

Horam

(Inset Map No.32)

Introduction

19.20.1 Horam is one of the larger villages in the District with development concentrated largely on the eastern side of the A267 Tunbridge Wells-Hailsham road, about 2.5 miles south of Heathfield. It has important service and employment functions with a wide range of shopping, commercial and recreational facilities. Merrydown Wines PLC is an important local firm which is centrally located within the village. The population of the village is estimated to be around 1750 people.

19.20.2 The Council's aim is to maintain and enhance the residential, service and employment functions of the village whilst protecting its surrounding countryside and rural fringes.

Environment

19.20.3 Horam has an attractive, well-treed setting lying on the southern edge of the High Weald Area of Outstanding Natural Beauty. Its position on the side of a valley above Waldron Ghyll affords views out into the surrounding countryside. The village is focused around the junction of the A267 with the B2203 Heathfield road and is also approached from a number of directions along country lanes.

19.20.4 The older, principally frontage development within the village has been consolidated by the more recent estate developments off Toll Wood Road, Horam Park Close, Grange Close, Paynsbridge Way and Hillside Drive. More loose-knit ribbons extend along the rural fringes of Horam. The commercial core of the village is centred along High Street and around its junction with the A267.

Development Boundary

19.20.5 The development boundary for Horam seeks to prevent an intensification of development in its fringe areas and the further outward encroachment of development into the surrounding open countryside in order to conserve the character and setting of the village and maintain its well consolidated form.

19.20.6 The development boundary extends on the western side of the village to incorporate Merrydown Wines' buildings, including those for which planning consents exist, and adjacent properties fronting the main road. However, land immediately to the west of the A267 which has planning permission for a car park associated with the Merrydown operation is excluded from the development boundary, reflecting the importance of this open area along the sensitive

southerly approach to Horam. The scattered development to the rear of the Merrydown site is more rural in character, and any outward extension of development would form an unwarranted encroachment into the countryside. The prominent undeveloped land fronting the A267 immediately to the north of the Merrydown operation is not included in the development boundary in view of its contribution to the rural approach to the village centre.

19.20.7 To the north the development boundary tightly envelops the more compact development along the eastern side of the A267 on Manor Close and fronting the B2203. It excludes the loose-knit development on the A267 where intensification would be detrimental to its more rural character. North of Stream Cottages the special countryside character is recognised by its inclusion in the High Weald Area of Outstanding Natural Beauty.

19.20.8 The development boundary also excludes the full depth of some property curtilages between the B2203 and Vines Cross Road. The mature nature of these extensive rear gardens forms an important transition between the built-up fabric of the village and the open countryside beyond and any intensification of development here would be detrimental to the character of this part of the village. Beyond Horeham Bridge, any intensification of ribbon development along Vines Cross Road would be detrimental to the more rural character of this part of the village.

19.20.9 On the eastern side of the village, the development boundary therefore largely follows the hard edge of the estate developments to the open countryside beyond. To the south of Horebeech Lane the development boundary excludes the full depth of curtilages in places in order to prevent inappropriate in-depth development and an intrusion into Toll Wood.

19.20.10 The development around Coxlow Farm is excluded from the development boundary as well as the ribbon south of the May Garland Public House. Both these areas are physically separated from the built-up area of the village and relate more to the surrounding countryside.

19.20.11 On the basis of the level of outstanding housing commitments, the previously mentioned environmental constraints and the need for the village to assimilate recent development and the existing housing commitments, there are no new major sites for housing development being proposed over and above an outstanding commitment for over 70 new houses off Hillside Drive. Nevertheless, the diverse character of development within the defined development boundary provides further opportunities for housing by

infilling, by redevelopment of existing sites and by the conversion of buildings to residential use.

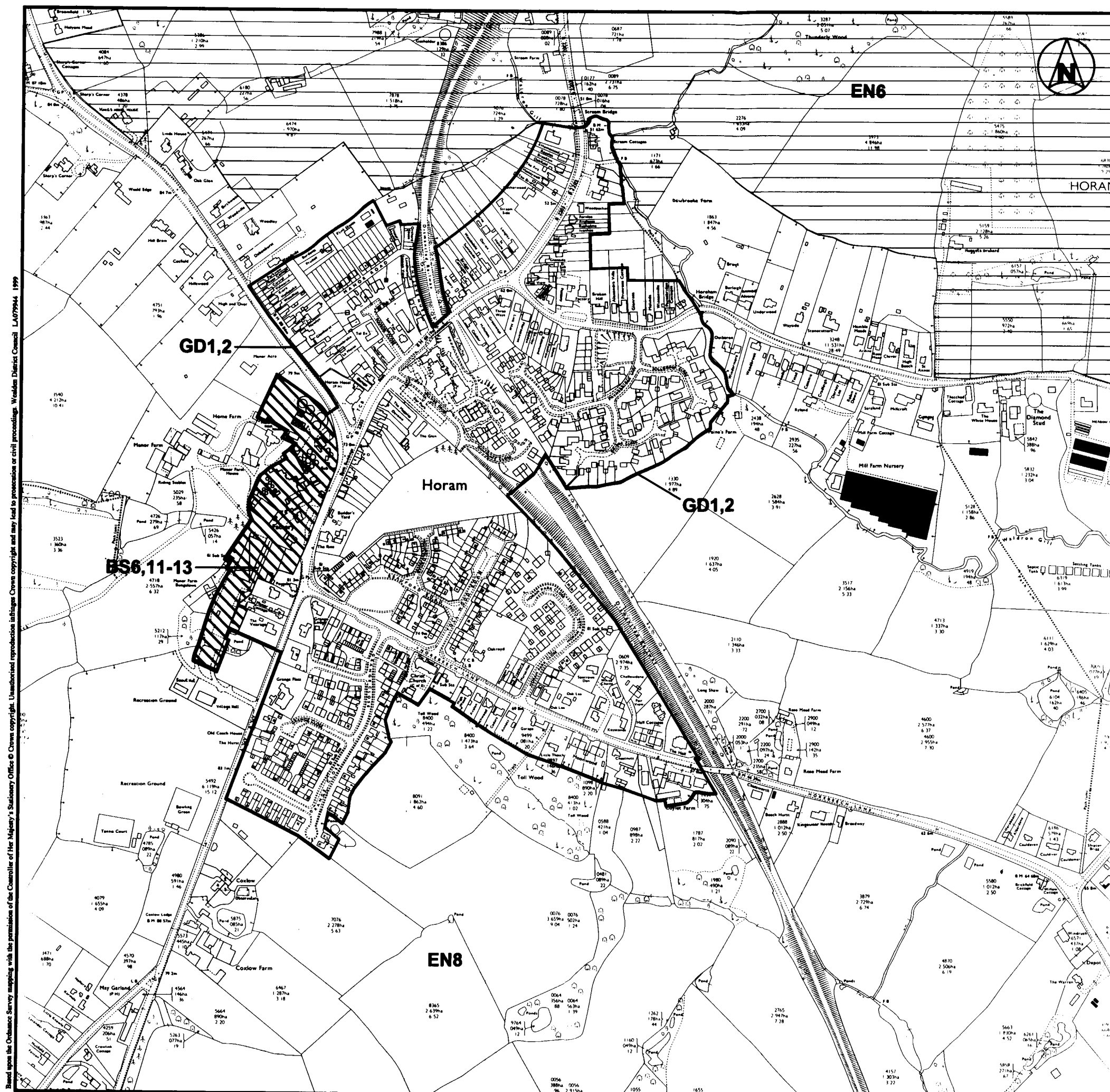
Employment

19.20.12 Merrydown Wines Plc is a principal employer in the District. In view of its local economic importance, the Council has approved expansions to its existing development. Also, it is considered appropriate that its operation, together with the adjoining business use to the rear of The Vicarage, be formally recognised in the Plan as forming the Horam Business Area. However, the Council would not wish to see the essentially residential character and amenities along with the southern approach to the village prejudiced. Therefore, the properties fronting onto the A267 are not included in the Business Area.

Services

19.20.13 A wide range of local shops and services in the village centre is boosted by visitors to the various tourist and recreational attractions in and around the village. These, together with other businesses in the village, provide valuable local employment opportunities.

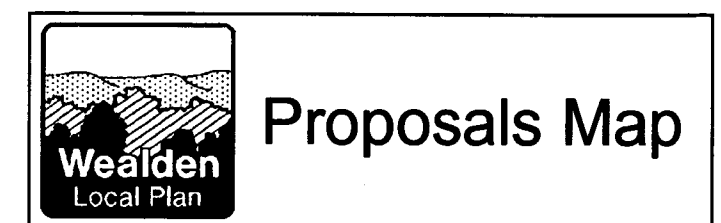
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KEY

- Inset Map boundary
- Development boundary
- Village business area
- High Weald Area of Outstanding Natural Beauty

Plan wide policies are listed on the main Proposals Map.



0 100 200 metres

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