also designated part of public footpath FP8B) to Moorhall Farm. The view clearly illustrates the character of the local topography with its steep slopes and series of ridges and tributary valleys. It also provides a panoramic view to the south west with the South Downs National Park and the sea in the distance beyond the low lying Pevensey Levels. Development harming this view would result in loss of a valued visual amenity within easy walking distance of the village.

View 8– From Standard Hill looking southwest towards the South Downs National Park

Closest footpath: Path along the wide roadside grass verge of A269

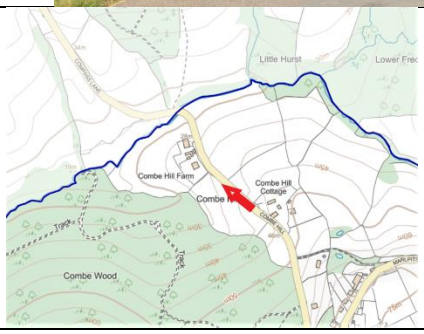
Justification: An iconic view over scenic High Weald countryside from the highest point in the Parish (Standard Hill) across Wartling parish (on the opposite side of Wallers Haven) and beyond to the South Downs National Park. This viewpoint is at the entrance gate to Lowerbarn and provides a more panoramic view than the series of partial views from the A269 on the western side of the hill. Damage to the landscape in this important view would harm the setting of the village as well as views of the scenic and distinctive countryside along the southern edge of the AONB (including from viewpoints beyond the parish boundary both inside and outside the AONB).

View 9– From the riverside path FP13 near Boreham Bridge looking southeast over Waller's Haven Levels and Castle Croft.

Closest footpath: FP13 Boreham Bridge to Hooe (NIN/13/1)

Justification: The Levels alongside Wallers Haven (the river forming the western boundary of the parish) provide a sharp contrast with the ridges and largely wooded slopes of the neighbouring High Weald. The juxtaposition of these landscape types creates an interesting and distinctive scene, albeit marred by overhead power lines which continue into the AONB. The flat open pastoral landscape of the Levels with its drainage channels and few hedges and trees enables long, open views from the footpath on the riverside embankment, including the slightly raised area of ancient Castle Croft (aka Rats Castle). Lying within the important Pevensey Levels RAMSAR and SSSI site, walkers can enjoy the waterside flora and fauna as well as the distinctive landscape, before continuing uphill to Hooe.

View 10 - View to the North West looking down Combe Hill over Combe Hill Farm towards Compass wood.



Closest footpath: FP22 connects Combe Hill and Marlpits Lane

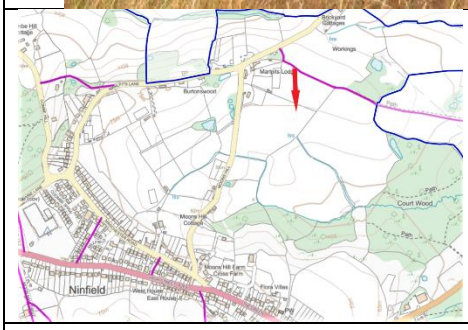
Justification: This view within the High Weald AONB, close to the northern edge of the village, looks across the pronounced valley of the Ninfield Stream towards Ashburnham parish on the opposite side. It shows the historic listed Combe Hill Farmhouse within its wider setting. It demonstrates the scenic quality of the AONB landscape close to the northern edge of the village and its extremely rural and unspoilt character. The cutting of the roadside hedge in winter provides a clearer view of the farmhouse and fields. This view warrants the highest level of protection from harmful development.

View 11– View northwards from Marlpits Lane towards Ashburnham

Closest footpath: Nearby FP22 connects Marlpits Lane westwards to Combe Hill (which provides another View).

Justification: This short section of Marlpits Lane runs along the crest of a very steep slope and, when the roadside hedge is cut in winter, provides a far-reaching view of the High Weald AONB across the valley of the Ninfield Stream towards the A271 at Ashburnham, with Brightling Down on the far horizon. This view illustrates the very distinctive and unspoilt AONB landscape, close to the northern edge of the village.

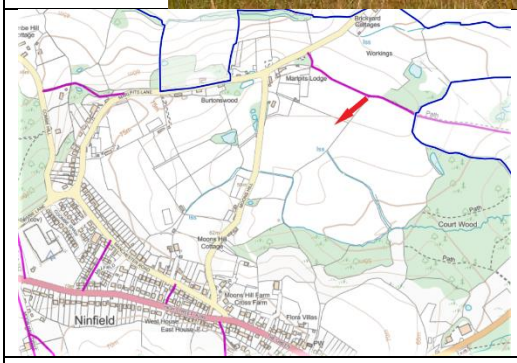
View 12- View towards Ninfield Village from FP21 looking south.



Closest footpath: Marlpits Lane to Catsfield Stream FP 21 (NIN/21/1)

Justification – Public footpath 21 provides the most extensive views of the north side of the village ridge across two very gently sloping open fields towards the steep slope of Moons Hill, with trees in the valley running down into Court Wood to the east (left) and the gradual uphill slope towards the rear of Manchester Road to the west (right). This area has a prevailing sense of remoteness and tranquillity. The narrow lanes (Marlpits Lane and Moons Hill) offer few views as, apart from field gateways, they are enclosed by hedges and trees, making the open views from FP21 particularly valued. This view illustrates the linear, ridge-top character of the village and its mainly undeveloped north side slope. The village is generally very well hidden by trees apart from some roof tops but there are 2 exceptions. Moons Hill Farmhouse and 3 adjacent new houses are plainly visible being located on an open ridge-top site that lacks screening. The impact is reduced by the dark brown cladding of the new houses. More significantly, a new housing estate is under construction at the rear of Sparke Gardens (Manchester Road) on a sloping site with only partial screening. This incursion into the eastern part of the view is out of place in the otherwise unspoilt rural scene, although it should be mitigated in the longer term by a proposed tree belt. Further development impacting on this view to any significant degree would harm the distinctive rural setting of the ridge-top village and the relatively remote and tranquil character.

View 13 – View towards Ninfield village from FP21 looking southwest

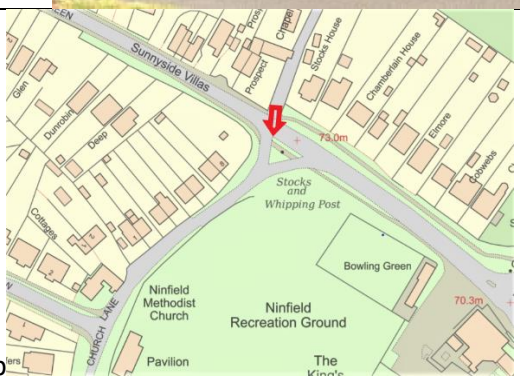


Closest footpath: Marlpits Lane to Catsfield Stream FP 21 (NIN/21/1)

Justification – As with View 12, Public footpath 21 provides the most extensive views of the north side of the village ridge across very gently sloping open fields towards the steep slope of Moons Hill, with trees in the valley running down into Court Wood to the east and the gradual uphill slope towards the rear of Manchester Road to the west. The area has a sense of remoteness and tranquillity. The narrow lanes (Marlpits Lane and Moons Hill) offer few views as they are enclosed by hedges and trees, making the open views from FP21 particularly valued. A new housing estate under construction at the rear of Sparke Gardens (Manchester Road) has marred the eastern part of the view. This estate is on a sloping site with only partial screening. This incursion into the eastern part of the view is out of place in the otherwise unspoilt rural scene, although it should be mitigated in the longer term by a proposed tree belt. Further development impacting on to any significant degree would harm the distinctive rural setting of the ridge-top village and the relatively remote and tranquil character.

View 14– View across The Stocks and Recreation Ground looking south from The Green (A269)

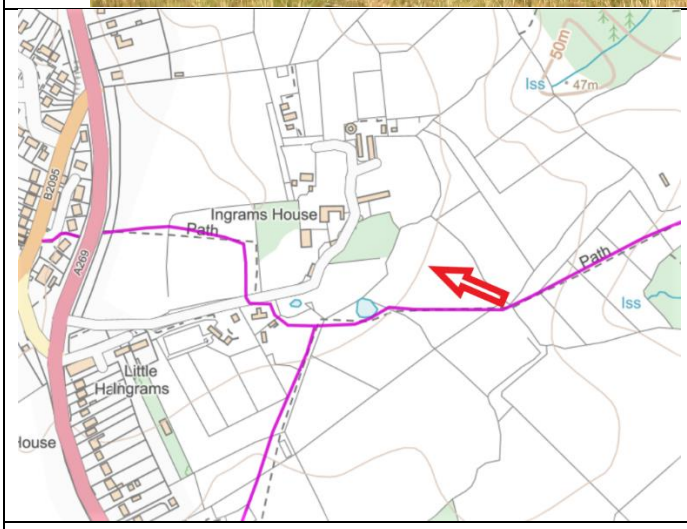
Map



Closest footpath: Roadside footway along both sides of A269 The Green

Justification: The Grade 2 listed Stocks and Whipping Post constructed of cast and wrought iron, although diminutive, are uniquely important to local heritage. They are situated on a triangle, amongst a small but prominent group of Scots pine trees, standing at the centre of the east half of the village by the extensive Recreation Ground with its sports pitches ~~a~~and Pavilion. This area is the focus of all outdoor village events (Carnival, Fireworks etc) and fulfills the role of a Village Green for residents. The view across the green area presents a typical English village scene and is precious to residents of Ninfield. Development causing detraction from this view would seriously harm the heritage and character of the village.

View 15– View from footpath FP14B looking northwest to Ingrams Farm



Closest footpath:
Ingrams Green to Catsfield Stream FP 14B (NIN/14/2)

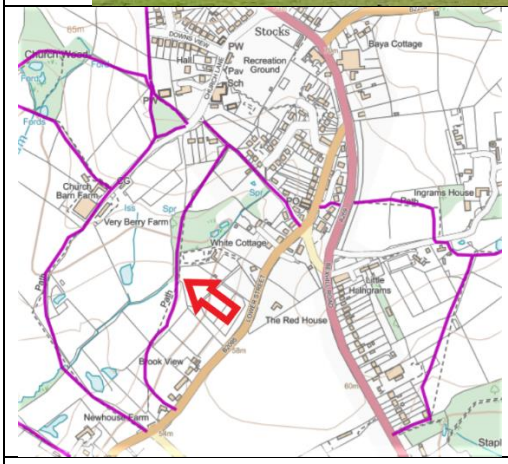
Justification: Eastwards from the A269 the tranquillity of the countryside surrounding the village quickly becomes apparent. The historic Ingrams Farmhouse (Grade 2 listed) of medieval origin and its converted farmbuildings (the Oak Barn and Lily Pond Dairy) are situated within a large group of mature trees through which they can be glimpsed from path FP14B especially in winter. The fine oak trees along the boundary of the open field to the east form a distinctive feature of the landscape in this locality. Path 14B forms part of the popular circular walking route between Ninfield and Catsfield via the woods and Transformer Station. The path takes in ancient woodlands, grazing areas and farmland. Footpath FP21 forms part of a popular circular route (see Views 14 & 15). The loss of this view would seriously harm the heritage and rural character of the locality.

View 16 – View looking South from FP1A Lower Church Path

Closest footpath: FP 1A/B and FP 2

Justification: The lower part of Church Path has steep slopes running across a V-shaped little valley (the NE continuation of the same valley as in View 1). It has a distinctive character mostly with hedges and banks on both sides giving it a tranquil rural quality. A break in the hedgeline on the west side, where there is a field gate and FP2 branches off, together with a wide grass verge, provide an attractive view southwards over this little valley to trees on the opposite side. A few dwellings are partly hidden among the trees but the distinctive and historic Hollybank House on the high ground opposite, with its repetitive gables, acts as a local landmark. The view is quite different from the views from the upper part of Church Path being much more intimate and localised. Nevertheless, it also illustrates the topography of ridges and slopes and provides a valued local visual amenity on a very well used pedestrian route linking village facilities.

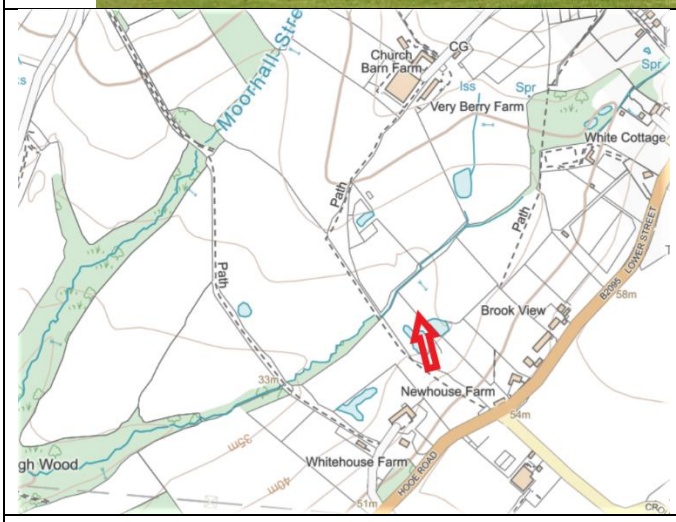
View 17– View from B2095 (Hooe Road) looking north west towards Church Barn Farm & Church Lane



Closest footpath or pavement: Informal path on the B2095 verge and nearby Footpath FP 2 (NIN/1/2) from Lower Church Path to Hooe Road (which runs through this view) and FP1B (lower Church Path).

Justification: The approach to Lower Street along the B2095 has a field gateway and also a wide gap in the roadside hedge which offer open and uninterrupted view over the exposed slopes of a small valley to Church Barn Farm and the tall pine trees at Moor Hall Drive, with the western part of the ridge-top village beyond. The view extends westwards (left) beyond this photograph to include the ridge on the southwest side of Standard Hill. The land here provides an attractive backdrop to the road as drivers approach the village from the south west. This view is valued as important to the setting of the village and warranting protection from unsympathetic development.

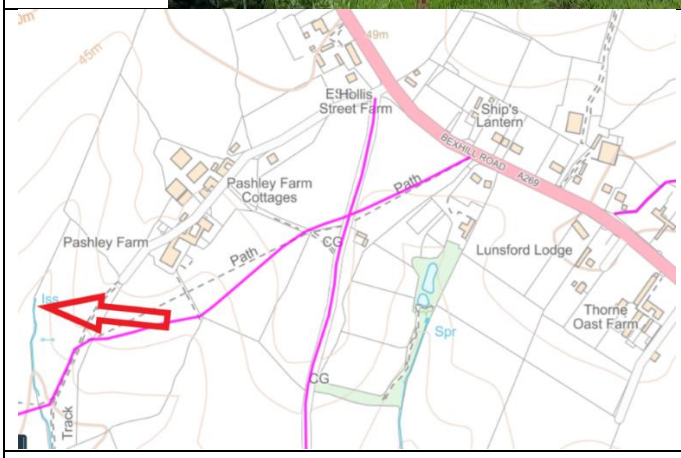
View 18– View looking north from the southern end of FP2 (adj Newhouse Barn, Hooe Road).



Closest footpath: Footpath FP 2 (NIN/1/2) from Lower Church Path to Hooe Road.

Justification: This view, across the same small valley as depicted in View 17 from Hooe Road (B2095), is further southwest, from the south end of footpath FP2 where it runs through the curtilage of Newhouse Barn. This view shows the higher ground beyond Church Barn Farm with the fields on either side of Church Wood and dwellings beyond (on the south side of High Street) on the horizon. It also includes a view of the churchyard trees on the hill top to the east (right). It clearly shows the ridge-top character of the village in its landscape of ridges and slopes, as well as the irregular small-scale woods and fields with hedges and trees. It shows the open ground and exposed slopes in the vicinity of Church Wood as well as the "soft" edge of residential properties in High Street and Church Lane. This view is valuable to the setting of the village and deserving protection.

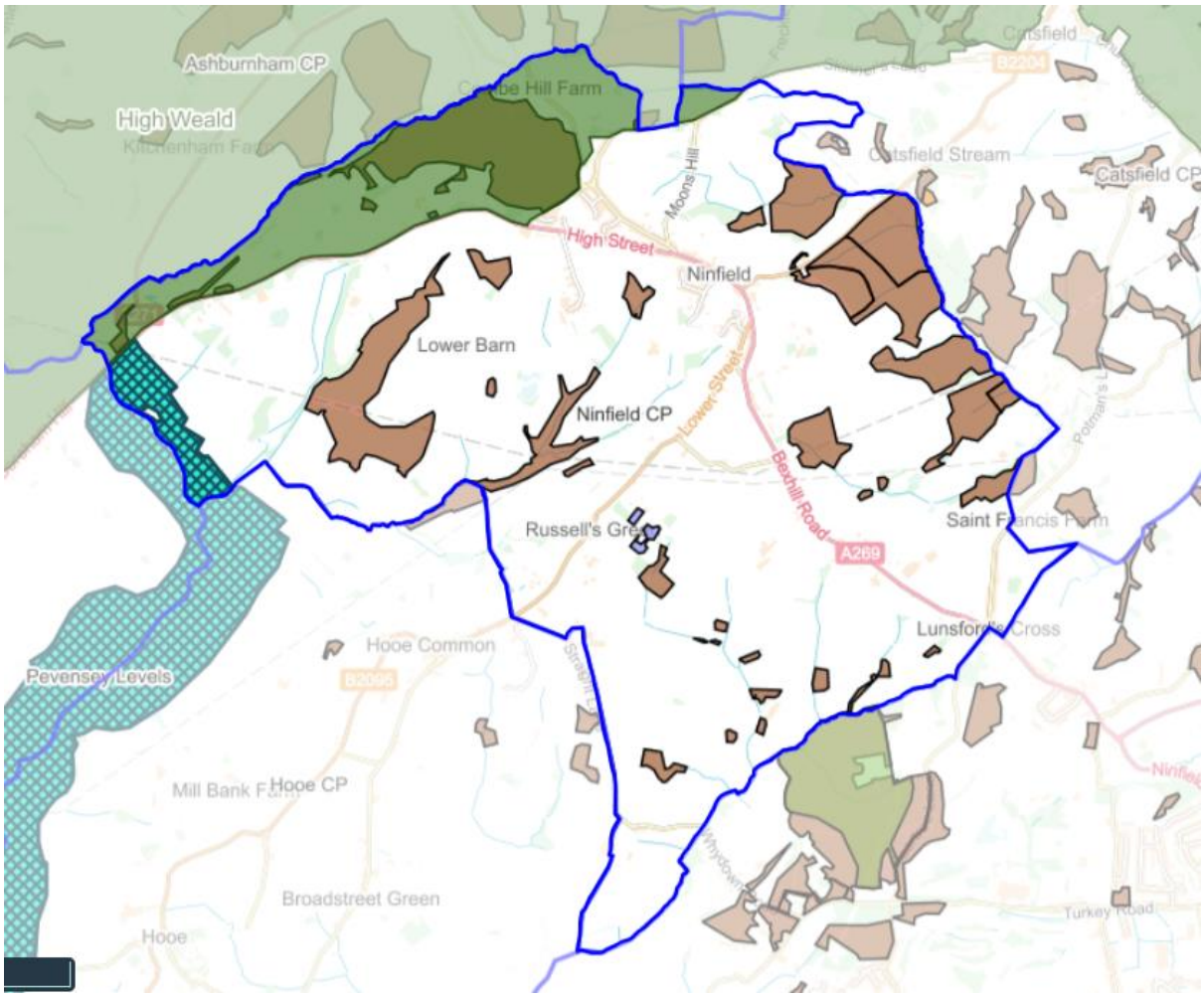
View 19– From footpath FP19 at Pashley Farm looking west over Hooe towards Beachy Head and the Downs



Closest footpath: FP 19 Ninfield Road (A269) to Hooe (NIN/19/2)

Justification: Open farmland with long-distance uninterrupted views over the southwest part of the Parish and beyond to the South Downs and Beachy Head (on the opposite side of Pevensey Levels). The views also extend south and southeastwards (to the left of this photograph) to include High Woods in Bexhill. This is the only footpath linking Ninfield Road to Hooe and beyond but it lacks a footpath connection to Ninfield village. Pashley Farm is an important productive area of agricultural land, both arable and pastoral. Very rural and extremely open in character, this view shows the unspoilt gently rolling countryside of the low plateau to the south of the village. In comparison with the other areas of the parish, it is a larger-scale landscape that is vulnerable to potential harm from unsympathetic development where there is lack of screening.

Appendix F: Map of Ninfield Landscape Features



Key:

Parish Boundary

Ancient Woodland

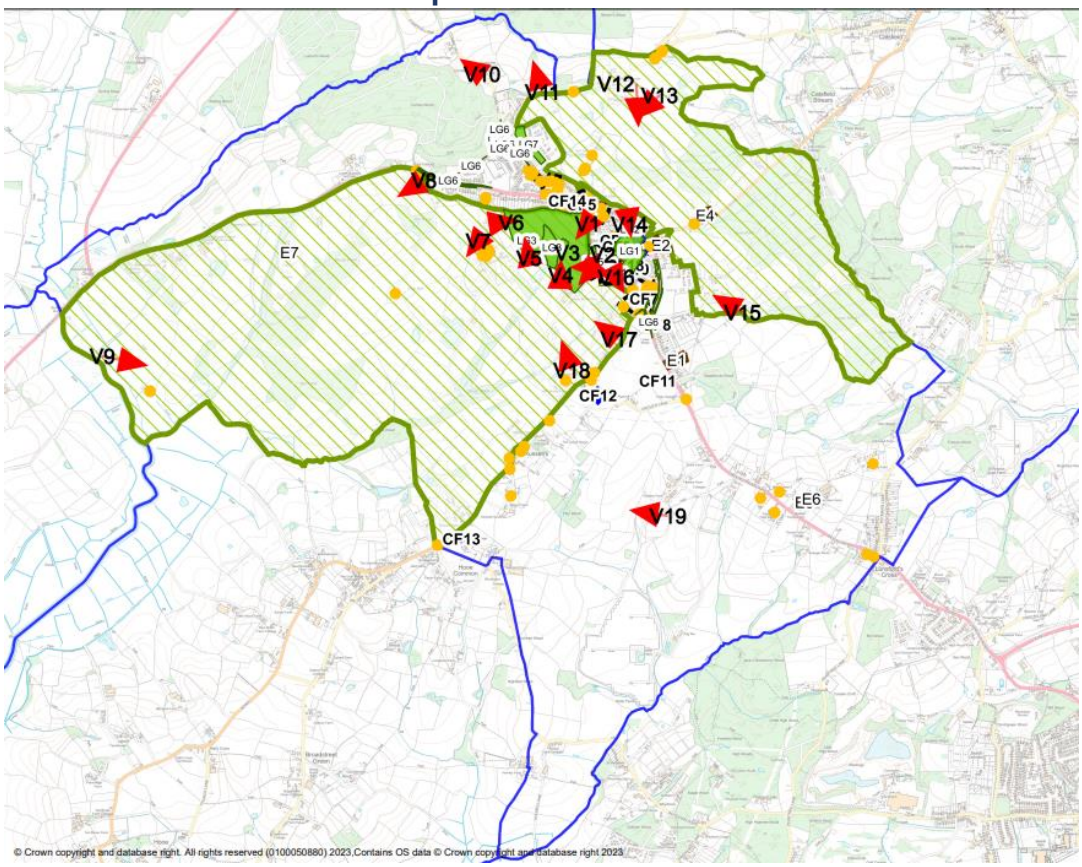
AONB

RAMSAR

Traditional Orchards

Appendix G: Policy Maps and Insets

Ninfield NDP All Policies Map



Key:

Areas of Locally Valued Landscape – see separate map

Local Green Spaces – see separate map

Key View Point – see separate map

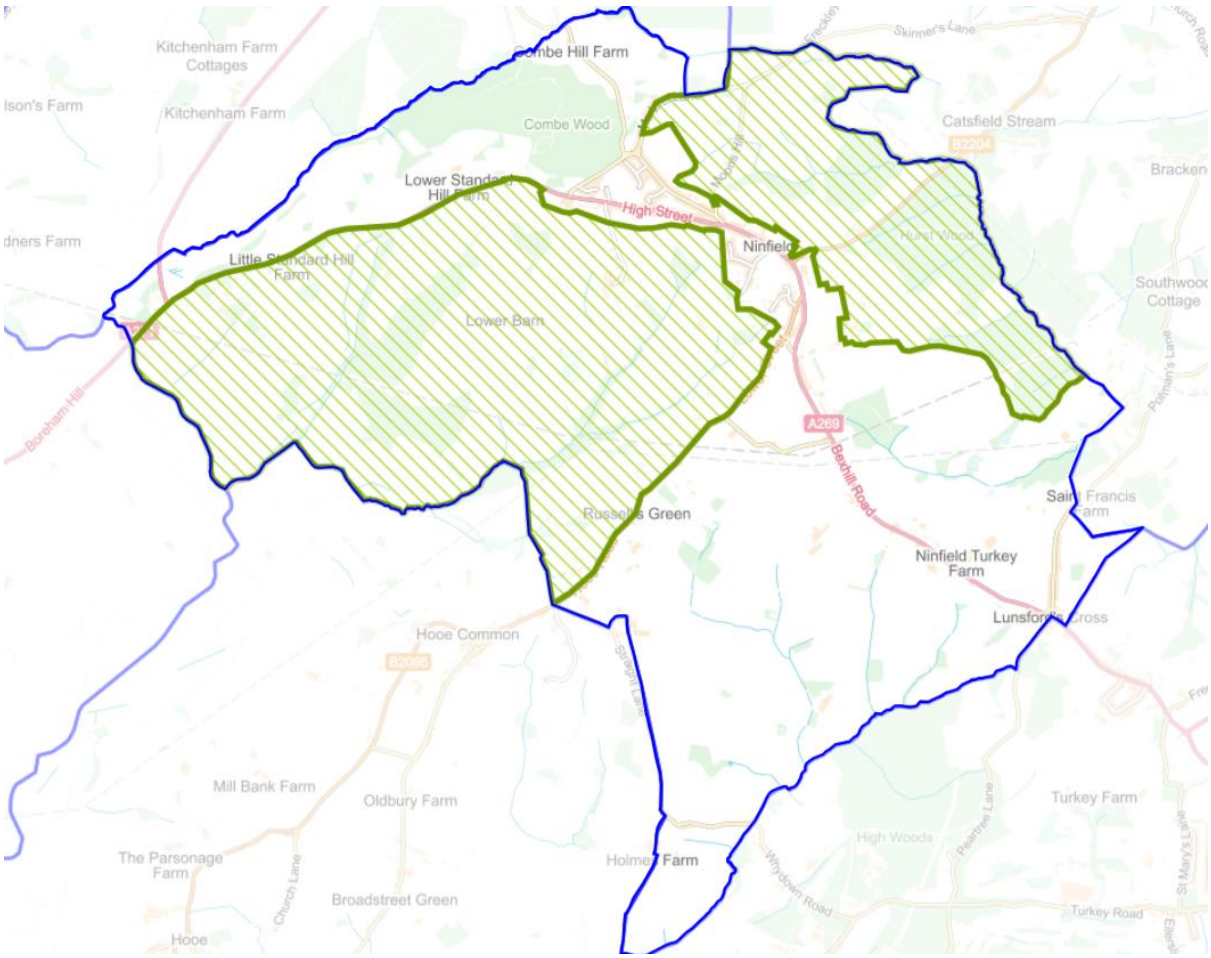
Non-designated Heritage Asset – see separate map

Community Facility -see separate map

Employment site – see separate map

Parish Boundary

Policy Map Ninfield NDP Areas of Locally Valued Landscape

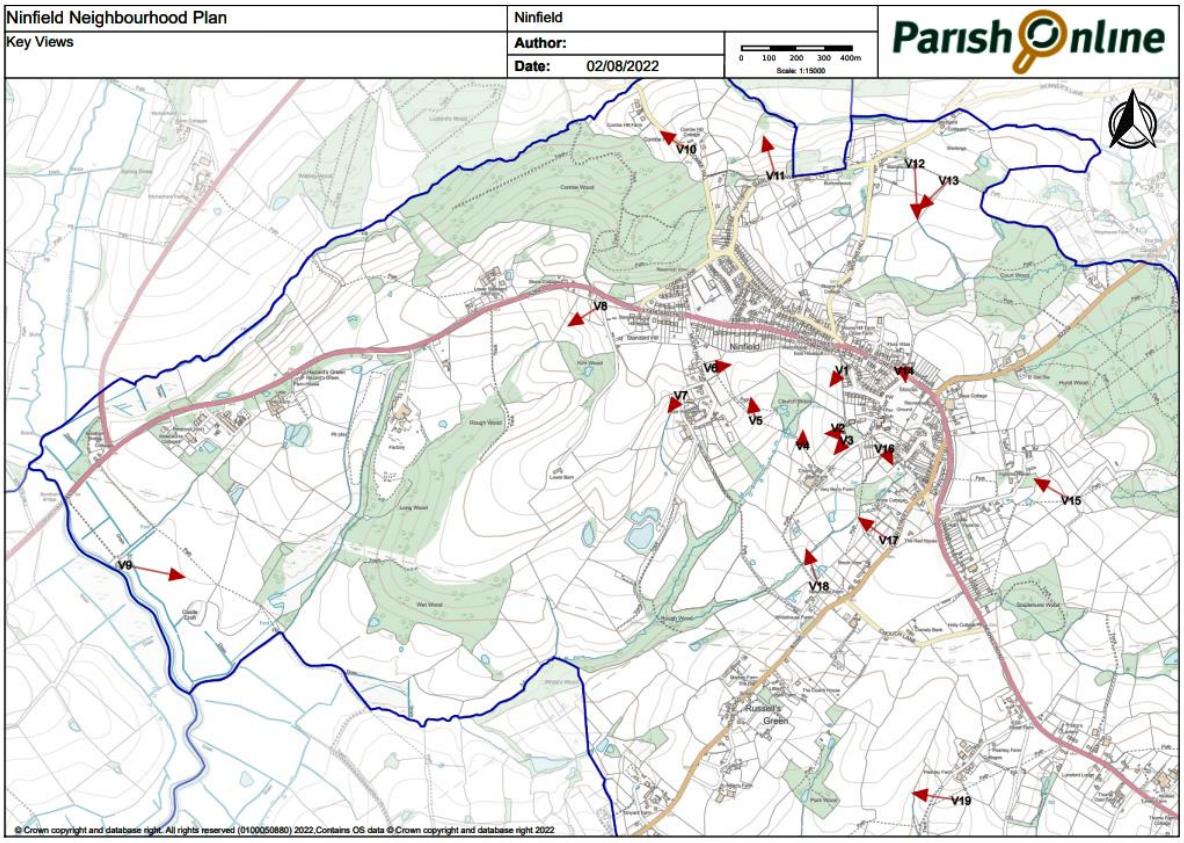


Key:

Parish Boundary

Area of Locally Valued Landscape

Policy Map Ninfield NDP Key Views

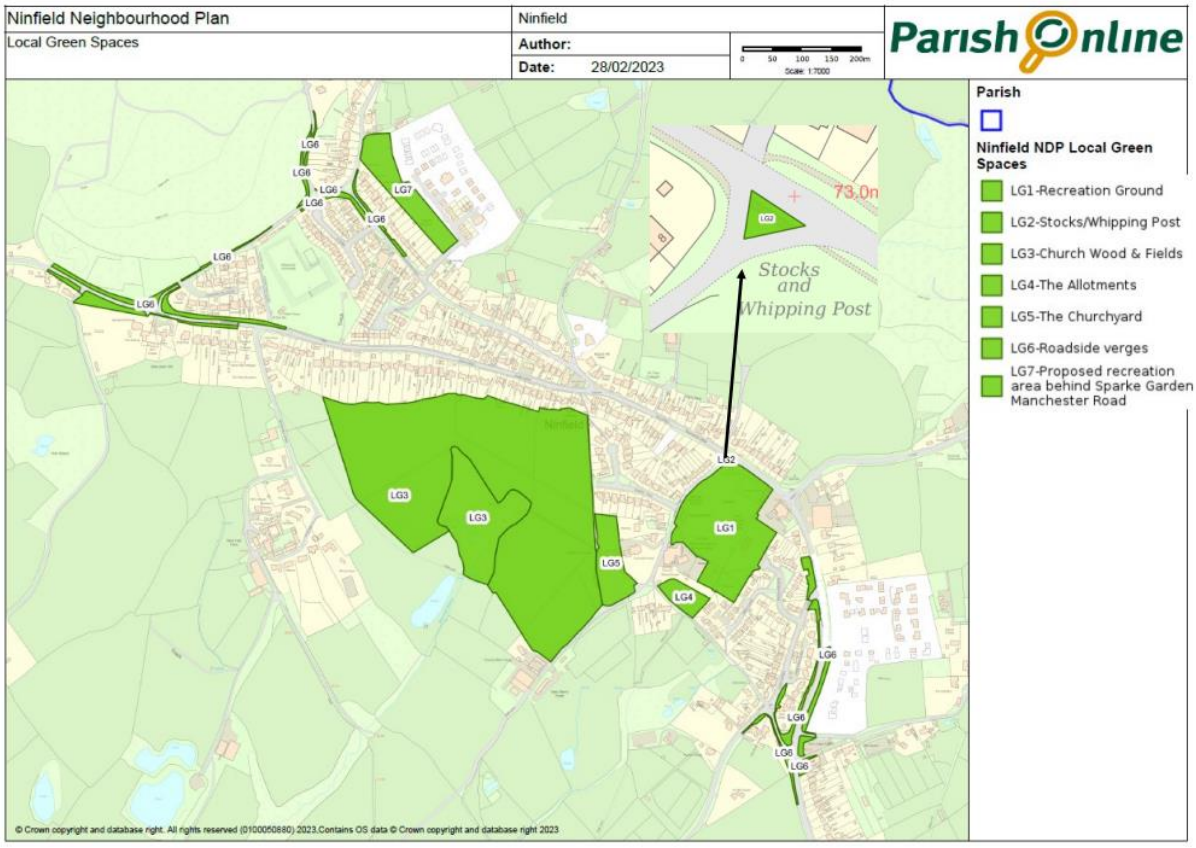


Key:

Viewpoint Direction indicators for Key Views 1 to 19 (see Appendix E for detailed descriptions).

Parish Boundary

Policy Map Ninfield NDP Local Green Spaces



Key:

LG1-Recreation Ground,

LG2-Stocks & Whipping Post,

LG3-Church Wood with adjacent slopes including Church Fields and Church Path,

LG4-The Allotments,

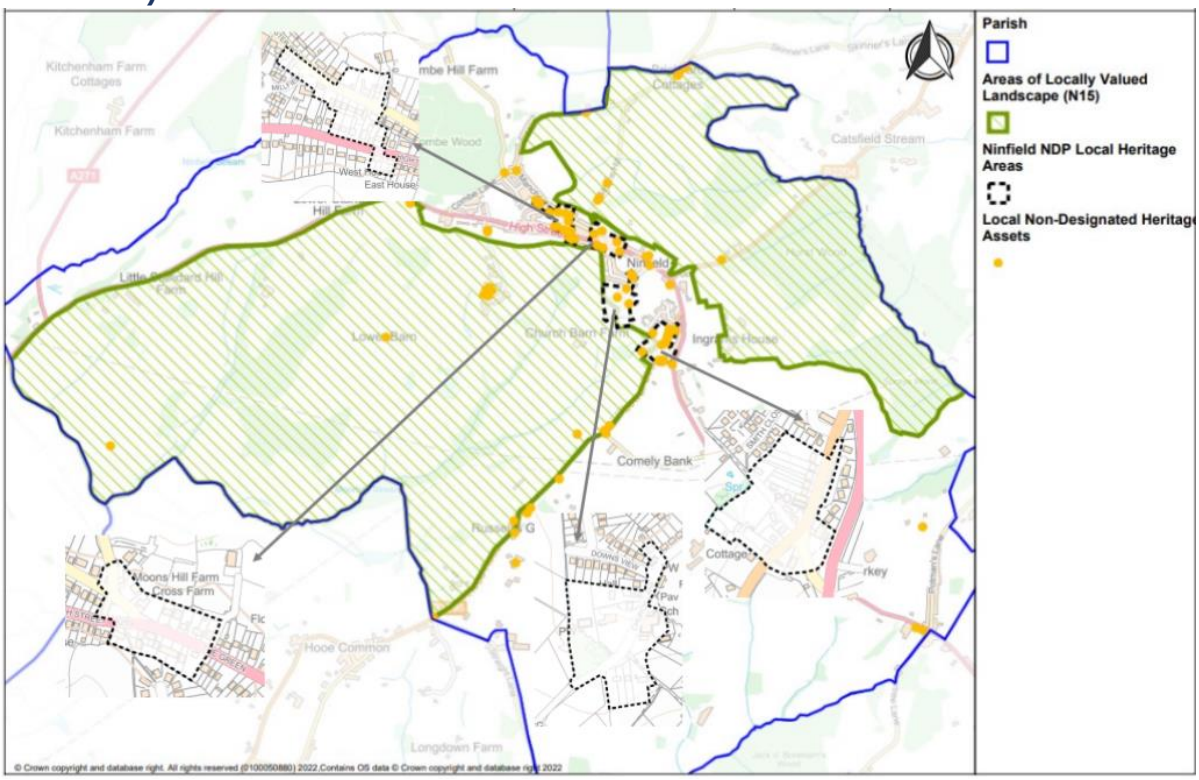
LG5-The Churchyard,

LG6-Roadside Verges (Combe Lane/Manchester Road, Standard Hill, Bexhill Road),

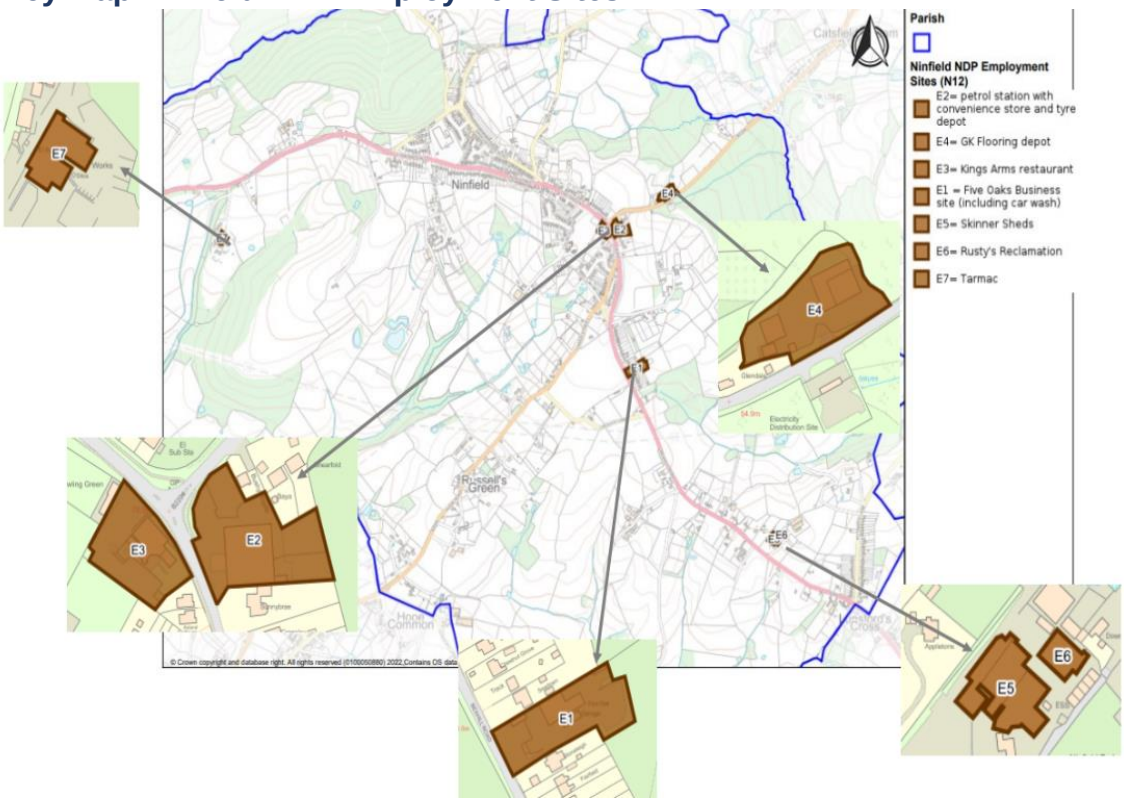
LG7-Proposed Recreation Area behind Sparke Gardens, Manchester Road.

Parish Boundary

Policy Map Ninfield NDP Non-designated Heritage Assets (including Buildings and Areas) with ALVL

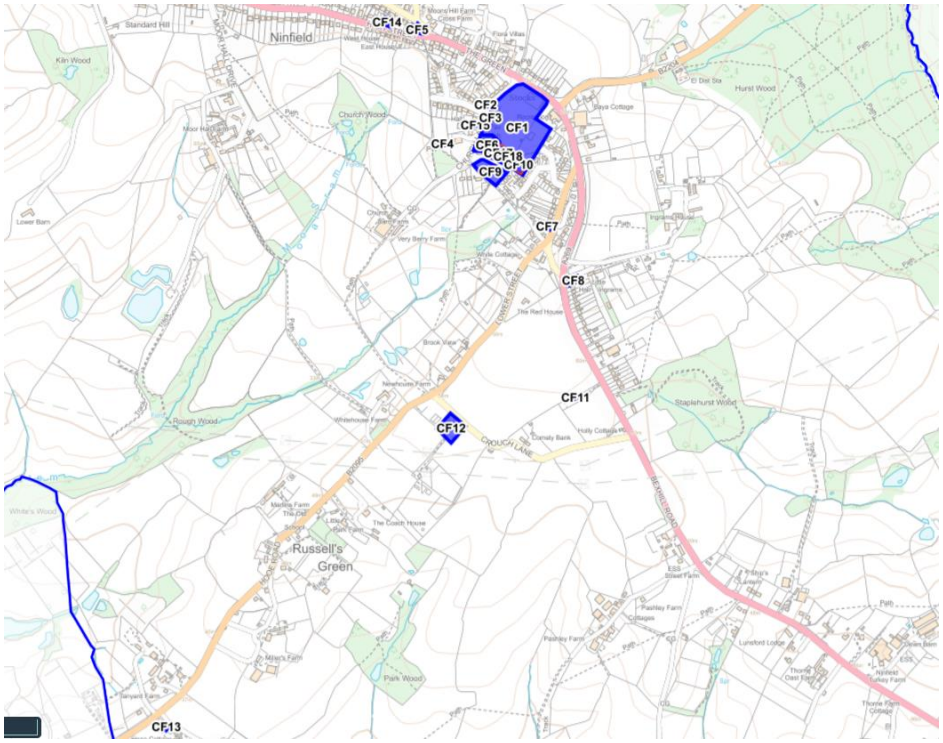


Policy Map Ninfield NDP Employment Sites

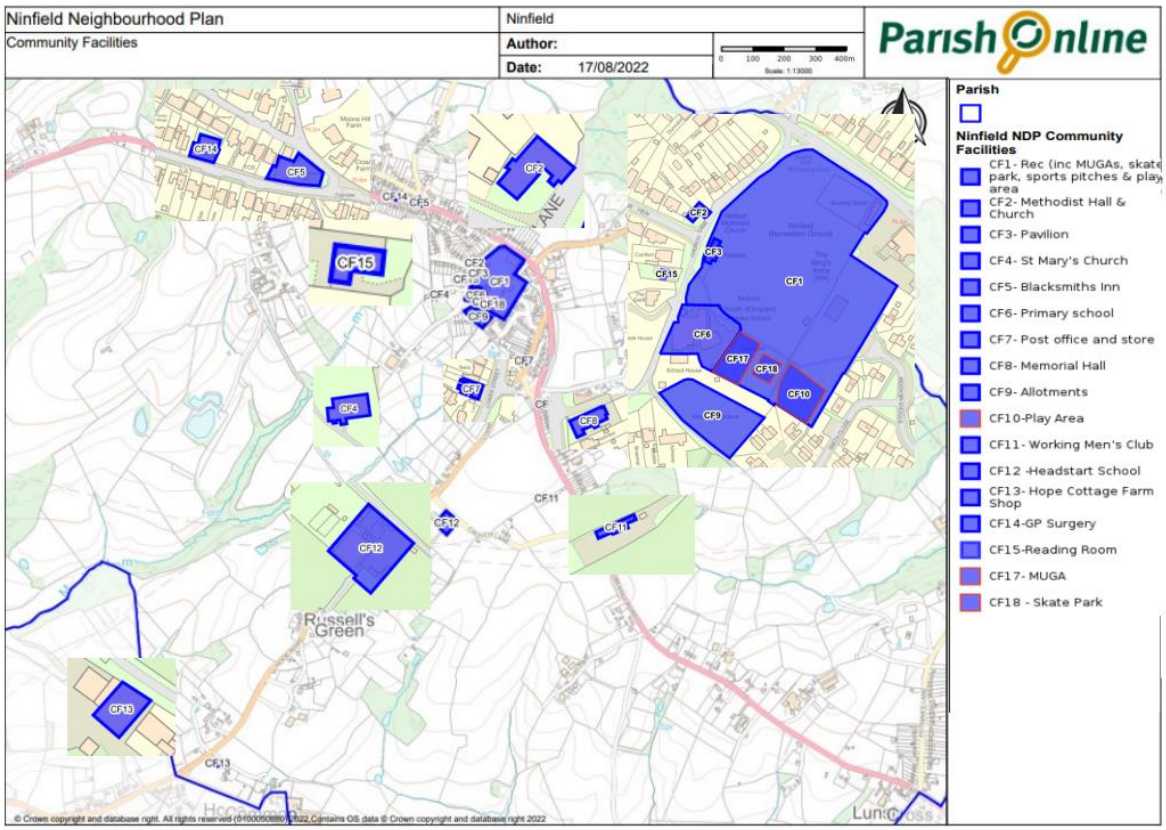


Policy Map Ninfield NDP Community Facilities (1)

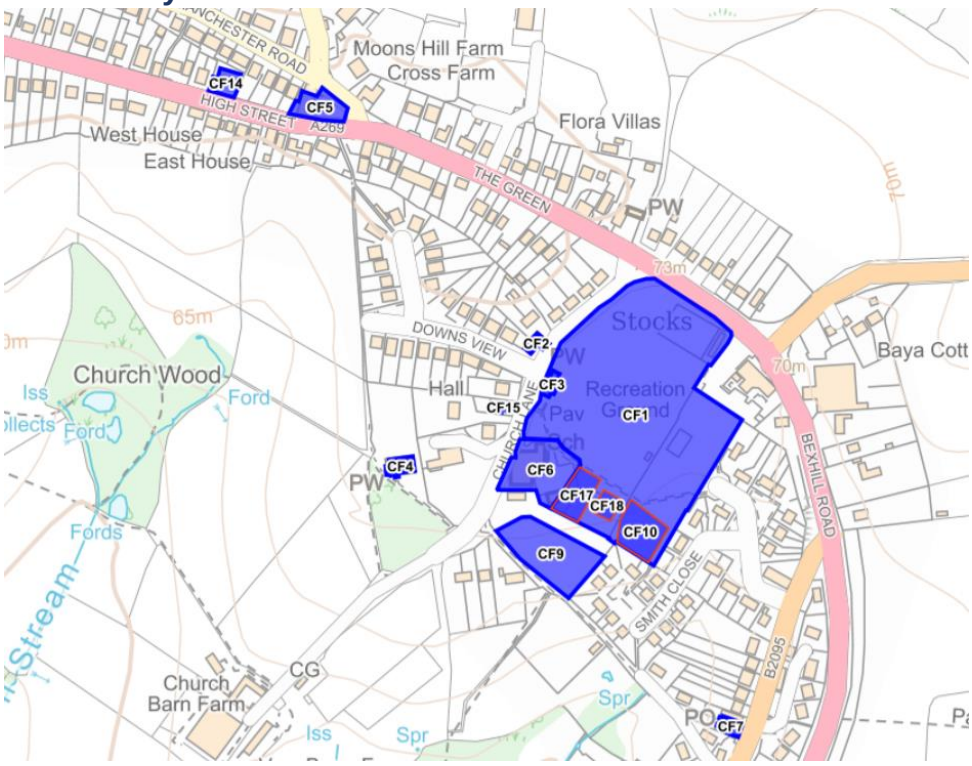
All Facilities



Ninfield Community Facilities (2) Centrally located with insets



Ninfield Community Facilities (3) Enlarged View of Centrally Located Community Facilities



Close up view of CF1, CF2, CF3, CF4, CF5, CF7, CF6, CF9, CF10, CF14, CF15, CF17 & CF 18

The End