Horam Neighbourhood Plan

Background Paper

Important Views

Horam Neighbourhood Plan Steering Group, September 2023

Introduction

1. This document sets out the background to identifying views that contribute significantly to the sense of place of Horam Parish. It supports the submitted (Regulation 15) Horam Neighbourhood Plan, updating an earlier version by taking into account comments made at the Regulation 14 stage.

2. The reason for identifying such views is that that they are integral to peoples' enjoyment and appreciation of the landscape of the Parish, and particularly of the relationship between settled, built-up areas with their countryside setting. Indeed, views help to define local distinctiveness and, in connecting people to their environment, can be important for psychological and social well-being.

3. Of course, views are ubiquitous, but some views may be highlighted as being particularly important in the local psyche. The criteria that can be used to define these are set out below, with assessments of identified important views in Appendix 1.

4. On the basis that the views that are identified as important reflect a broad local consensus, then it is anticipated that these will be the subject of suitable policy protection in the emerging Horam Neighbourhood Plan.

Assessment Criteria

5. For specific views to be identified as part of a Neighbourhood Plan requires a clear, consistent assessment framework. Criteria have been developed through the process of considering what makes certain views significant.

6. Central to the assessment is that a view should make a significant contribution to the appreciation of the visual amenities or character of the parish – its "sense of place".

7. Some views are appreciated because they exemplify the characteristics of the landscape, others are panoramas or distant views (these being less common largely by virtue of the extensive tree cover), while others are of historic or other notable buildings or other features intrinsically associated with the parish.

8. In the most part, simply because of where people live, outward views from settlements into the surrounding countryside, that provide a distinctive frame for them, feature. Reciprocal views into settlements can also be particularly important, especially where they highlight the settlement's form or a distinctive landmark. The (few) cases where there is inter-visibility between settlements, notably the view from Vines Cross to Warbleton Church, are highlighted.

9. All the views that are regarded as important are on the basis that they are *public views*; that is, they are viewable from a public road, public path, open space or other land accessible to the public.

10. Generally, views within the countryside, of the countryside, are not highlighted, as they are not only extensive, but continuous, with each step along the way

opening up new vistas. There may be exceptions to this, such as where a particular vantage point is recognised as where people stop to admire the view.

11. As stated above, central to the assessment is the consideration of what is important to local people. Of particular significance is the rurality of the area; hence, views that showcase the landscape setting of the villages tend to be important.

12. While views are generally regarded as important because they capture the essence of the local landscape, they are not directly related to whether that part of the landscape is formally designated, such as being in the High Weald Area of Outstanding Natural Beauty (AONB). This is not surprising, as the High Weald landscape character extends beyond the formally designated AONB. Similarly, while some long-distance views south to the South Downs are picked out, this is because their outline is itself locally distinctive, rather than because they now have National Park status.

Assessments and mapping

13. Each view has been assessed against the above criteria. A summary of the reasons for inclusion as an 'important view' is given, supported by photographs and a plan showing the viewpoint and, where appropriate, the route of the relevant right of way. These are all contained in Appendix 1 below.

14. The respective plans show the viewpoints and directions of views. The 'arcs' of views are not specified, but the reason for identification highlights the interest to be protected. Photographs have mostly been taken in the summer months, but regard has been given to impact of seasonal changes in views, notably of impact of lack of leaves on deciduous trees and other vegetation.

15. It is noted that, as most views are dynamic, it is appreciated that similar views may be obtained from other nearby positions. Hence, consideration of other views should not be discounted.

Conclusions

16. The conclusion of this Paper is that the views identified as 'important' should be given policy protection through the Neighbourhood Plan.

List of Important Views

1. Panoramic view looking along line of footpath connecting Vines Cross to Warbleton, with Warbleton Church on the horizon.

2. Long-distance view from the end of Grange Close all the way to the South Downs, the outline of which is visible in the distance. View is narrowed by trees, but still a clear aspect.

3. Panoramic view through the countryside, looking north towards the High Weald AONB, featuring the characteristic mix of grassland and tree/hedge framed fields. View from public footpath Horam 11.

4. Principal view of High Street from the main A267 through the village, showing the fairly tight-knit frontage buildings with commercial ground-floor uses. Also, view over to well-treed landscape to north highlighting topography and rural setting.

5. Mid-distance view along popular footpath, with fields contained by woodland. Maynard's Green – On Sicklehatch Lane at start of footpath Horam 2a, looking south.

6. View of large recreation ground, encompassing the range of facilities - play area, tennis courts and bowls club as well as playing fields. Elevated ground highlighted by view to South Downs through gap in boundary trees.

7. Strong rural context, with woodland and fields beyond playing field, and South Downs in the distance, with allotments and camp site being complementary uses.

8. A view into the settlement gap between Horam and Maynards Green. Although partially screened by roadside hedge, the open nature of the countryside beyond is evident. It is important, as Stream Cottages on the right of the photo mark a clear gateway into the built-up area of Horam.

9. Medium distance view across open field to containing hedgerow and woodland. Although a localised view, it highlights the relationship of the village centre, including from the public house, with its rural setting. From centre of village, looking north-east across Brewers Arms car park.

10. The view here, and along the public footpath, provides a strong impression of the rural, agricultural setting of Vines Cross. View from Foords Lane along route of footpath Horam 5.

11. View from footpath Horam 4, near Hook Wood across Waldron Ghyll towards Laundry Lane, field east of Rosemead crossed by footpath 11 and Rosemead Place.

12. View from the popular footpath Horam 11 looking north towards the High Weald AONB.

13. View from footpath horam 22 in elevated position near corner of Furnace Lane/A267 looking southeast towards Horam Manor stables showing Coneyburrow Wood to the right, note Horam Village is hidden behind the trees to the left and centre.

14. View from Furnace Lane looking SSW across Hook's Farm listed building to the distant South Downs National Park, again showing typical woods and field rural landscape.

15. View from the bridge which takes the Cuckoo Trail over Tubwell Lane, in Maynard's Green; looking across the valley of Waldron Ghyll towards Thorpe Gardens plant nursery and the A267 running along the far ridge line. The cottage in the foreground at left is Wells Croft, a Grade II Listed building.

16. View from the end of Grange Close looking southeast across the deeply incised Cinderghyll and the Waldron Ghyll valley to Grove Hill.

17. View from Nettlesworth Lane at southern edge of Vines Cross looking southwest across the Waldron Ghyll Valley towards the land east of Rosemead

18. View from Chiddingly Road looking south to the mature oak trees in the middle distance.

19. View from Jenny's Seat at Hidden Springs Vineyard looking southwest across the Waldron Ghyll to the ridgeline topped by the A267 and The Sanctuary.

20. View from an elevated position on footpath 18 looking southwest across Vines Cross which is hidden in the dip in the land.

21. View from a field gate at Marle Green Farm looking east across the Waldron Ghyll valley to Brooklands.

21b; View from the same gate looking east-northeast

21c; View from the same field gate looking north-northeast across the tranquil Waldron Ghyll valley to Cade Street.

22. Outside the garage at the junction of Foords Lane with Nettlesworth Lane in Vines Cross looking south down Nettlesworth Lane; photos taken in 2023 and 1911 showing the changes and the similarities.

23. View from the access track to Hidden Springs Vineyard looking south across the Thatched Cottage listed Building and Waldron Ghyll valley to footpath Horam 11 on the far ridge line.

24. View from Cowden Hall Lane looking southeast, downstream, along the Waldron Ghyll valley.

25. View from Cowden Hall Lane looking northwest, upstream, along the Waldron Ghyll valley.

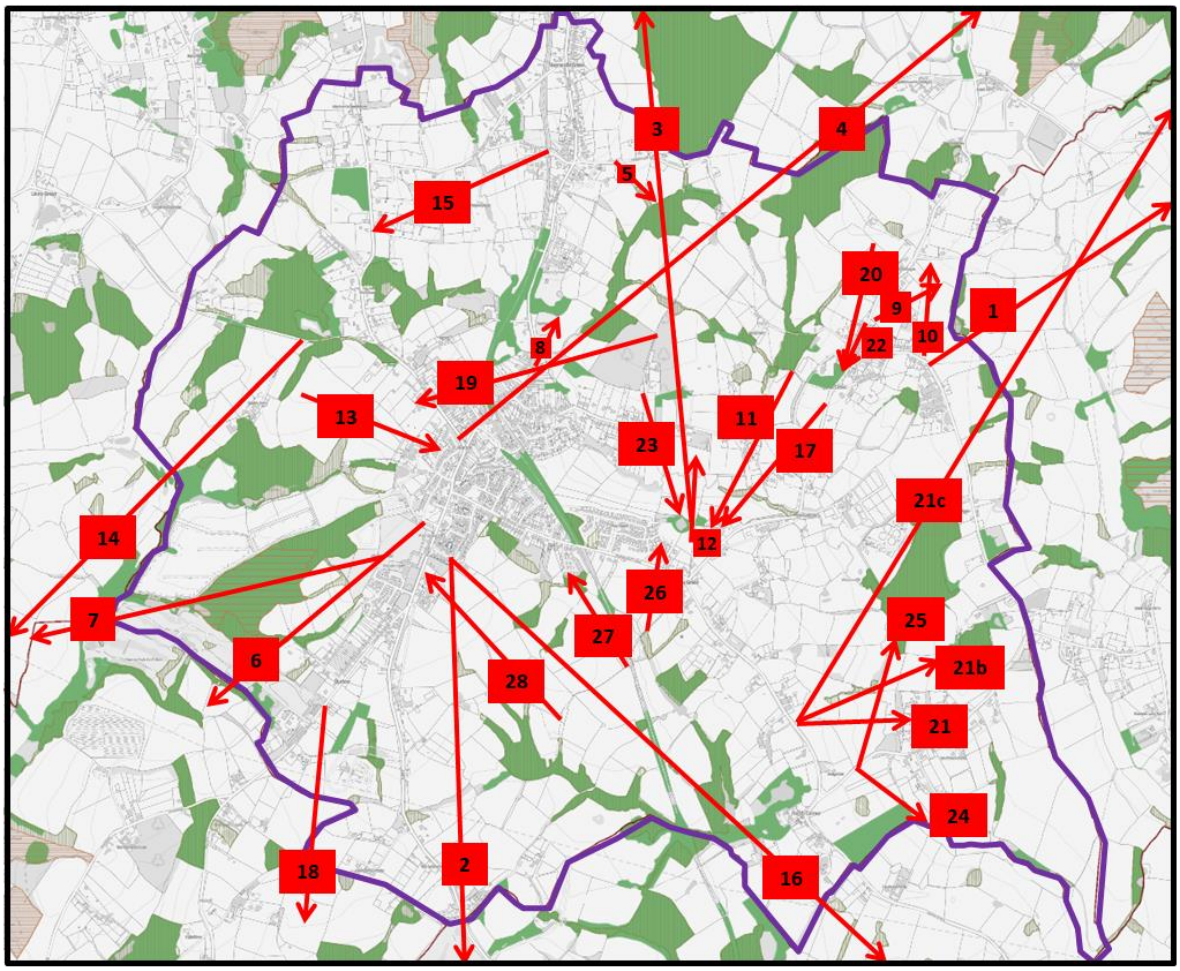
26. View from footpath Horam 16 looking north-northeast towards Horebeech Lane across the field separating Horam from Marle Green.

27. View from footpath Horam 16 just off the Cuckoo Trail, looking north-northwest towards Horam.

28. View from footpath Horam 16, near Coggers Shaw, looking towards Coxlow Farm.

APPENDIX 1 - ASSESSMENT OF IMPORTANT VIEWS

Map of Important Views



The views are numbered according to the order that they were identified to/brought to the attention of the Neighbourhood Plan Steering Group by residents.

Once identified by number the view has retained that identification. To avoid potential confusion they have not been re-labelled according to e.g geographic location within the Parish.

Numbers have been used to identify Views in order to keep them distinct from the Local Green Spaces which are identified by letters of the alphabet.

Map references in the description of the individual views (below) were derived using Wealden District Council online mapping:- https://maps.wealden.gov.uk/WebMap/

View 1

From - Vines Cross - On Foords Lane at start of footpath Horam 6 looking east.
Map reference TQ 559654 117704

To - Warbleton Church (outside the Parish) on the horizon 1,325 metres away.

Assessment Criteria Specific to this View

Panoramic view, looking east along line of footpath 6 (PROW) connecting Vines Cross to Warbleton.

This view reinforces the interconnectivity (in this case the visual connectivity) between historic settlements in this part of the Weald. These settlements tended to be nucleated on the ridge lines where the old droves and trackways were preferentially on the dryer, higher and more gently sloping ground; out of the muddier, wetter valleys/incised ghylls and the localised riverine flooding caused by these 'flashy' watercourses.

This view across peaceful countryside in the AONB typifies the eastern part of the Parish, away from the noise and bustle of the A267 and the village of Horam.

This is an important view.

View 2

From – The southern end of Grange Close (Horam) looking southwards.
Map reference TQ 557675 116865

To – The South Downs

Assessment Criteria Specific to this View

This long distance view is across the lower ground and gentler, lower relief of the Low Weald in the south of the Parish to the South Downs above Wannock & Willingdon some 14kms away.

This view is seen from the only place in Horam village (and only one of two locations in the entire Parish, the other is View 14) where the South Downs (emblematic of East Sussex) and now part of the South Downs National Park can be seen from a Public Highway/road.

This is an important view.

View 3

From – The north side of the stile next to the Horse Grave on Horam Footpath 11 (PROW) looking north. Map reference TQ 558677 117045.

To – Across the Waldron Ghyll Valley to the woods and enclosed fields in the northern part of the Parish within the High Weald AONB.

Assessment Criteria Specific to this View

This elevated location, on a popular footpath, on the southern watershed of, and above, the Waldron Ghyll Valley is the only place on a PROW with an uninterrupted, long-distance view of the woods and enclosed fields in the northern rural part of the Parish which lies within the AONB. As such the foreground is part of the Setting of the AONB. The few buildings in this scene are difficult to spot because they nestle within the landscape and so are not visually dominant; reinforcing the openness and tranquility of the Waldron Ghyll Valley.

This is an important view.

View 4

From – The footway beside the A267 (Little London Road) above the Co-op car park, looking north. Map reference TQ 557720 117391.

To – Down the High Street to the road bridge over the Cuckoo Trail and beyond to the well-treed landscape to the north

Assessment Criteria Specific to this View

It shows the fairly tight-knit frontages to buildings with commercial ground floor uses and living accommodation above. Despite this being the 'commercial/retail centre' of the Parish, it shows the open appearance and 'wide-horizon' of the High Street which is not dominated nor hemmed-in by the buildings. It also highlights both the topography and the rural setting of the village of Horam.

This is an important view.

View 5

From – Sicklehatch Lane (Maynards Green) at the start of footpath Horam 2a, looking southeast. Map reference TQ 558347 118534.

To – Mid-distance view along a popular footpath, with field contained by ancient woodland.

Assessment Criteria Specific to this View

For the residents in Maynards Green this location and view is easily accessible and only a few minutes walk from all the dwellings in Maynards Green. This rural scene provides a vivid contrast to that of the B2203 which is the spine of the linear settlement of Maynards Green.

This is an important view.

View 6

From – Horam Recreation Ground car-park, adjacent to Village Hall looking southwest. Map reference TQ 557566 117021.

To – Large recreation ground and distant glimpse of South Downs

Assessment Criteria Specific to this View

Elevated ground highlighted by glimpse of South Downs (near Glynde) through gap in boundary trees. This view also encompasses the range of facilities available at the Recreation Ground – childrens' play area, bowls club and tennis courts as well as playing fields and table tennis.

This is an important view

View 7

From – Lower field of Horam Recreation Ground, looking south west.
Map reference TQ 557360 116925

To – The allotments and the South Downs in the distance.

Assessment Criteria Specific to this View

This view has a strong rural context with ancient woodland beyond the playing field, the South Downs are seen through a gap in the treed-horizon, while the allotments provide complementary uses.

This is an important view

View 8

From – High Street (B2203), outside Stream House, just south of the bridge over Waldron Ghyll, looking north-northeast. Map reference TQ 558016 117721.

To – Into the settlement gap between Horam and Maynards Green

Assessment Criteria Specific to this View

Although partially screened by a roadside hedge, the open nature of the countryside beyond is evident. It is important, as Stream Cottages immediately south of the bridge, and on the right of this photo, mark a clear gateway into the built-up area of Horam.

This is an important view

View 9

From – Brewers Arms car park (Vines Cross village centre) looking northeast
Map reference TQ 559416 117882.

To – Medium distance view across open field to containing hedgerow and woodland.

Assessment Criteria Specific to this View

Although a localised view, it highlights the relationship of the village centre, including from the public house, with its rural setting. Also, this field has been previously used by the villagers in Vines Cross for community events such as Bonfire celebrations and fetes.

This is an important view

View 10

From – Foords Lane looking north along the route of footpath Horam 5
Map reference TQ 559624 117730

To – Medium distance view across open field to containing hedgerow and woodland.

Assessment Criteria Specific to this View

The view here, with the first residential dwelling in Vines Cross in the left of the frame and the field contained by hedges and woods under a wide-sky, provides a strong impression of the rural, agricultural setting of Vines Cross. This sense of a small settlement sitting comfortably within its' rural setting is reinforced by the view along the public footpath to Vines Cross.

This is an important view

View 11

From – View from footpath Horam 4, at southeast corner of Hook Wood, looking south-southeast across Waldron Ghyll Valley. Map reference TQ 559077 117679.

To – This view is across the incised Waldron Ghyll Valley to the steep, southern slopes of the valley and the dwelling called The Isles on Laundry Lane.

Assessment Criteria Specific to this View

This view captures the open, tranquil, rural nature of the Waldron Ghyll Valley. Looking from within the AONB to the slopes beyond the AONB boundary it demonstrates the importance that the setting of the AONB has to the integrity of the AONB itself.

The trees to the right of the frame mask the new-builds along the northern side of the Rosemead development. Any development in the field east of Rosemead will be clearly visible on the skyline behind and to the right of The Isles; such development would bring 'the urban' into what is now a view across the southern edge of the AONB.

This is an important view.

View 12

From – From the popular footpath Horam 11 looking north, as is crosses the field east of Rosemead. Map reference TQ 558668 116967

To – Across the settlement gap between Horam and Marle Green, towards the High Weald AONB.

Assessment Criteria Specific to this View

This view along footpath 11 across the open field east of Rosemead looks, beyond the field boundary, over the incised Waldron Ghyll Valley into the wooded AONB on the far slope of the valley. The open, green space contrasts with the urban built-form along the eastern end of Rosemead and provides a distinct settlement gap between the close-spaced, new-build dwellings in Rosemead and the more widely spaced dwellings of the much older, linear, ribbon development of Marle Green. This view is much loved by dog-walkers and other residents alike and was much appreciated during the COVID-19 lockdowns.

This is an important view.

View 13

From – Footpath Horam 22, in middle of field in elevated position east of Hook's Farm looking east-southeast. Map reference TQ 557138 117577.

To – Across pastures in Hook's Farm and Horam Manor Farm to Horam Manor Riding Stables

Assessment Criteria Specific to this View

Grazing land for sheep in the foreground and horses in the distance with Coneyburrow Wood (ancient woodland) in the right of picture while Horam Village centre is hidden by, and just behind, the trees to the left and centre. This provides a strong sense of the rural, and agricultural setting of Horam Village. The trees to the left of centre include those of The Sanctuary (an arboretum planted by Walter J.C. Murray –The Green Man of Horam – during and just after the Second World War). This is also the only place where the back/rear of The Sanctuary can be seen from a public footpath.

This is an important view.

View 14

From – The entrance to Hook's Farm on Furnace Lane, looking southwest.
Map reference TQ 557071 117800.

To – Far reaching view to the South Downs

Assessment Criteria Specific to this View

Along with View 2 this is only one of two places where the South Downs (emblematic of East Sussex and now part of the South Downs National Park) can be viewed from a road/Public Highway. This view looks over the Grade II Listed Hook's Farm, down the valley of the tributary of the Bull River which forms the western boundary to the Parish. This view also shows the wooded nature of the Low Weald where the fields are enclosed and contained by trees and hedges.

This is an important view.

View 15

From – The bridge which takes the Cuckoo Trail over Tubwell Lane (Maynards Green), looking west-southwest. Map reference TQ 558068 118591.

To – Looking across the Waldron Ghyll Valley towards the A267 running along the far ridge line.

Assessment Criteria Specific to this View

View towards Thorpe Gardens plant nursery and the A267 running along the far ridge line. The cottage in the foreground is Wells Croft, a Grade II Listed building. This is one of the few places along the Cuckoo Trail offering a clear view (uninterrupted by foliage) across the valley showing he enclosed fields, woods and shaws within the AONB.

This is an important view.

View 16

From – The end of Grange Close (in Horam village) looking southeast.
Map reference TQ 557675 116865

To – To Grove Hill

Assessment Criteria Specific to this View

This view to Grove Hill, across the broad vale, formed by the confluence of the Waldron Ghyll and the deeply incised Cinderghyll shows the changes in topographic relief and rugosity as the High Weald drops into the Low Weald. In the High Weald the 'topographic wavelength'/distance betwen ridges is shorter, here it is getting longer.

This view reinforces the rural setting of Horam village within this typical landscape of fields and pastures enclosed by hedges and woods where the High Weald descends and the landscape character transitions into the Low Weald.

This is an important view.

View 17

From – Nettlesworth Lane at southern edge of Vines Cross, looking southwest.
Map reference TQ 559224 117546.

To – Across the Waldron Ghyll Valley towards the land east of Rosemead

Assessment Criteria Specific to this View

Travelling south down Nettlesworth Lane out of the most built-up part of Vines Cross this view reinforces that feeling of leaving the settlement and entering the rural surrounds. This view from within the 'settlement gap' between Horam and Vines Cross, looking across the openness of the Waldron Ghyll Valley towards the land east of Rosemead (the 'settlement gap' between Horam and Marle Green), in the gap between the trees on the skyline, clearly shows the importance of the gaps between settlements.

This is an important view.

View 18

From – Chiddingly Road, Horam, looking south. Map reference TQ 557127 116272.

To – Looking across Horeham Flat (and the fields of the eponymous Horeham Flat Farm), with the buildings of Wealden Crematorium just visible above the hedge in the distance to left of centre.

Assessment Criteria Specific to this View

This view shows the winter patterns traced by the boughs and branches of the mature oaks on the far field boundary and the physical separation of the Crematorium from the housing on the west side of Chiddingly Road (just out picture to the right). This separation provides the tranquility and ability to rest in peace that the Crematorium deserves while the bustle of everyday life can continue along Chiddingly Road without the Crematorium visitors feeling any loss of respect.

This is an important view.

View 19

From – Jenny's Seat, at Hidden Spring Vineyard, looking southwest. Map reference TQ 558515 117825.

To – Across the Waldron Ghyll Valley towards the A267/Little London Road ridge topped by The Sanctuary.

Assessment Criteria Specific to this View

The Sanctuary is a wooded area planted in the 1940 and 1950's by Walter J.C. Murray (aka The Green Man of Horam). The planting of The Sanctuary, which is described in the book "A Sanctuary Planted", was a latter part of his recuperation from the horrors of active service during the First World War. The vines of Hidden Spring Vineyard in the foreground now produce wine which (with all the processes from vine to retail sale being carried out onsite) can obtain the coveted Sussex PDO (Place of Definitive Origin) accolade; and are an integral part of the Horam, East Sussex terroir.

This is an important view.

View 20

From – Footpath Horam 18 west of Highlands Farm, looking southwest.
Map reference TQ 559435 118196.

To – Across Vines Cross.

Assessment Criteria Specific to this View

This view, with Fair View Cottages (on Nettlesworth Lane) in the left of the Frame, visually captures the isolation of the settlement of Vines Cross (out of sight behind Fair View Cottages). This view is through the 'settlement gap' which clearly separates Vines Cross from the larger village of Horam. The field shows linear features running left to right across the foreground which could be the remnants of medieval ridge and furrow farming.

This is an important view.

View 21

From – Marle Green Road, 75 metres south of Marle Green Farm, looking east.
Map reference TQ 559101 116205.

To – Over field gate looking across the valley of Waldron Ghyll to Brooklands (the large house which is accessed from Cowden Hall Lane).

Assessment Criteria Specific to this View

This view shows the open, peaceful, rural setting of the Waldron Ghyll Valley. Dwellings (where present) are set wide-apart and conform to the traditional, local 'Sussex-Weald Vernacular' in design. Fields and pastures are relatively small and confined by hedges and woods. A similar view across the valley (with or without a dwelling in frame) could be replicated along much of the Waldron Ghyll Valley from West Street Lane to the confluence with the Cuckmere River. Footpath Horam 13 runs left to right across the field in front of the stables.

This view demonstrates the tranquility of this valley which dominates the eastern part of the Parish and hence the importance of preserving the rurality of the Waldron Ghyll Valley as a whole.

This is an important view.

View 21b

From – Marle Green Road, 75 metres south of Marle Green Farm, looking east-northeast. Map reference TQ 559101 116205.

To – Over field gate looking across the valley of Waldron Ghyll

Assessment Criteria Specific to this View

A similar view to View 21 (without a dwelling) is shown in the photo (21b) below. This was taken from the same place but is looking east-northeast. The dwelling called Norman Norris (accessed from Foords Lane) is behind the wood in the left of the frame.

This view demonstrates the tranquility of this valley which dominates the eastern part of the Parish and hence the importance of preserving the rurality of the Waldron Ghyll Valley as a whole.

This is an important view.

View 21c

From – Marle Green Road, 75 metres south of Marle Green Farm, looking north-northeast. Map reference TQ 559101 116205.

To – Over field gate looking across the valley of Waldron Ghyll to Cade Street

Assessment Criteria Specific to this View

A longer distance view, looking north-northeast from the same field gateway.

This view from Marle Green across the Waldron Ghyll Valley and the headwaters of the Cuckmere River towards Cade Street and the Methodist Chapel, on the B2096 Battle Road, at Punnetts Town (the white building close to the sky line just to the right of centre) 5kms distant provides visual connectivity between these historic settlements. Such visual links would have been important before the invention of the telephone and motor car to provide connectivity with neighbouring settlements and reinforce the sense of place and belonging.

Although Cade Street and Punnetts Town are outside of Horam Parish the visual connectivity with the historic settlement of Marle Green is still important in providing the geographic context of place and belonging.

This view demonstrates the tranquility of this valley which dominates the eastern part of the Parish and hence the importance of preserving the rurality of the Waldron Ghyll Valley as a whole.

This is an important view.

View 22

From – Outside garage at junction of Foords Lane with Nettlesworth Lane in Vines Cross, looking south. Map reference TQ 559375 117847.

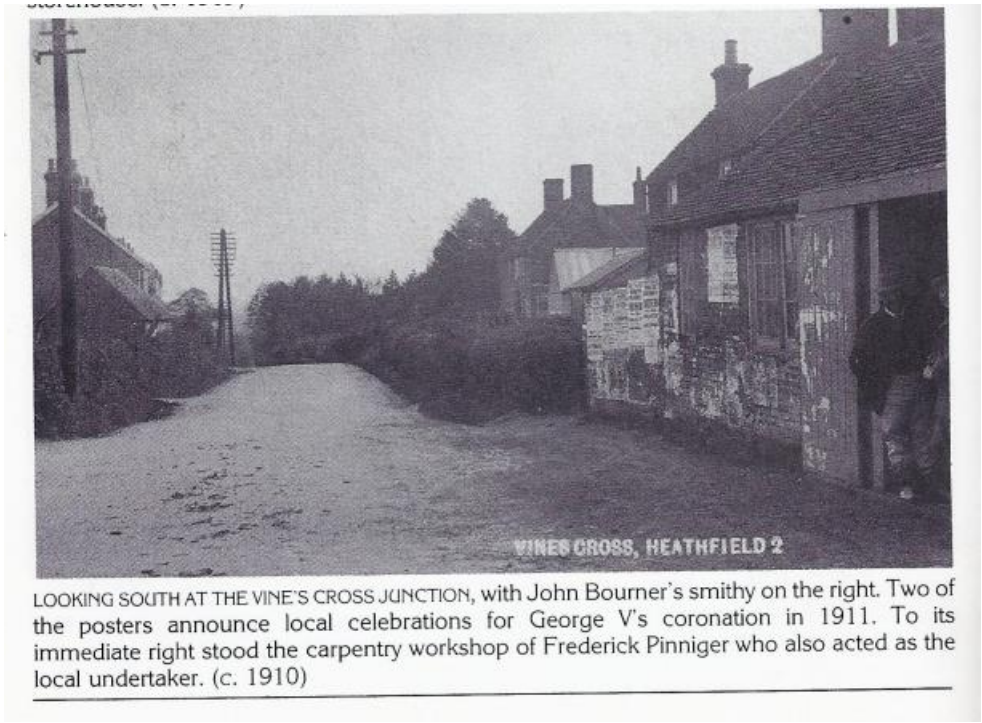
To – Down Nettlesworth Lane through the old historic centre of Vines Cross

Assessment Criteria Specific to this View

Apart from the motor vehicles and some newer houses filling the gaps between the older dwellings, the view in 2023 has the same character as it did 112 years ago in 1911. The balance of commercial with residential is the same, the same dwellings can be identified from the pattern of chimney pots, and the road is mostly empty; there is even a 'telegraph pole' at the same location on the corner with Foords Lane.

This is an important view.

Courtesy of Google Streetview



LOOKING SOUTH AT THE VINE'S CROSS JUNCTION, with John Bourner's smithy on the right. Two of the posters announce local celebrations for George V's coronation in 1911. To its immediate right stood the carpentry workshop of Frederick Pinniger who also acted as the local undertaker. (c. 1910)

Photo courtesy of :- Around Heathfield in Old Photographs

View 23

From – From the access road to Hidden Spring Vineyard looking south.
Map reference TQ 558475 117581

To – Across the Waldron Ghyll Valley

Assessment Criteria Specific to this View

This view across the Waldron Ghyll Valley to the escarpment forming the southern side of the valley and crossed by Footpath Horam 11 shows the new development of Rosemead is visible along the skyline above the escarpment. The Grade II Listed building of Thatched Cottage is seen in the mid-ground to the right of the White House.

This view demonstrates how after the arrival of the railway the earlier settlement of Horam village developed and spread along the valley bottom and lower slopes of the Waldron Ghyll valley where it was within easy walking distance of the railway station. It is only the much more recent estates/developments which have been built on the higher quality (and flatter) farmland outside of the Waldron Ghyll Valley.

This is an important view.

View 24

From – Cowden Hall Lane looking southeast. Map reference TQ 559343 116034.

To – Looking downstream along the Waldron Ghyll Valley

View 25

From – Cowden Hall Lane looking northwest. Map reference TQ 559343 116034.

To – Looking upstream along the Waldron Ghyll Valley

Assessment Criteria Specific to these two Views

The more subdued topography of the Low Weald seen in these views contrasts with the steeper slopes, higher sides and narrower width of the Waldron Ghyll Valley where it cuts through the High Weald further north. The ancient field boundaries are often still present and bring the bucolic tranquility of the past into the present across this southern part of the Parish close to the boundary with Hellingly Parish.

These are important views.

View 26

From – Looking north-northeast from footpath Horam 16 east of the Cuckoo Trail, where the footpath crests the eastern bank of the incised stream, draining from Tollwood, and rises towards Horebeech Lane. Map reference TQ 558487 116616.

To – Looking across the field which separates Horam from Marle Green, with the white gable ends of older houses in Horebeech Lane visible.

Assessment Criteria Specific to this View

This view, greets walkers and dog-owners alike as they crest the bank of the steeply incised stream which this popular footpath (Horam 16) traverses. The white gables are on the first building (semi-detached houses) at the Horam-village-end of the sparse ribbon-development of Marle Green. The field in the foreground (defined by ancient hedges, but more recently sub-divided by post and rail fencing) forms part of the important 'settlement gap' that separates the village of Horam from the linearly developed settlement of Marle Green. It is also a buffer keeping the bustle of modern estate living away from the calming influence of these country walks. These rural footpaths were important during COVID-19 Lockdowns and continue to be important because the rural setting and tranquillity away from the built-up areas is important for residents' mental health and well being.

This is an important view.

View 27

From – Taken from footpath HOR/16 just off the Cuckoo Trail, looking north-northwest. Map reference TQ 558397 116456

To – Across a field towards the Woodland View residential park home site and the houses beyond in Horebeech Lane west of the bridge over the Cuckoo Trail.

Assessment Criteria Specific to this View

This photo shows the natural screening of mature trees and hedge which effectively (even in this winter view) blocks the built-up area from sight and so visually projects this very rural setting of the Cuckoo Trail to the very edge of the village of Horam.

The second photo (27ii) was taken from the same location but with a zoom lens and demonstrates that even this close to the village the Cuckoo Trail is already out in the peace and tranquility of the countryside which brings a sense of calm and mental well being away from the domestic and urban bustle of life.

This is an important view.

Photo 27ii

View 28

From – Footpath Horam 16, next to the pond just north of the stile east of the northern tip of Cogger's Shaw; looking northwest. Map reference TQ 558121 116247.

To – Across open pastures towards Coxlow Farm (on the horizon, just left of centre).

Assessment Criteria Specific to this View

The topography becomes flatter as the Low Weald replaces the High Weald. The landscape is marked by isolated mature trees which stand as 'way-points' between the past and the future, while the shaws of ancient woodland on either side beneath the wide horizon of a Low-Weald-sky settle the view and the mind of the observer into rural calm; despite the heavy traffic volumes on the A267 just beyond the buildings of Coxlow Farm.

This is an important view.