



Horam Neighbourhood Plan

2023 – 2040

Referendum Version

July 2024

Horam Parish Council





HORAM NEIGHBOURHOOD PLAN

2023 – 2040

July 2024



Horam Parish Council

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Foreword

Dear Residents

I am very pleased to introduce the Horam Neighbourhood Plan.

It has evolved over the last four years, guided by what residents, together with other stakeholders such as local businesses, have told us about their needs and aspirations for the future of the Parish.

The various consultations on the objectives, emerging and draft policies, have been key to ensuring that this is truly a “community’s plan”.

The positive feedback to the consultations gave the Parish Council the confidence to formally submit the Neighbourhood Plan to Wealden District Council, as the local planning authority, to progress it through a final consultation and independent examination.

The final consultation provided the opportunity for formal representations to be made, which were considered by an Independent Examiner. The Examiner recommended that, subject to modifications, the Plan should proceed to a referendum.

I feel obliged to acknowledge that through the consultations many residents have expressed real concerns about the current unprecedented, and often “ill-fitting”, level of development that is being directed at Horam. It is not the role of this Neighbourhood Plan to identify sites for growth. This is a matter for Wealden District Council to manage through decisions on planning applications and its’ forthcoming Local Plan. However, the Neighbourhood Plan does look to assist these processes by providing a locally sensitive policy framework within which suitable proposals, which retain local character, can come forward.

Finally, I wish to acknowledge the support of fellow residents on the Neighbourhood Plan Steering Group, especially David Marlow for his planning expertise and time, the advice provided by our planning consultants, Troy Planning + Design, and to you, the local community, for the inspiration in driving us to produce this critical Plan.

Thank you.

Sue Lane

Steering Group Chairman

1. Introduction

Horam Parish

- 1.1 Horam Parish lies fairly centrally in Wealden District, in the county of East Sussex, situated between the towns of Heathfield to the north and Hailsham to the south. It has a population of some 3,100 people.
- 1.2 It is an essentially rural parish, characteristic of the well-wooded high weald landscape, the northern part being within the formally designated High Weald National Landscape. The extent of the parish, which is some four square miles (1,039 hectares), is shown on Figure 1.
- 1.3 Horam is the main village, with the smaller villages of Maynard's Green and Vines Cross lying close by to its north and east respectively. There are also a number of hamlets and enclaves of development.

The Horam Neighbourhood Plan

- 1.4 This is the Neighbourhood Development Plan (usually referred to as the "Neighbourhood Plan") for Horam. It is abbreviated to 'HNP'. The HNP covers the entire area within the boundaries of the Parish (Figure 1), setting out the community's aspirations for the area over the period 2023 to 2040 and establishes policies relating to land use and development. These are policies that will guide decisions on future planning applications in the Parish.
- 1.5 The Neighbourhood Plan has been prepared by Horam Parish Council through a Steering Group to give local people and businesses a much greater say in how the places they live and work should change and develop over time. Its preparation is seen to be part of the Government's commitment to [put local communities at the heart of the planning system](#).
- 1.6 Horam was formally designated as an area for neighbourhood planning purposes in 2019. The Horam Neighbourhood Plan Steering Group has surveyed, spoken to and listened to members of the community, and has used the issues, and opportunities, raised during that process to help inform the policies and projects presented in this Neighbourhood Plan.

Scale 1:25000

Date Printed: 04/06/2019



Relationship with the Wealden Local Plan

- 1.7 Neighbourhood Plans must be prepared to accord with national guidance and legislation including the [Localism Act](#) (2011), the [Neighbourhood Planning \(General\) Regulations](#) (2012, subsequently updated in 2015 and 2016), the [Neighbourhood Planning Act](#) (2017), the [National Planning Policy Framework](#) (NPPF) (2023) and [National Planning Practice Guidance](#) (NPPG).
- 1.8 A key test to be met by Neighbourhood Plans is for them to be in general conformity with the strategic policies of the development plan. For Horam, the current 'Development Plan' comprises the [Wealden District Core Strategy](#) (2013), saved [Local Plan policies](#) (1998), the [Affordable Housing Delivery Local Plan](#) (2016), the [East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan](#) (2013) and the [East Sussex, South Downs and Brighton and Hove Waste and Minerals Sites Plan](#) (2017).
- 1.9 The Inspector who examined the Core Strategy recommended that it be adopted subject to making a number of modifications, including the introduction of a clear commitment to commencing an early review of the Core Strategy. That review was undertaken by Wealden District Council but the new Local Plan was subsequently withdrawn from examination in February 2020.
- 1.10 Work on a [new Wealden Local Plan](#) has since commenced, with consultation on a 'Direction of Travel' document undertaken between November 2020 and January 2021, and consultation on a 'Regulation 18' version of the Draft Wealden Local Plan between March and May 2024. It is anticipated that the Local Plan will be submitted for examination in June 2025 and will be adopted in the first quarter of 2026/27.
- 1.11 Until such a time as a new Local Plan is adopted, there is a lack of an up-to-date planning policy framework for Horam. The Neighbourhood Plan helps to fill this vacuum insofar as it presents locally specific policies for Horam Parish, which have been developed through consultation with the local community and wider consultees, and which has made use of technical studies and evidence prepared by Wealden District Council (WDC) as part of the emerging Local Plan, as well as studies commissioned and prepared specifically in support of the Neighbourhood Plan. These are referred to as appropriate through the Neighbourhood Plan.
- 1.12 As well as providing local planning policies for the Parish on a range of matters of local concern, the HNP's vision, objectives and policies should also inform the production of the new Wealden Local Plan.

- 1.13 In addition to the above, the northern part of the Parish falls within the High Weald National Landscape. As of 22nd November 2023, all Areas of Outstanding Natural Beauty (AONBs) in England and Wales have become National Landscapes. National Planning Policy and legislation still refers to AONBs rather than National Landscapes at this current time. A new [High Weald AONB Management Plan 2024-2029](#) was published in March 2024. It identifies key components of natural beauty that policies should aim to conserve and enhance.

What is in the Neighbourhood Plan?

- 1.14 There is no prescribed format for a Neighbourhood Plan or the content of it. Indeed, [Planning Practice Guidance](#) confirms that it *'is for the local community to determine the specific topics to be covered by a Neighbourhood Plan'* (Paragraph: 004 Reference ID: 41-004-20190509). The guidance does though state that the Plan should contain policies that relate to the development and use of land, and that wider aspirations can also be set out. For the avoidance of doubt, this Neighbourhood Plan includes a combination of the following:

Policies

The HNP includes land use and development management policies. These are contained in green shaded policy boxes, like this one. These cover matters where planning permission is required for development to take place. They do not apply to those schemes allowed under 'permitted development rights'.

Projects

The HNP covers more than just traditional planning matters as it presents the community's vision for the area. Items that the community are seeking, but that cannot be delivered through planning policy, are identified, and contained in yellow shaded project boxes, like this one. These are included within the body of the report, rather than being presented in a separate chapter or appendix, because they relate to the objectives and form a clear and important part of the story.

- 1.15 The policies, and projects, in the Neighbourhood Plan have been informed by consultation with the local community. It is recognised that planning applications for new development will continue to take place across the Parish and although the Neighbourhood Plan does not seek to identify land for future development, it does include policies that seek to influence the location, scale, form, design and quality of this, so that what does come forward reflects local character and qualities that

define Horam Parish. It also includes policies that reflect matters of concern as reflected through consultation, including the landscape setting of the Parish, quality of the environment, the provision of community facilities and the ability for all to be able to move around the Parish safely.

- 1.16 **It is important that the Neighbourhood Plan is read as a whole. All policies should be viewed together in the preparation and consideration of planning applications.**
- 1.17 **A combined policies map is presented in Appendix 1 to the Neighbourhood Plan. Where relevant, separate inset plans are provided within the body of the Neighbourhood Plan and referred to as appropriate in the relevant policy or policies.**

What is not in the Neighbourhood Plan?

- 1.18 The Neighbourhood Plan will form part of the development plan for Wealden once 'made'. It sits alongside and does not need to repeat policies in the Core Strategy or other adopted Local Plans. Equally, it is unnecessary to repeat national policy and guidance, nor those matters prescribed through Building Regulations. Matters associated with sustainable building standards, housing space standards and the requirement for biodiversity net gain were all raised in one way or another through consultation on the Neighbourhood Plan. The approach to all of these is though set out at the national level or are strategic matters for WDC to consider in its emerging Local Plan.
- 1.19 It is also important to note that this Neighbourhood Plan does not seek to identify nor allocate sites for development. Rather, it is Wealden District Council, through work on the new Local Plan, that will establish the scale and distribution of homes to be planned for across the District as a whole and, through that, what land might be allocated for development. At the same time, the policies in the Neighbourhood Plan, relating to landscape character, settlement pattern, flood risk, design, and density, for example, will though influence decisions on the scale, location and form of future development.

Ownership of the Neighbourhood Plan

- 1.20 The Localism Act 2011 gave communities the power to develop neighbourhood plans, to be progressed by Town and Parish Councils (or neighbourhood forums where there are no parish councils) as opposed to the local authority.
- 1.21 Work on this Plan has been led by the Parish Council who established a Steering Group of Council members and interested residents to consult upon and develop the Plan.
- 1.22 Through work on the Plan, the Steering Group has endeavoured to engage, enthuse, and energise residents and the wider community, including businesses and other stakeholders and organisations, to have their say on the Parish's future and help shape the Neighbourhood Plan.
- 1.23 Feedback from the local community on both the objectives and the emerging policy ideas can be seen to have guided the scope and nature of policies in this HNP.
- 1.24 The HNP will ultimately need to be supported by the community as a whole at a referendum for it to become a statutory part of the development plan.
- 1.25 As and when the Plan is 'made', it will be used by Wealden District Council to determine planning applications submitted for new development in the Parish of Horam, as part of the statutory development plan.

Status of the Neighbourhood Plan

- 1.26 There are various stages involved in preparing a Neighbourhood Plan. Broadly, they include:
 - a) Initial consultation to identify issues, concerns, and areas of focus for the Neighbourhood Plan.
 - b) Collection of 'evidence' on the issues and potential options, ideas, and strategies to be progressed through the Plan.
 - c) Production of and consultation on emerging policy ideas.
 - d) Drafting of and formal consultation on the Neighbourhood Plan (known as the Regulation 14, or 'pre-submission', Stage).
 - e) Updating the Plan in response to consultation and then submitting this to WDC, who will carry out a further public consultation (known as the Regulation 16 stage).
 - f) Testing the HNP through an independent examination process.
 - g) Subjecting the Neighbourhood Plan to a local referendum.
 - h) Adopting ('making') the Neighbourhood Plan as a policy document – if more than 50% of people that turn out vote 'yes' at the referendum.

- 1.27 The HNP is supported by a number of documents, including background topic papers, Design Guidelines (which forms part of the HNP, at Appendix 2), and an assessment of Local Green Space Designations. The submission version of the Plan (subject to independent examination) was accompanied by a suite of documents including a Consultation Statement and a Basic Conditions Statement which, amongst other matters, demonstrate how the Neighbourhood Plan conforms to national policy as well as the strategic policies and objectives established in the most recently adopted version of the Wealden Local Plan.

Structure of the Neighbourhood Plan

- 1.28 Following this introduction, the draft Neighbourhood Plan comprises eight further sections. These are:
- Section 2: This establishes the context for the HNP.
 - Section 3: This presents the vision and objectives for Horam.
 - Sections 4 – 9: These sections present the policies and associated projects for Horam.
 - Section 10: This section outlines the opportunities to influence delivery of infrastructure in the Plan area.

2. History and Growth

Introduction

- 2.1 Horam is both a village and parish, with other small settlements in the parish including Vines Cross, Maynards Green, Marle Green, and Burlow.
- 2.2 The area is thought to have remained sparsely settled until the 13th century. The plentiful supply of wood coupled with the area's geology of clay and sandstone, and aided by the introduction of the blast furnace, meant that the Weald became pre-eminent among the iron producing regions of England during the 16th and 17th centuries.
- 2.3 By the 1920s, the basic structure of the settlements, as is recognisable today, had been established. As shown in Figure 2, Horam is becoming more established, with frontage development extending on roads close to Horeham Road station, as are Maynard's Green, Vine's Cross, and Marle Green. In addition, Sharp's Corner and Burlow are also marked, as are scattered farms. Coggers Cross may also be identified, leading to Coggers (Farm) to the east.

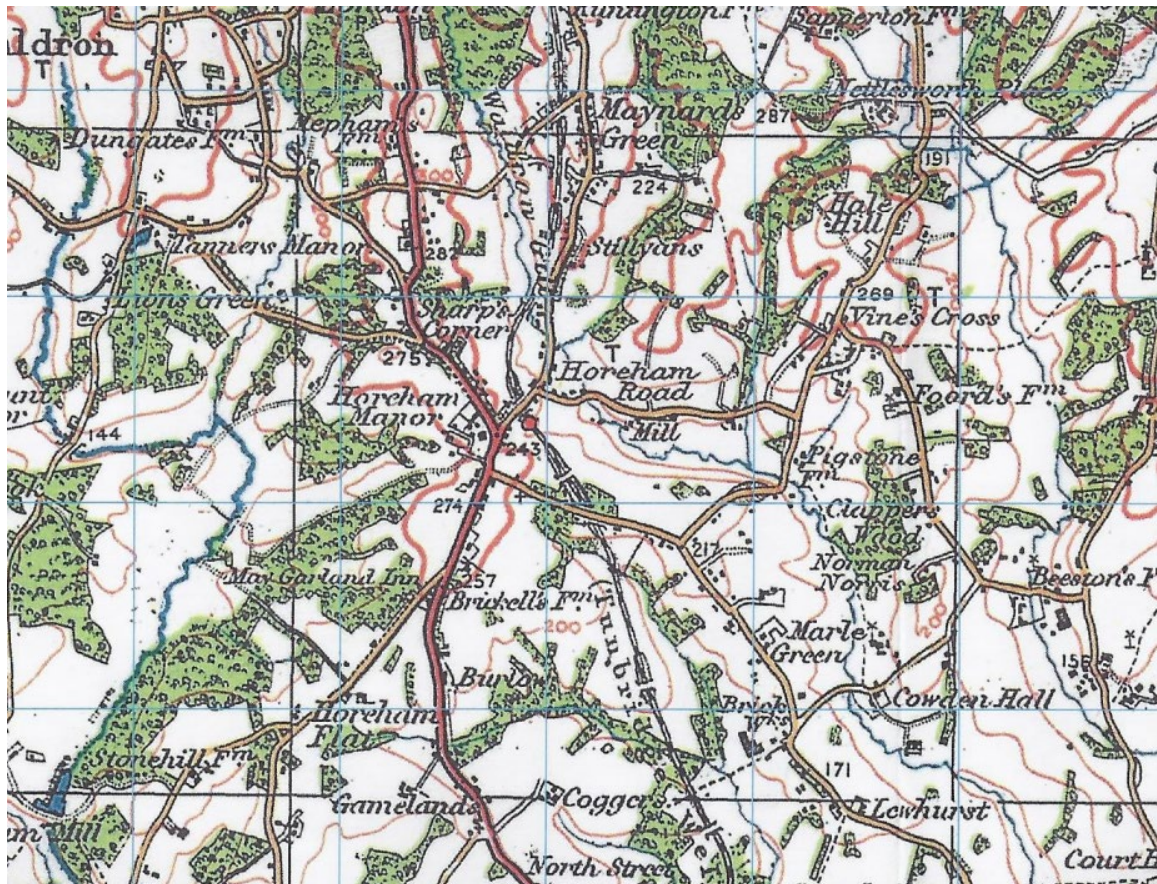


Figure 2: Ordnance Survey map, 1921. Source: <https://maps.nls.uk/os/> OS one-inch map series, England and Wales, 1919-1926

Horam village

- 2.4 The settlement of Horam (or 'Horeham') originally developed around the Wealden iron industry. A number of ponds in the area were created as a result of the extraction of iron ore, including those within the Horeham Manor estate.
- 2.5 Horam – originally '*Horeham*' – was home to Sir Thomas Dyke. Esq, MP for Sussex from 1685 to 1687 and for East Grinstead from 1689 to 1698. The Dyke family constructed a manor in Horeham which, by the 1930s was being used as a hotel. It featured in the Sussex County Magazine, Vol. 3, 1929, p 661 which noted that '*the sweeping terraces as well as the bowling green in the grounds of the old mansion can still be traced, being now converted into a tennis court on one side of which runs the original wall.*' During the Second World War it was taken over by the War Office to grow much needed produce for the war effort. It was bought in 1958 by the Goulden family who are still resident to the present day.



Figure 3: Horam Manor in the 18th Century

- 2.6 The settlement of Horam grew with the coming of the railway station and was formerly known as '*Horeham*' or '*Horeham Road*'. The railway station was opened by the London, Brighton and South Coast Railway on 5 April 1880 (closed in 1965 under the Beeching Axe) was originally named '*Horeham Road for Waldron*'. In 1891 it became '*Horeham Road and Waldron*' as it also served the village of Waldron 2.5 miles away and the nearby Horeham Manor.

- 2.7 In 1925 the village changed its name to Horam, although the station persevered with 'Waldron and Horeham Road' until 1935. By 21 September 1954 it was known as 'Horam Station'. It was the main depot for the Express Dairies with the main goods traffic on the line coming from the Depot. Goods facilities at Horam were withdrawn in May 1963. Passenger trains last called at Horam on Sunday 13th June 1965, with the station closing under the Beeching Act. The last freight train up to Heathfield ran in April 1968. The line is now an off-road trail for cyclists, walkers and horses. It is known as the Cuckoo Trail and forms part of the National Cycle Network 21.
- 2.8 Although the majority of the station was cleared for a new housing estate in the early 1990's, about a third of the southbound platform still survives alongside the Cuckoo Trail together with the large concrete supports for the station board and two concrete lamp standards with metal brackets for supporting the 'totem' station signs. A short length of the northbound platform can also be found in the undergrowth.



Figure 4: Horam station, looking south, in 1905 (source: disused-stations.org.uk, from John Alsop collection)

- 2.9 The Merrydown Winery / Cider Factory was founded in 1946 by Jack Wood and Ian Howie. One hundred and thirty people worked there at its peak. The factory closed in 2004 and has since been redeveloped as an area of new homes and business premises.
- 2.10 There are a number of post medieval sites recorded in the East Sussex Historic Environment Record including the station, farmsteads and outfarms, barns, a

watermill, ponds and quarries, brickfields, brickworks and brick clamps as well as a War Memorial.

- 2.11 The commercial heart of the settlement has been traditionally focused at the junction of the High Street (B2203) and Little London Road (A267). The commercial centre remains active, and the number of smaller independent retailers are evident alongside one larger convenience retailer. The retail core was developed predominantly in the Victorian period and the architectural style of the time is evident.



Figure 5: Horam village centre in the early 20th Century

- 2.12 The present-day village of Horam remains a relatively intact historic settlement and one of the larger villages in Wealden. Development is largely concentrated on the eastern side of the A267, Tunbridge Wells-Hailsham Road. Ribbon development has been limited to the north-east and north-west, as it is enclosed by the High Weald National Landscape. Horam's position on the side of a valley above Waldron Ghyll affords views out into the surrounding countryside.

Maynard's Green

- 2.13 Maynard's Green is located at the northern end of the parish of Horam, within the High Weald National Landscape. It has an exposed ridge top setting, straddling the Heathfield to Horam Road, affording extensive views over the countryside to the west and east. The landscape setting of this hamlet, or small village, is one of its defining features.
- 2.14 The 1841 Tithe Map indicates that the settlement was scattered with small groupings of buildings on either side of the Maynard's Green Road running through the landscape.

- 2.15 Maynard's Green continued to develop around the junction of Maynard's Green Road (B2033) with Tubwell Lane and Sicklehatch Lane with a well consolidated frontage development, principally linear with development becoming more limited and sporadic moving away from its core.
- 2.16 The arrival of the railway saw the function of the hamlet of Maynard's Green diminish in terms of services (whilst the village of Horam grew) but still grew, predominantly between the 'green' and northwards up to the junction with West Street and along West Street Lane and Tubwell Lane.
- 2.17 Today, the settlement is still predominantly linear in pattern, with a mix of historic, inter and post-war, and late 20th century houses, as well as the centrally-located Primary School (on the corner of Maynard's Green Road and Tubwell Lane).
- 2.18 To the south of the hamlet is the St. Mary's School, a state special school, set back along a drive and within a mature landscape setting.



Figure 6: Collage of images of Maynard's Green

Vines Cross

- 2.19 Vine's Cross is a small compact village lying between Horam and Old Heathfield. It appears on early mapping and sits on the top of a hill within the gently undulating landscape of the High Weald National Landscape. Its rural character and setting are also emphasised by outward views toward Warbleton, across farmed countryside, and by the gap provided by the field east of Ballssocks Lane.
- 2.20 It is believed to be named after John Vyne, who was a local vintner in 1595. However, there are also suggestions that it was after the growing of grapes and thus vines or the cross at the vines.

- 2.21 The convergence of the lanes including Nettlesworth Lane, Ballsock Lane and Foords Lane, creates a triangular arrangement. By 1841, the Heathfield Tithe Map reveals changes to the 'triangle' with a limited number of dwellings. It was once a thriving village, with a school, baker's, post office, church, and grocers, and once had three churches. It retains its public house, the Brewers Arms, which appears on OS maps of 1873 (and 1897. Its garage was once a blacksmith's.
- 2.22 Today, the irregular central area contained by the lanes has been tightly developed, predominantly with housing. Development has also progressed to the west, along the north side of Foords Lane. The settlement remains focused on the triangle of Nettlesworth Lane, Foords Lane and Ballsocks Lane where the residential properties are a mix of historic and some post war eras.



Figure 7: Collage of images of Vines Cross

Marle Green

- 2.23 Marle Green is referred to as a settlement but reads as a small hamlet of dwellings and farm buildings. It appears to start at the junction of Laundry Lane with Horebeech Lane, extending southwards.
- 2.24 The name 'Marl' or 'Marle' means 'clayey soil used for fertilizer, mixture of clay and carbonate of lime'. The geology of this part of the Parish saw the emergence of a brickworks, tile making and iron extraction. Forges are noted in the area.
- 2.25 While Horam grew following the coming of the railway line, this area remained rural, with some increase in development.
- 2.26 Overall, the development pattern is linear, fairly loose knit, albeit with more recent small-scale housing plots.



Figure 8: Collage of images of Marle Green

Burlow

- 2.27 Burlow is a linear settlement and, although its extent is not readily identifiable, is regarded as incorporating lands around the junction of the Horam Road (A267) and Chiddingly Road, merging with an area commonly referred to as Horeham Flat. The A267 is a defining feature of this area, which historic mapping shows was turnpiked and subject to tolls. It was a key droveway for farmers journeying with livestock from farms, to and from the markets at Hailsham and Heathfield.
- 2.28 As well as iron and lime extraction, the area also saw agriculture, hop growing, brick making, lime and charcoal production.
- 2.29 Parts of Burlow are now consumed within the extended Horam, including the May Garland, a former coaching inn at the junction of the two roads.
- 2.30 Development consolidated along Chiddingly Road in a linear form predominantly on the northern side of the road. The property 'Burlow', and 'Burlow Cottage', are sited opposite the recently constructed Crematorium.
- 2.31 In recent years, planning permission has been granted for the residential development on a number of the fields. Once built out, the rural character of the area and setting of Horam will be eroded. However, there are a number of surviving historic buildings that are reflective of the local vernacular including the May Garland Inn.



Figure 9: The May Garland Inn

Coggers Cross

- 2.32 Coggers Cross sits at the southern end of the current Parish of Horam, on either side of a crossroads formed by the A267, Cogger's Lane (private) and Swansbrook Lane that leads to Gun Hill. It is referred to as a hamlet but is more akin to a small group of dwellings centred on the road junction.
- 2.33 In 1842, the lands were predominantly farmed including the breeding of hogs which is synonymous with lands being wooded and foraged by hogs. The clearance of woodlands saw the introduction of cattle farming, with iron extraction to the south of the Crematorium.
- 2.34 Of note is the Gamelands Methodist Church at the junction of Swansbrook Lane and the A267, which opened in 1900 was a former Wesleyan Chapel.
- 2.35 Development has increased to the north side of both Coggers Lane and Swansbrook Lane, with a distinct grouping to the north side of Cogger's Lane and a number of farms.

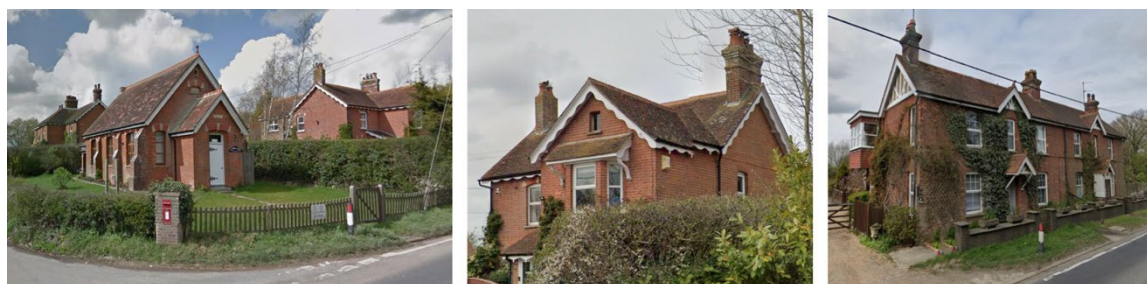


Figure 10: Collage of images of Coggers Cross

3. Vision and Objectives

Consultation activities and messages

- 3.1 The Neighbourhood Plan has been strongly influenced by ideas, suggestions and feedback received from the community during a series of engagement activities. These activities have included the following:
- An initial survey was undertaken in 2020 to help understand issues and challenges in the Parish. The results from this were used to draft a set of objectives.
 - Consultation on the emerging objectives and focus for the Plan was undertaken in April and May 2022.
 - Alongside the consultation on objectives, a children's poster competition was organised (for children of primary school age) asking them to draw a picture showing what the Parish might look like in the future. The winning entries have been used to create the logo for the Neighbourhood Plan.
 - Consultation on 'emerging policy ideas' was undertaken in October and November 2022, including exhibitions and drop-in events.
 - Consultation on the pre-submission version of the Neighbourhood Plan took place between May and July 2023.
 - Regular updates on the Neighbourhood Plan have also been provided by way of Council meetings, on the Parish Council website, social media channels, email updates and articles in the Horam Village Diary.
- 3.2 Key messages received from the consultation activities are outlined below:
- Concern was expressed about the scale of any future housing development in Horam and the impact of this on the setting and character of the Parish and villages. It was suggested that if new housing development does come forward, then it should be designed in such a way that reflects the best qualities of the Parish, that helps respond to matters such as affordability, and does not exacerbate issues such as flooding and other environmental impacts.
 - The Parish has a strong rural character and relationship with the surrounding countryside, and that efforts should be made to protect the National Landscape, Cuckoo Trail, dark skies and areas of woodland.
 - The importance of local services and facilities was recognised, and the need to maintain and support local businesses, particularly those in Horam village centre.

- That the area should be safer and easier to move around for all, with traffic speeds and the overall volume of traffic through the area reduced.
- The Parish has a strong sense of community and that where new development does take place, it is important that it is well related with the existing community, and supporting infrastructure provided that helps integrate existing and new residents.

3.3 The messages received through the events informed the vision and objectives for the Neighbourhood Plan. These are presented across the following pages.

3.4 The policies, and projects, within this Neighbourhood Plan are then intended to deliver on the vision and objectives. These are presented in sections 4 – 9 of the Neighbourhood Plan.

3.5 There is a strong landscape, design and sustainability dimension to the vision and objectives established in the Neighbourhood Plan. This has been developed further in the Horam Design Guidelines (the 'HDG'). This covers the entire Plan area and includes guidance that should be used to inform and assist in the determination of development proposals as well as wider initiatives, such as improvements to the quality of the public realm and open spaces. The full HDG is presented as a free-standing appendix to the Plan (see Appendix 2) for use by applicants and decision makers. References are made to the HDG throughout the Neighbourhood Plan, within the policies and supporting text, with guidance embedded directly in the Plan as appropriate.

Vision

- 3.6 The vision for the Parish below has been informed through consultation. It establishes the community's aspirations for the future of the area and, as such, the framework for managing future development and change.

*The essentially **rural character** of Horam parish and its settlements, which is a primary attribute for local people, is **retained**.*

*The parish's landscape character, that reflects its location in the 'Southern slopes of the High Weald', with high woodland and tree cover and hedgerows, enclosing generally smaller fields as well as settlements, is retained and enhanced, including through a **"landscape-led" approach to development**.*

*The influence of the Parish's topography on **the pattern and form of settlements**, on visual linkages with the surrounding countryside, and on the tendency for flash flooding of the Waldron Ghyll, have been recognised and reflected in development proposals.*

*The general **"greenness" of the Parish**, not only the fields and woodlands of its countryside but also in terms of its trees, hedges and green spaces within built-up areas, are retained and enhanced, including by identification of a 'green infrastructure' network that **promotes biodiversity and reinforces connections with the surrounding countryside**.*

*Opportunities for **walking, cycling and horse riding**, provided notably by the Cuckoo Trail as well as the Public Rights of Way (PROW) network and highways, continue to be encouraged, including through new and improved links and routes, in ways that increase access to the countryside and to local shops and services.*

*The **distinct identities of individual settlements** have not been further eroded.*

*Horam retains a core of businesses and community **facilities that well serve the surrounding area**, which has been supported by a range of initiatives to encourage their use by both residents and visitors.*

*The nature and mix of development have clearly helped meet **local needs**.*

*The **local vernacular** of building forms and materials has been effectively reflected in new buildings, whilst also contributing to the mitigation of and adaptation to climate change.*

*The **heritage of the parish** has been respected, while references to Horam's historical ties with the railway and the wider parish's ties with iron making and brick making are recognised.*

Objectives

- 3.7 The vision for Horam has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. These are grouped by theme and help structure policies in the Plan. They are:

Character and Design (see Policies in Section 4 of the Plan)

1. To ensure that future development is consistent with protecting and maintaining the largely rural character of the Parish
2. To safeguard the Parish character and heritage with particular regard to design
3. To ensure new developments are in sustainable locations and supported by access to sufficient local infrastructure (this objective also forms the basis of policies around community infrastructure – see section entitled ‘Community Cohesion’)

Housing Development (see Section 5)

4. To promote a balance of social mix and age distributions within the Parish

Countryside and Environment (see Section 6)

5. To protect and enhance the natural environment and tranquillity of the Parish
6. To conserve and enhance areas of natural habitat
7. To help address climate change
8. To avoid flood-risk caused by new developments

Local Economy (see Section 7)

9. To encourage businesses within the Parish that help to meet local needs & are compatible with the character and amenities of the Parish

Transport and Movement (see Section 8)

10. To encourage cycling, walking and public transport services

Community Cohesion (see Section 9)

11. To maintain and foster Horam’s community spirit

4. Character and Design

- 4.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objectives:
- Objective 1: To ensure that future development is consistent with protecting and maintaining the largely rural character of the Parish
 - Objective 2: To safeguard the Parish character and heritage with particular regard to design
 - Objective 3: To ensure new developments are in sustainable locations and supported by access to sufficient local infrastructure

Settlement pattern and landscape character

- 4.2 Horam Parish comprises of a number of settlements – villages, hamlets and dispersed settlements - with a unifying rural, well-wooded setting.
- 4.3 A series of landscape character assessments have been undertaken by [Wealden](#) and others, including the [County Council](#), with the key findings and recommendations relevant to the Neighbourhood Plan area summarised in the Landscape Character and Settlement Pattern Background Paper to the Neighbourhood Plan. These note the following important characteristics of the Plan Area:
- The dispersed pattern of rural villages, hamlets, and scattered farmsteads.
 - The low density of settlements provides a sense of rural tranquillity and experience of dark skies. The sense of tranquillity is emphasised by the relative remoteness of the area from main settlements and roads.
 - The landform of ridges and valleys associated with the River Cuckmere and its tributaries provide topographical interest to the landscape, creating a sense of place.
 - The small-scale medieval field patterns, with sinuous hedgerow boundaries, provide a sense of place and history.
 - Hammer ponds, coppiced woodlands and historic forges provide a link to the Wealden iron industry and a sense of the historic growth and evolution of the area.
- 4.4 These characteristics relate to the various components of natural beauty of the designated High Weald National Landscape, within which the northern part of the parish falls, as shown on the Policies Map. Further information, including the 'statement of significance' of the National Landscape, is set out in the [High Weald AONB Management Plan](#).

Policy HCD1: Settlement pattern and landscape character

1. Development proposals should conserve and where practicable enhance the landscape character, settlement pattern and features of the parish, having regard to recognised attributes in published Landscape Character Assessments (as summarised in the Neighbourhood Plan Landscape Character and Settlement Pattern Background paper) and in the 'Horam Design Guidelines' (see Appendix 2).
2. In particular, development proposals should respond positively to the following principles:
 - a) The existing settlement pattern of rural villages, hamlets and scattered farmsteads, including the topographical setting of settlements, should be maintained.
 - b) Development should be in keeping with the distinct character of the locality and compatible in scale with its setting and available services.
 - c) Development both within the High Weald National Landscape and within its setting should conserve and enhance the landscape and scenic beauty of the High Weald National Landscape, having regard to the objectives in the High Weald AONB Management Plan.
 - d) The small-scale and "enclosed" landscape character and historic pattern of settlement, fields and woodlands (with a high level of ancient woodlands and permanent grassland) is maintained.
 - e) The tranquillity of rural areas is retained.

Waldron Ghyll valley

- 4.5 The Waldron Ghyll and its valley setting are a ‘valued landscape’ in line with para 180(a) of the NPPF. It makes a significant contribution to the landscape of the Parish, as highlighted in landscape character assessments undertaken at both the county and district level, and which elevate it above other landscapes. Of particular note, the [Wealden Landscape and Settlement Character Assessment](#) (2014) undertaken by CBA for WDC states (at para 4.27.5) that:

“The landscape is bisected by a stream, the Waldron Ghyll, which flows past several farmsteads to later join the valley of the Cuckmere River. This is a key landscape feature within the setting of the village.”

- 4.6 The landform associated with the Ghyll provides interest and helps create a sense of place. As well as providing the physical and visual setting of the villages, it is valuable in supporting wetland habitats and biodiversity. The environment associated with the Ghyll can also help regulate water flow and assist in reducing flooding during heavy rainfall. Several ponds have formed along the course of the Ghyll. These, combined with smaller scattered ponds across the area are a link back to the once thriving iron industry, and thus a further link to the history of the area and its sense of place. This is further emphasised through the presence of historic farmsteads along the route of the Ghyll. It is suggested in the landscape character assessments that the landscape along watercourses and around associated ponds is restored to help minimise flood risk.
- 4.7 There are also many public views across and along the valley, notably from settlements themselves, the Cuckoo Trail and from public rights of way, as highlighted in the identification of ‘important local views’ in Policy HCD3 of the Neighbourhood Plan, providing both a valuable amenity and sense of place for local people.
- 4.8 Furthermore, the Ghyll and valley is integral to our understanding of the growth and evolution of the Parish, with settlements and roads historically being located on higher land. Indeed, the Waldron Ghyll Valley forms the most distinctive topographical setting of the Parish’s settlements. It is defined by its watershed beyond the main built-up areas (Figure 11). Policy HCD2 is worded in such a way that it sets out expectations for new development rather than preventing it from coming forward.

Policy HCD2: Waldron Ghyll valley

1. The Plan identifies Waldron Ghyll valley (as shown in Figure 11) as a valued landscape. Development proposals within the Ghyll valley should be sensitive to its character and appearance and not cause unacceptable harm to its open landscape character.
2. Measures to mitigate flood risk and enhance the biodiversity and amenity value of the Valley will be supported (including opportunities that contribute towards biodiversity net gain and carbon sequestering through supporting natural regeneration of Ghyll woodland and the restoration of wetland areas).

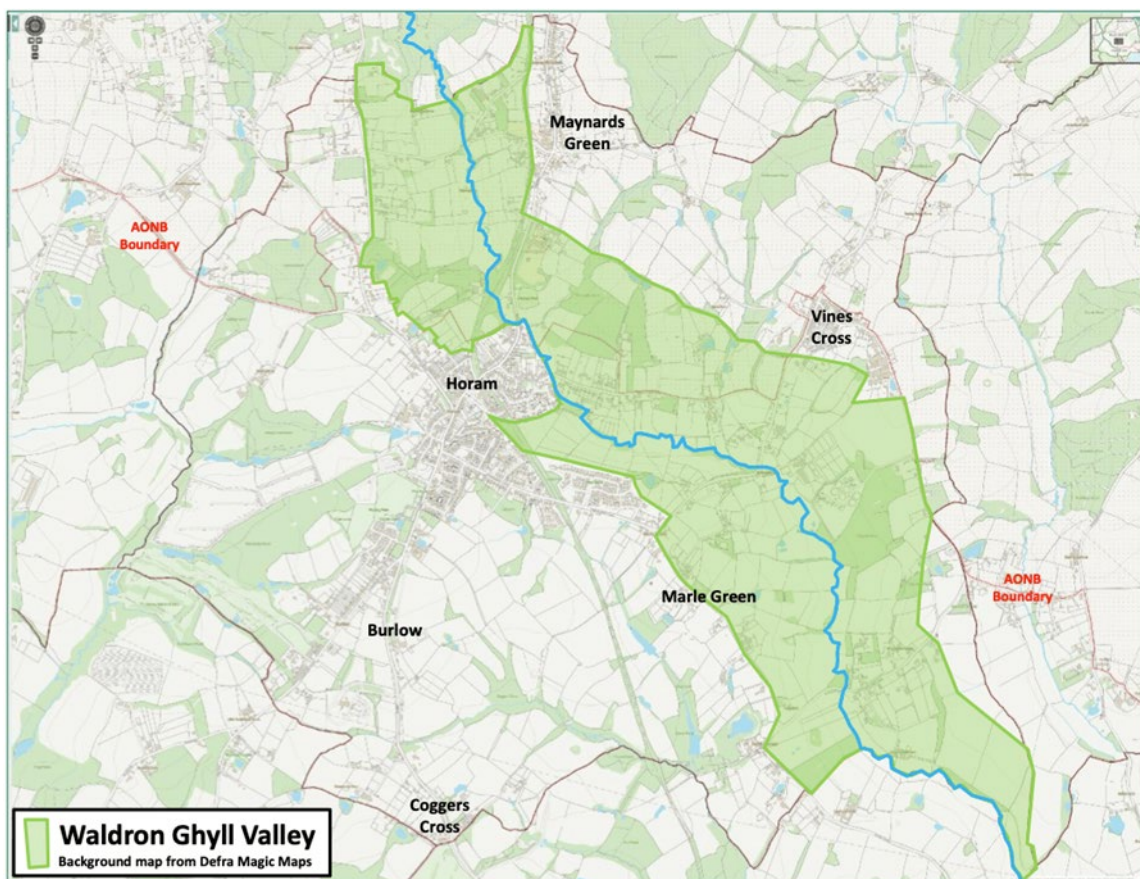


Figure 11: The Waldron Ghyll valley.

Views

- 4.9 Due to the Parish's position straddling ridges either side of the Waldron Ghyll, there are various high points and locations within the Parish where views are afforded over land between settlements and the countryside, including across the High Weald National Landscape and southwards across the Low Weald as far as the South Downs. Plainly, views do not respect administrative boundaries. However, this policy applies only to those parts of wider views which are within the parish.
- 4.10 Wide views to the South Downs are identified as a positive attribute of the 'south slopes of the High Weald' in the [East Sussex County Council Landscape Character Assessment](#) (2016). This is also reflected in the landscape qualities identified in the [Wealden Landscape Character Assessment](#) (2022) which states (on page 184) that *'the contrasts between the enclosed character around woodlands and sunken lanes, and open views to the Pevensey Levels and the South Downs provides visual interest and a sense of place'*. It goes on to establish a set of landscape guidelines (on pages 185 and 186), amongst which include retaining *'the characteristic contrast between areas of enclosed character and long open views to the Pevensey Levels, South Downs and landmark church towers'*.
- 4.11 The HDG identifies views (Figure 12 and Table 1) that exemplify the sense of place of Horam Parish and are integral to peoples' enjoyment and appreciation of the landscape of the Parish, as well as the relationship between built-up areas and 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.
- 4.12 All views are public vantage points. 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. The policy requires proposals for development to avoid unacceptable harm to an important view, which may be by virtue of the height, massing or obstructive location of buildings.

Policy HCD3: Important local views

1. As appropriate to their scale and nature, development proposals should respond positively to the identified Important Local Views, (as shown on Figure 12) in terms of their layout, height, scale and massing.

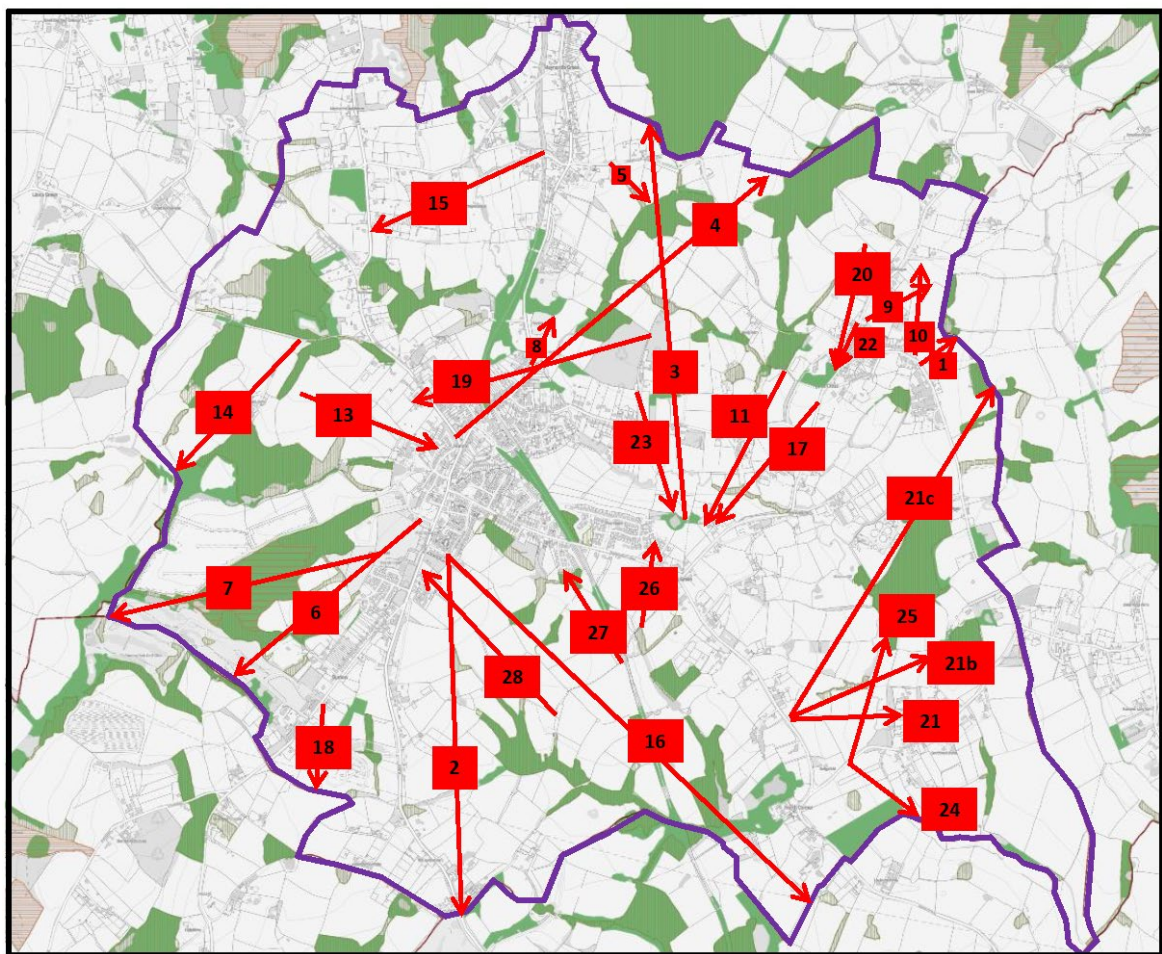


Figure 12: Important local Views. See Table 1 for more information on each view
(View 12 was deleted at examination)

1. **Foords Lane to Warbleton:** Panoramic view looking along line of footpath connecting Vines Cross to Warbleton, with Warbleton Church on the horizon.
2. **Grange Close to South Downs:** 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. **North from footpath 11 east of Rosemead:** Panoramic view through the countryside, looking north towards the High Weald National Landscape, featuring the characteristic mix of grassland and tree/hedge framed fields. View from public footpath Horam 11.
4. **North along Horam High Street:** 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. **Path 2a off Sicklehatch Lane:** 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. **Play park to South Downs:** 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. **Recreation Ground to South Downs across allotments:** 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. **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 immediately south mark a clear gateway into the built-up area of Horam.
9. **Northeast from Brewers Arms car park:** 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. **Foords Lane north along footpath 5:** 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. **Hook Wood southeast across Waldron Ghyll:** 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. Deleted at examination
13. **Footpath 22 east to Horam Manor:** 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. **Furnace Lane across Hook Farm to South Downs:** View from Furnace Lane looking south-southwest across Hook's Farm listed building to the distant South Downs National Park, again showing typical woods and field rural landscape.
15. **Cuckoo Trail from bridge over Tubwell Lane:** 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.	End of Grange Close southeast to Grove Hill: View from the end of Grange Close looking southeast across the deeply incised Cinderghyll and the Waldron Ghyll valley to Grove Hill.
17.	Nettlesworth Lane: View from Nettlesworth Lane at southern edge of Vines Cross looking southwest across the Waldron Ghyll Valley towards the land east of Rosemead
18.	Chiddingly Road to mature oak trees: View from Chiddingly Road looking south to the mature oak trees in the middle distance.
19.	Vineyard to Sanctuary: 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.	Footpath 18 southwest across Vines Cross: View from an elevated position on footpath 18 looking southwest across Vines Cross which is hidden in the dip in the land.
21.	From Marle Green Farm: 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.	Nettlesworth Lane, Vines Cross: 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.	Vineyard south across Vines Cross Road: 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.	Cowden Hall Lane: View from Cowden Hall Lane looking southeast, downstream, along the Waldron Ghyll valley.
25.	Cowden Hall Lane: View from Cowden Hall Lane looking northwest, upstream, along the Waldron Ghyll valley.
26.	Footpath 16: View from footpath Horam 16 looking north-northwest towards Horebeech Lane across the field separating Horam from Marle Green.
27.	Footpath 16: View from footpath Horam 16 just off the Cuckoo Trail, looking north-northwest towards Horam.
28.	Footpath 16: View from footpath Horam 16, near Coggers Shaw, looking towards Coxlow Farm.

Table 1: Description of important local views¹ to be protected from future development.

¹ Important Local View 12 was discounted at the examination stage, due to planning permission having now been granted on appeal for the residential development of the Land to the East of Rosemead

Design

- 4.13 The achievement of high quality design is a core principle of the NPPF. It states, at paragraph 131, that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities'*. The importance of the design of the built environment and its contribution to making better places for people is emphasised. It goes on to note that *'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'* (paragraph 132).
- 4.14 In short, good design will help create high quality, safe and successful places where people enjoy living, working, and visiting. This is emphasised in the [National Design Guide](#), which should be referred to by all involved in the planning system when shaping, responding to and considering applications for planning permission. This recognises the importance of local character and the role of the community in the design process. It states (at paragraph 17) that:
- 'Local communities can play a vital role in achieving well-designed places and buildings and making sure there is a relationship between the built environment and quality of life'.*
- 4.15 During the consultation on the Neighbourhood Plan, the quality of the design of development in the Parish was raised as an important issue, with respondents highlighting the importance of local character. Equally, the impacts of development on climate change were raised, with support expressed for sustainable design and construction methods that support energy efficiency.
- 4.16 For the purpose of this Neighbourhood Plan, the Horam Design Guidelines (the HDG) have been prepared (see Appendix 2). This is reflective of the NPPF which encourages the use of codes and guidelines to help deliver quality outcomes for new development. Production of the HDG also responds to the [National Model Design Code](#) and the clear expectation from central Government that codes and guides are used to inform development proposals to provide clarity about design expectations at an early stage and reflect local character and preferences.

- 4.17 The HDG presents a set of principles and guidance, advocating a character-led approach to the design of development which responds to and enhances the existing town and landscape. These reflect good practice principles and wider design guidance, including that set out in [Building for a Healthy Life](#), and should be referenced by applicants for development. The [High Weald Housing Design Guide](#), which applies to the High Weald National Landscape is of particular interest as it presents design advice and guidance for new housing development within the High Weald, which covers much of the northern part of the Neighbourhood Plan area. Equally, the [High Weald Colour Study](#) provides guidance on the selection and use of colour in development in the National Landscape.
- 4.18 Key characteristics across the Parish have been identified in the HDG, to which new development should respond positively. These are summarised in Table 2. Reference to context is not intended to promote the copying of or use of pastiche solutions. It means responding to what is around as inspiration and influence and it could be that a contemporary solution is equally in harmony with the surroundings.

<i>Horam Village</i>
<ul style="list-style-type: none"> • Main village and service centre for the surrounding settlements. The commercial heart of the Parish. • Cuckoo Trail is an important feature in the village offering safe pedestrian and cycle routes to Maynard's Green. • Variety of development patterns with an average building height of two storeys. • Extensive views towards the countryside. • Public open space and Playing fields in the Village Hall provide a good amenity space. • Tree-lined roads, well-sized green verges and properties bordered with rich vegetation and hedgerows. There are also examples of hard boundary treatments (e.g. low height brick walls). • Local vernacular mainly includes red brick (variety of shades), clay tile hanging and white render, whilst for the roofs red clay tiles, concrete roof tiles and darker slates are used. Brick window and door dressings are evident. White wooden detailing is also used for window frames, fascia and porch details.

Table 2: Key characteristics

<i>Maynard's Green</i>
<ul style="list-style-type: none"> • Predominantly linear development, irregular building lines, informal setting, varied sizes on building plots. • Low density development and rich vegetation contributes to the rurality of the settlement. • Average building height is two storeys. Irregular and non-continuous roofline interrupted by nature. • The traditional Sussex vernacular prevails with the use of red brick, or part red brick and part tile hanging, examples of catslide roofs. • Easily accessed on foot from Horam via Cuckoo Trail.
<i>Vines Cross</i>
<ul style="list-style-type: none"> • The northern part of the village, where the pub and the garage opposite can be found, provide a focus for the village. • Informal development pattern, meandering lanes, irregular building lines, rotations, and setbacks. Compact development along three lanes. • Low density development and rich vegetation contributes to the rurality of the settlement. • Panoramic view from Foords Lane looking east with Warbleton Church on the horizon. • Average building height is two storeys. Irregular and non-continuous roofline interrupted by nature. • The traditional Sussex Weald vernacular prevails with the use of red brick, or part red brick and part tile hanging, examples of catslide roofs.
<i>Hamlets, farmsteads and rural areas</i>
<ul style="list-style-type: none"> • Low density, linear form settlements, with average building heights of two storeys. • Strong rural feel with slightly meandering lanes and rich vegetation. Prevalence of physical boundary treatments over the hard surfaces. • Traditional Sussex Weald vernacular including red/orange bricks, painted brickwork, tile-hanging, and red clay tiles on roofs.

Table 2 continued

Policy HCD4: Design of development

1. The design of new development must respond positively to and reinforce the local character and distinctiveness, as summarised in Table 2, applying relevant guidelines contained in the 'Horam Design Guidelines (HDG)'.
2. In respect of housing development in, or within the setting of, the High Weald National Landscape, regard should also be had to the High Weald Housing Design Guide.
3. As appropriate to their scale, nature and location, development proposals should:
 - a) Be compatible with the form and layout of the locality and, where appropriate, with neighbouring buildings and groups of buildings.
 - b) Be of a density consistent with retaining and enhancing local, rural character, including through making space for trees, hedges, and plant cover, as well as SuDS features. The prevailing relatively low density may be increased in and around Horam village centre.
 - c) Normally be of one or two storeys in height, with two and half storeys (i.e., an additional storey in the roof) only appropriate where this does not appear prominent in the street scene.
 - d) Use traditional building materials, as highlighted in the Horam Design Guidelines, normally prevalent multi-red bricks (with red brick dressings) and plain clay tiles, unless a compelling design case for an innovative, highly energy efficient scheme that respects the local context, justifies an exception.
 - e) Respect established building lines and the pattern of rooflines, front gardens, and boundary treatments.
 - f) Promote the efficient use of energy and water, maximising opportunities to reduce energy consumption and make use of carbon free sources of energy.
 - g) Provide sufficient external amenity space, refuse and recycling storage, and car and bicycle parking, as per [ESCC Parking Guidance](#).
 - h) Not harm the amenities of adjoining properties, including via an overbearing impact or loss of privacy, daylight, noise, or intrusive activity.
 - i) Keep light spillage to a minimum.
 - j) Have acceptable, safe vehicular and pedestrian access and not result in severe conditions on the local road network, including in terms of congestion.

Heritage

- 4.19 The NPPF stipulates that the historic environment should be conserved and enjoyed. In accordance with paragraph 206 of the NPPF, *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*.
- 4.20 Designated, or statutory, heritage assets, including Conservation Areas and Listed Buildings, are subject to guidance in the NPPF. According to Historic England’s records, the Parish of Horam contains 20 Listed Buildings, all of which are Grade II listed. There are no conservation areas in the Parish but there is one Scheduled Ancient Monument just beyond the Parish of Horam, north of Vines Cross, south of Furnace Lane and west of Beckington Bridge, described as an [‘Iron Furnace Site’](#). It was designated in 1973 and is referred to as a *‘significant site, which and despite the breach to the dam, survives well’*. The description also refers to the fact that the *‘18th century gun-founding on the site is thought to be the best documented in Britain.’*
- 4.21 There is already legislative and national policy protection to designated heritage assets. However, it is important to note that there are also “non-designated heritage assets” which are also important to the character and identity of the Parish and its evolution over time, a clear account of which is set out in the supporting ‘Horam Parish: Historic Overview, Character and Issues Statement’, which is published alongside Draft Neighbourhood Plan.
- 4.22 A number of candidates for identification as non-designated heritage assets has been identified. It is proposed that further work be undertaken - as a “project” to determine which of these meet relevant criteria. Further information on these, as well as the proposed approach to their assessment, is set out in the ‘Approach to identifying and protecting local heritage assets’ Background Paper.
- 4.23 In the interim, the Neighbourhood Plan can highlight the importance of conserving local heritage, with reference to the understanding of it gained through relevant studies and other sources of information, notably the [East Sussex Historic Environment Record \(HER\)](#).

Policy HCD5: Local Heritage

1. Development proposals should seek to conserve and, where possible, enhance the local distinctiveness of buildings and structures which are of local architectural and historic interest and contribute to the heritage significance of the parish.
2. Development proposals should have regard to the historic character and evolution of the Parish set out in 'Horam Parish: Historic Overview, Character and Issues Statement' and other relevant records, including the East Sussex Historic Environment Record.
3. The effect of a development proposal on the significance of a non-designated heritage asset should be taken into account in determining planning applications. In weighing planning applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Project H(i): Local Heritage

1. The Parish Council is keen to ensure sensitive conservation of the historic environment and will promote and support the identification of local heritage assets, drawing on the initial background work and approach set out in the Horam Neighbourhood Plan Background Paper: '*Local Heritage*'. It anticipates this being a community-led project, carried out in close liaison with partner organisations, notably Wealden District Council and East Sussex County Council, through their respective conservation/archaeology officers. Buildings and other structures regarded as being of local historic importance will be put forward for inclusion on a 'local list' of non-designated heritage assets when this is produced by Wealden District Council.

5. Housing Development

- 5.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objectives:
- Objective 4: To promote a balance of social mix and age distributions within the Parish
- 5.2 The emerging Wealden Local Plan will establish housing figures to be met across the district. It is important that the delivery of new homes responds to local dynamics and pressures in the housing market. To this extent a Housing Needs Assessment (HNA) has been undertaken for the Horam Neighbourhood Plan area, providing a more granular level of detail than established through district-wide assessments. It has been used to inform and support housing policies in the Neighbourhood Plan. It is published on the Parish Council's website. Findings and recommendations are summarised below.

Housing Type, Size and Mix

Housing type and size

- 5.3 There are around 1,300 dwellings in the Parish as of 2021 ([according to the 2021 Census](#)), an increase of approximately 240 dwellings (or 21.8%) over the previous 20 years since 2001.
- 5.4 The HNA indicates that the housing stock in the Parish has a high proportion of detached and semi-detached homes, as well as a relatively high share of bungalows. Although it notes that the overall number of smaller homes, including 2-bedroom homes, has increased since 2011, as a result of new development that has taken place, the size mix remains generally larger than the national average (though slightly smaller than the average for Wealden as a whole). The HNA notes that the type and size of housing in the Parish links back through to matters of affordability.

Household composition

- 5.5 The HNA indicates that there is a relatively high proportion of one person households in the Parish, and that, compared to house size, occupation rates are low i.e. a large proportion of households have more bedrooms than they strictly need. This is reflective of the older population structure of the Parish and limited stock of smaller homes, reducing the ability for people to downsize. At the same time, the HNA notes that there is a relatively high proportion of 'adult children' still living at home, which it links to the availability and affordability of homes, restricting their ability to form their own households.

Housing mix

- 5.6 Following from the above, and based on the results of a life stage modelling exercise, the HNA notes that new development in the Parish should predominantly focus on smaller and medium-sized dwellings. This will help to accommodate younger families and new households, address the unmet demand for downsizing, and go some way to improving affordability.
- 5.7 The HNA recommends that the balance of new housing should contribute to the following mix (across all tenures): 9% 1-bedroom homes, 41% 2-bedroom, 19% 3-bedroom, 24% 4-bedroom and 7% 5-bedroom. However, it is recognised that this might unnecessarily restrict supply and that new development should help deliver a range of housing choice and opportunity. The requirement for the mix of new homes should thus be flexible, enabling the delivery of larger homes where there is evidence to support such needs.
- 5.8 Within the overall size mix sought below from new housing in the Parish, it is recognised that in practice it applies primarily to market housing, while Affordable Housing is likely to require a greater weighting towards smaller sizes. In addition, the mathematical approach in Policy HDD1 will inevitably apply better to larger proposals (of ten or more homes). Nevertheless, the principles of delivering smaller homes should be incorporated into smaller developments. Where appropriate, the WDC Housing Team can advise further on the bedroom size needs for affordable rented (and affordable home ownership tenures), within the overall framework provided by the policy and supporting text, for specific proposals.

Housing for older people, including specialist housing

- 5.9 The total population of the Parish, as of the 2021 Census, is 3,100 people. The HNA indicates that the population of the Parish has grown since the 2011 census and that the proportion of the population in the 65+ age bracket has also increased. The age structure of the Parish is older than for the District and Country as a whole. However, there has also been a slight increase in the 0-15 age category.
- 5.10 The recommended mix of new homes, with a focus on smaller and medium-sized homes, will potentially enable opportunities for people to downsize and, at the same time, free-up larger homes for younger families.
- 5.11 However, and given the aging population of the Parish, there is a potential need for specialist housing with additional care for older people. [Planning Practice Guidance](#) notes that there are a variety of specialist housing types that can meet the needs of older people. This includes, but is not limited to, (1) age-restricted general market housing, (2) retirement living or sheltered housing, (3) extra care housing or housing-with care, and (4) residential care homes and nursing homes.

- 5.12 The HNA uses two methods to determine the future need in Horam Parish for specialist housing required during the Plan period, equating to a range of need between 77 and 96 specialist homes, comprising a mix of housing with care (e.g.: extra care), which accounts for between 30-45% of the total, and the remainder which comprises sheltered housing, adaptation and retirement living.
- 5.13 Where specialist housing is to be provided it should meet the design criteria contained in this Neighbourhood Plan. Further guidance also exists which should be considered. This includes the principles of inclusive design outlined in [Planning Practice Guidance](#), as well as those principles set out in the [HAPPI \(Housing our Ageing Population Panel for Innovation\) report](#) which are applicable to housing for elderly people and age-friendly places. Planning Practice Guidance on housing for older and disabled people notes (at Paragraph: 008 Reference ID: 63-008-20190626) that:

'accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.'

- 5.14 In line with this, specialist housing for older people in Horam Parish should also be provided in sustainable, accessible locations so that residents can access local services on foot, so that staff working at these facilities have the choice to travel to work by sustainable transport modes and so that family and other visitors can access relatives and friends via sustainable transport modes.
- 5.15 Some of the potential demand for specialist housing might be met elsewhere across the district, in larger settlements that better satisfy the accessibility criteria outlined above. Equally, it may be that the existing housing stock can be adapted to support the changing requirements of an aging population. This includes new housing to be specifically designed to allow for adaptability and flexibility over time. This might include the ability for people to work at home separate from the main living space, as well as opportunities for multi-generation homes that enable part of the home to be subdivided as a separate stand-alone unit with its own entrance, allowing family members to live semi-independently.

Policy HHD1: Housing type, size and mix

1. Wherever practicable, a minimum of 70% of the homes in residential developments should comprise a mix of 1, 2 and 3-bed homes, to the following proportions:
 - 1-bed homes: approximately 10%.
 - 2-bed homes: approximately 30%.
 - 3-bed homes: approximately 30%.
2. Alternative mixes of housing will be supported where justified by appropriate data on housing needs or where the mix would result in a development out of character with its setting.
3. Proposals for extensions or annexes to existing dwellings to provide for family members to live semi-independently will be supported, subject to there being no adverse impacts on the character of the property or its surroundings, or on the amenities of neighbouring properties, or highway safety.
4. Development proposals which include the provision of homes suitable for older residents, including supported and specialist housing, and independent living, will be supported where it is located within easy access of shops, facilities and public transport services and designed in accordance with the design principles established by the [Housing our Ageing Population Panel for Innovation](#) (HAPPI) group and accord with other policies of the Neighbourhood Plan.

6. Countryside and Environment

- 6.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objectives:
- Objective 5: To protect and enhance the natural environment and tranquillity of the Parish
 - Objective 6: To conserve and enhance areas of natural habitat
 - Objective 7: To help address climate change
 - Objective 8: To avoid flood-risk caused by new developments

Nature and Biodiversity

- 6.2 The [Environment Act](#) (2021) and declaration of a Climate Emergency have raised the importance of biodiversity and natural habitats. Environmental improvements, including trees, shrubs and hedgerow planting, as well as grassed areas, should be integrated into all development and result in a net gain for biodiversity, with nature being brought back into the places where people live their lives, having a positive impact on health and wellbeing.
- 6.3 The Environment Act requires developers to deliver a minimum 10% Biodiversity Net Gain (BNG) on all proposals. This should be delivered on site unless it is demonstrated that this is not feasible. In this case, provision should be provided as close to the original site as possible. Applicants are required to submit a biodiversity net gain plan as part of development proposals of all sizes. Net gain should be demonstrated through use of the [Natural England Biodiversity Metric](#). It is important that biodiversity net gains achieved in this way are appropriate to the local landscape, support landscape continuity and create high quality habitats.
- 6.4 Priority habitats for biodiversity (as identified under Section 41 of the [Natural Environment and Rural Communities Act](#)) in the Neighbourhood Plan area are mapped in Figure 13. These are areas which should be protected and where development should be avoided. Development adjacent to or surrounding these areas should help support the enhancement of habitats through a positive approach to conservation management.
- 6.5 Important habitats in the Parish include areas of woodland, wildflower meadows, the Cuckoo Trail and corridors along streams and watercourses, including the Waldron Ghyll and extensive network of ponds. These all form part of the 'green infrastructure network' in the Plan area. The Cuckoo Trail is particularly important in terms of green infrastructure. It is a valuable corridor for wildlife, benefitting from a broad range of trees and other vegetation along it, having been established more than 100 years ago.

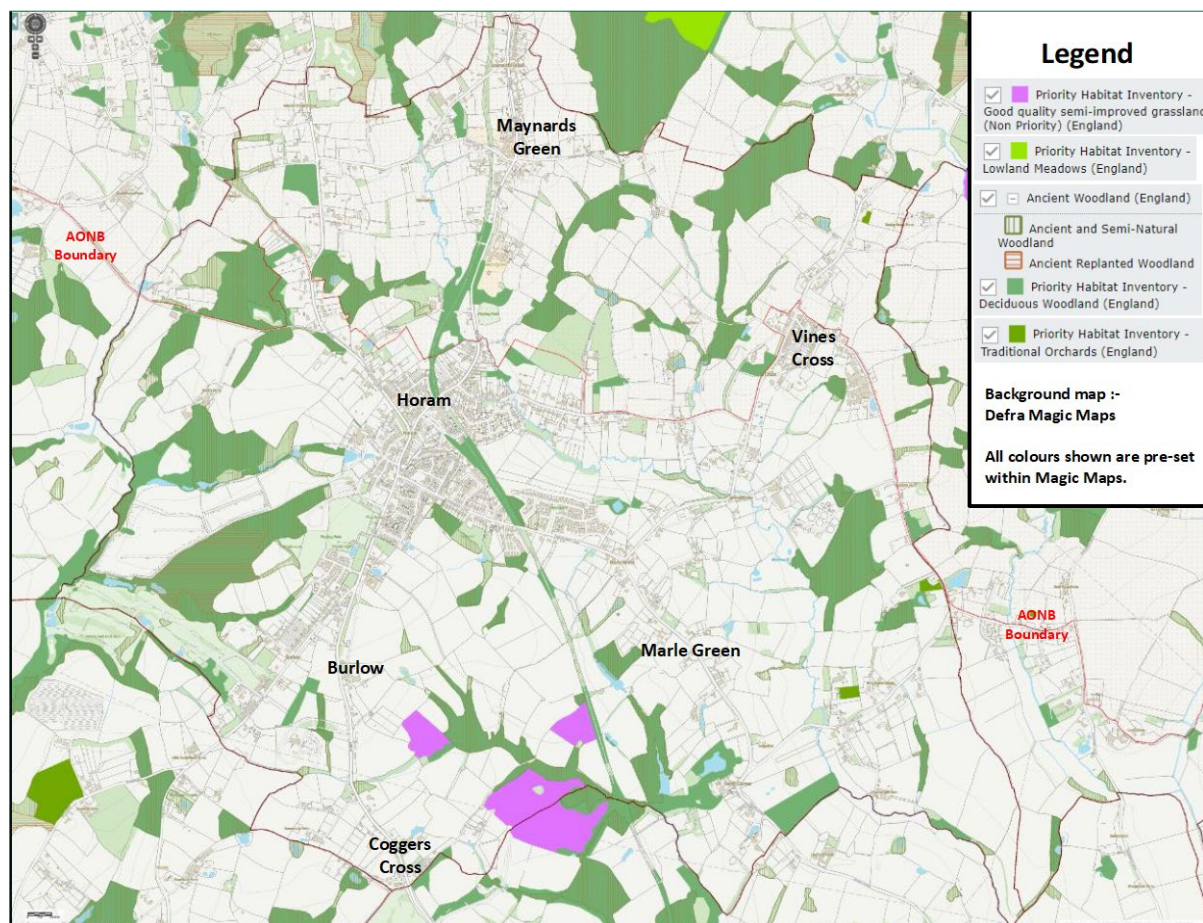


Figure 13: Priority habitats for biodiversity in Horam Parish (source: Defra MAGIC <https://magic.defra.gov.uk/>)

- 6.6 Natural England's [Green Infrastructure Framework](#) supports nature recovery and the integration of nature into new development, increasing the extent and connectivity of nature rich-habitats. It also includes a commitment to everyone being able to access green infrastructure within a fifteen-minute walk of their home. Natural England's [Green Infrastructure Maps](#) show that although the Parish benefits from an extensive network of green infrastructure, not all of this is accessible, with much of the area falling outside established 'Access to Natural Greenspace Standards'.
- 6.7 In Horam Parish, development should be planned in such a way that avoids habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration, and enhancement of linking habitats and 'stepping stones' through the landscape.
- 6.8 The protection and enhancement of biodiversity assets is dependent on robust networks of Green Infrastructure which facilitate movement and genetic exchange of wildlife and species. Provision of Green Infrastructure should ensure permeability for wildlife through development and provide sufficient beneficial habitat to support target species, independent of its connective function.
- 6.9 Further information is presented in the HDG to which applicants are required to refer. This shows how new (and existing) development might help create connected green corridors through:
- Provision of generous front and back gardens, with permeable surfaces and, preferably, including the planting of locally native trees and shrubs.
 - Alignment of back gardens where possible to provide for continuous wildlife corridors, with bird boxes or bricks in walls installed to enhance biodiversity and wildlife.
 - Protection and enhancement of existing local green spaces, including provision of new spaces in development, and which should be carefully located in order to maximise their potential as a habitat for wildlife.
 - Retention of and planting of new trees and hedgerows, supporting the resilience and connectivity of the green network.
 - Protection and safeguarding of natural open spaces from necessary or potentially damaging human interaction.
- 6.10 The [Sussex Biodiversity Record Centre](#) (SxBRC) manages information on habitats, species, and sites across the county as a whole. Information provided by SxBRC indicates that the Neighbourhood Plan area benefits from a number of priority habitats and that there are known records of protected and designated species in the Parish.

Policy HCE1: Nature and biodiversity

1. Where relevant, and as appropriate to their scale, nature and location:
 - a) Development proposals should conserve, restore and enhance existing priority habitats, including Ancient Woodland (as shown in Figure 13) and habitats that support priority species.
 - b) Development proposals should retain well-established features of the landscape, including mature trees, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them.
 - c) Development proposals should incorporate green infrastructure within the scheme design and layout where possible, either through retention and or provision of new infrastructure and, in so doing, the green infrastructure provided should:
 - i) Provide permeability for wildlife through and around development, and function as a wildlife habitat in its own right.
 - ii) Take opportunities to reconnect small and isolated areas of woodland to allow for the movement of species.
 - iii) Include green links that connect formal and informal green spaces.
 - iv) Maximise opportunities for people to interact with nature and encourage walking and cycling, ensuring that opportunities will not cause harm to wildlife and habitats.
 - v) Include planting that is appropriate to the setting and proximity to the High Weald National Landscape.
 - d) Development proposals should incorporate features that support local species, including, but not limited to, green roofs, bird boxes, swift bricks, bug hotels, bat boxes and hedgehog houses.

Project H(ii): Wildflower verges

1. The Parish Council is supportive of the creation of wildflower verges within the parish, to both increase biodiversity and provide local amenities.

Trees and hedgerows

- 6.11 The parish benefits from an extensive network of green infrastructure and is rich in character, with the landscape retaining a pattern of post-medieval, informal ‘fieldsapes’. Distinguishing characteristics of this area, as identified in the [High Weald Natural Character Area profile](#), are the mixture of small pasture fields, enclosed by thick hedgerows, shaws and small woodlands, with farmsteads connected by historic routeways, tracks and paths.
- 6.12 Although generally in small blocks, woodland cover in the High Weald is notably high, with the majority of it classed as ‘ancient woodland’, dating from before 1600, and the extent of which is reflective of the area being part of the ancient forest of *Andredeswald*.
- 6.13 The character area profile prepared by Natural England includes a number of environmental opportunities. Amongst these is the importance that woodlands and hedgerows make to the character of the landscape, as well as their importance to biodiversity. It goes on to note that development should retain distinctive features that enhance the ecological function of the area and reaffirm a sense of place. This is further developed in the Landscape Character Assessment covering the southern slopes of the High Weald prepared by [East Sussex County Council](#). Guidelines outlined in this of relevance to the Neighbourhood Plan area include:
- Conserving hedges, trees and ghyll woods.
 - Plant new small woods, wet woodland and tree belts to strengthen the landscape character and where this is appropriate habitat creation.
 - Actively manage trees and woodland, plant trees and woodland to contain existing and new built development.
- 6.14 The significance of trees and woodlands in the area is also recognised in the suite of landscape studies undertaken by [Wealden District Council](#) including the [Landscape Character Assessment](#) which notes (page 183) that *‘the numerous woodlands (with a high proportion of ancient woodlands), trees and mature hedgerows, provide a sense of place as well as habitat connectivity to support biodiversity, carbon sequestration and the regulation of temperatures’*. The planting of new trees provides a buffer to existing woodland; enhances landscape and wildlife connectivity, notably between existing woodland habitats; helps to slow surface water run-off, manage flood flows and other climate change effects; reinforces, or provides, a treed backdrop to new development in keeping with local character; and helps maintain the continuity of tree cover or reinforces natural regeneration or colonisation.

- 6.15 Accordingly, the network of trees, including Ancient Woodland and Veteran Trees, younger naturally established woodland and hedgerows in the Neighbourhood Plan area should be protected and maintained. The restoration and establishment of new hedgerows and areas of trees in suitable locations is also supported, particularly where it responds to the historic landscape character and helps create habitat connectivity. However, it is noted that the importance of the High Weald's small-scale medieval fieldscape means large woodland creation schemes are usually unsuitable. The second part of Policy HCE2 comments about the retention of existing trees. Nevertheless, it is acknowledged that in some cases existing trees may need to be removed to allow new development to take place or to allow the continued well-being of other trees. In such circumstances, the District Council will be able to come to a judgment on a case-by-case basis.

Policy HCE2: Trees and hedgerows

1. Existing woodland, trees and hedgerows, especially veteran trees and Ancient Woodland as well as trees along stream courses, and roadside trees, should be retained and protected.
2. Development that incorporates, or is likely to impact on, existing trees, woodlands or hedges, should provide for their retention and ongoing management.
3. The type and location of new tree, woodland and hedgerow planting should be informed by the historical character of the area.

Dark Skies and Lighting

- 6.16 Much of the parish benefits from dark skies (Figure 14), with areas of most light pollution in the existing built-up area of Horam village (as well as from the golf driving range to the south west), though this is still relatively low in comparison to much of urban Wealden. Increased housing within the neighbourhood area may produce more light spill, therefore harming the amenity of the surrounding landscape, including sensitive areas such as the High Weald National Landscape to the north. Certain species of invertebrate and mammal are also highly sensitive to inappropriate lighting.
- 6.17 The High Weald National Landscape has some of the darkest skies in the south-east of England, with the least skyglow. This gives the National Landscape a sense of remoteness and peacefulness and connects the natural environment to the cultural and historic landscape, while a number of nocturnal species for nature recovery within the High Weald are dependent on dark skies for feeding, including a variety of bat species, numerous species of night-flying moths which are UK BAP Priority species, dormice, and glow-worms.
- 6.18 Through consultation, strong messages were made in respect of the rural character of Horam and the sensitive landscape and environmental setting of the village and wider parish. To protect the rural character, measures that retain and enhance the dark night sky across the Neighbourhood Plan Area are welcomed, including minimising light pollution from new developments. Indeed, excessive lighting, particularly from security lights, floodlights and streetlights, wastes energy whilst also disrupting the behaviour patterns of people and wildlife, especially nocturnal species.
- 6.19 The National Planning Policy Framework (at Para 185 (c)) states that planning policies and conditions should *“limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*. This is supported by National Planning Policy Guidance on [Light Pollution](#) (at Para: 001 Reference ID: 31-001-20191101) which states that lighting can be a *“a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky”*.
- 6.20 High Kelvin rated lighting can create a harsh glare, disrupt sleep and disturb nocturnal wildlife and their habitats. The [International Dark-sky Association](#) (IDA) advises that outdoor lighting should not exceed a rating of 3000 Kelvins. Equally, the IDA recommends that any light fixtures with an output above 500 lumens should be fully shielded and pointing downward to minimise glare and skyglow. Guidance issued by the [Institution of Lighting Professionals](#) (ILP) also establishes standards and good practice in respect of external light installation and angles to reduce skyglow, as well as brightness intensity levels to reduce light intrusion and

nuisance, with different brightness levels appropriate for different locations. Lighting, with higher brightness levels, is appropriate within Horam Village Centre and as far as the recreation ground, where they support safe use and enjoyment of those facilities, but not in currently dark areas and especially in more sparsely populated areas and within the High Weald National Landscape.

- 6.21 The HDG recognises the strong rural character of Horam, and the dark skies it benefits from. Despite the value of artificial light in creating more welcoming spaces at night time, the HDG recognises that it is important for new development to minimise the potential impact of street or house lighting on the natural habitat and light pollution. As such, it sets out a series of guidelines to ensure that consideration is given at the design stage of new developments, these are included within Policy HCE3.

Policy HCE3: Dark Skies and Lighting

1. New street lighting will only be supported where there are significant public and highway safety concerns, and will not normally be supported within residential and rural areas.
2. Where external lighting is necessary on safety grounds as part of the development proposals its design and positioning should protect the night sky and natural environment from light pollution through:
 - a) Use of bulbs and other lamp types that minimise the impact of artificial lighting and light intrusion in line with guidance published by the ILP (Guidance Note 01/21, The Reduction of Obtrusive Light).
 - b) Use of lighting schemes that can be turned off when not needed ('part-night lighting') to reduce any potential adverse effects.
 - c) Shielding of outdoor lighting fixtures to reduce glare and ensure light points downwards in line with guidance published by the ILP (Guidance Note 01/21 as above). Light from new outdoor lighting fixtures should not trespass into neighbouring properties.
3. The HDG shall be used to inform the design, location, and fitting of external lighting as part of developments requiring planning permission. All new lighting shall be designed to be in harmony with the setting.

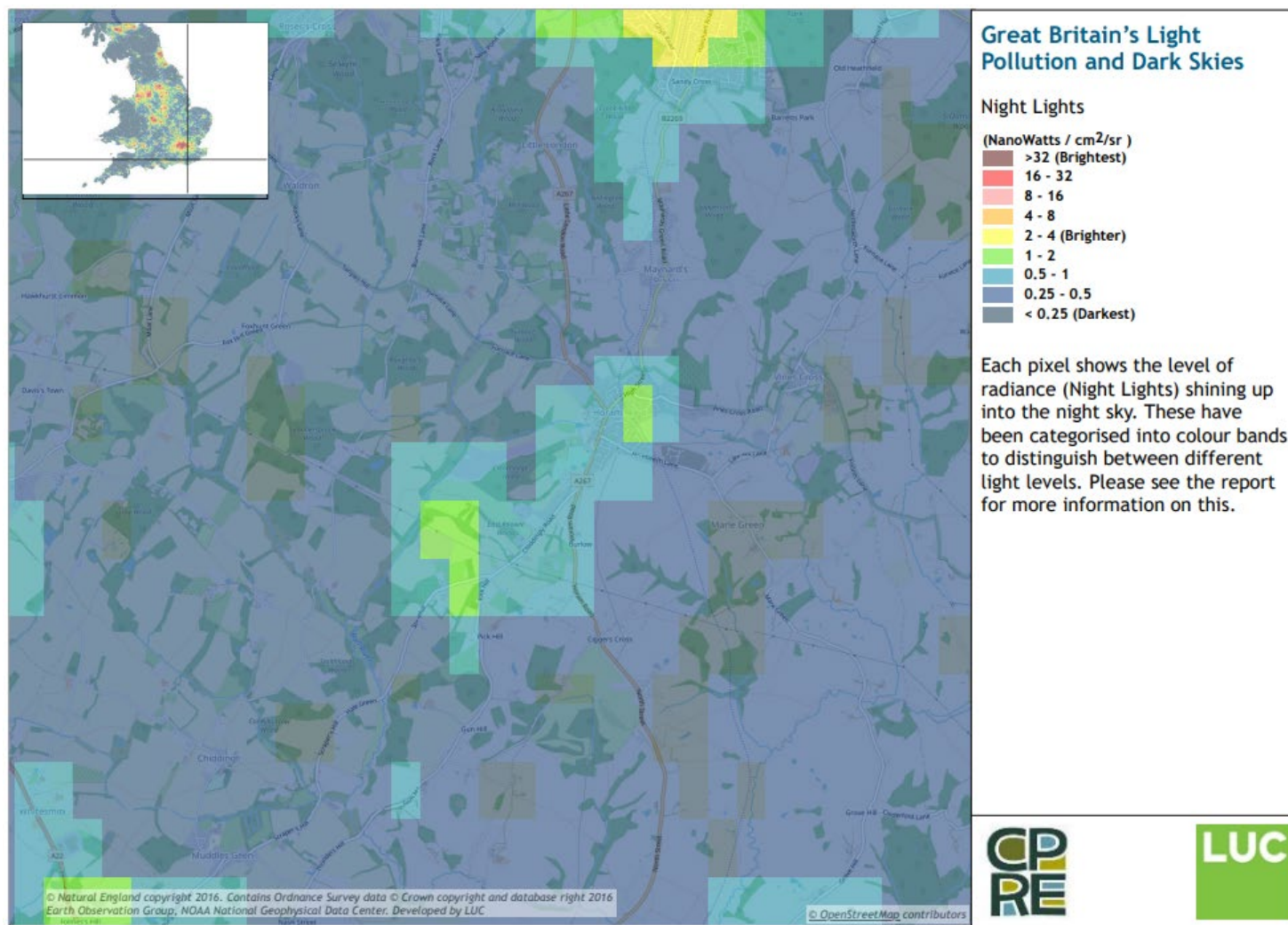


Figure 14. Light pollution in Horam (source: <https://www.nightblight.cpre.org.uk/maps/>)

Local Green Spaces

- 6.22 Through consultation events on the Neighbourhood Plan the importance of local green spaces were identified, both in terms of providing opportunities for leisure and recreation (the importance of which was further emphasised during the Covid-19 pandemic), but also in terms of the setting of Horam and their importance in retaining the sense of identity of the village.
- 6.23 Under the NPPF (see paragraphs 105 – 107) Neighbourhood Plans can designate Local Green Spaces which are of importance and value to the local community. The NPPF states that Local Green Spaces should only be designated where the green space is:
- a) in reasonably close proximity to the community it services;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
- 6.24 Following the examination of the Neighbourhood Plan, 15 Local Green Spaces are designated in Policy HCE4. The Local Green Spaces designated in this Neighbourhood Plan are all considered to meet the criteria for designation outlined in the NPPF. They are discrete areas. Most are in existing public use or with some public access. More information, including mapping of each designation, is presented in Appendix 3.
- 6.25 Designation as Local Green Space does not infer any maintenance regimes or burdens over and above those already in place.
- 6.26 Planning applications for designated sites will be determined in accordance with national Green Belt policy, the overall thrust of which is to retain the openness of such areas. Subject to satisfying strict criteria, applications for development that form a supplementary and supporting function to and use of that space, may be considered acceptable. This might, for example, include improvements to the sports and community facilities at the Horam Recreation Ground.

Policy HCE4: Local green space designations

1. The sites listed below and mapped in Appendix 3 are designated as Local Green Spaces:
 - a) Land in front of Four Seasons adjacent to the A267 (bisected by the entrance road to Four Seasons) (Site Ref. 2 – see Appendix 3)
 - b) Allotments (Site Ref. 3)
 - c) Horam Recreation Ground (Site Ref. 4)
 - d) Memorial Garden, Hillside Drive (Site Ref. 5)
 - e) Land on corner of Paynsbridge Way and Vines Cross Road (Site Ref. 6)
 - f) Area by Hillside Car Park, junction with Meadow Rise (Site Ref. 8)
 - g) Station area, Horam, including access land from B2203 (Site Ref. 9)
 - h) Land between Horebeech Lane and Beauford Road (Site Ref. 11)
 - i) Land between the High Street and garages in Beauford Road (Site Ref. 12)
 - j) Vines Cross Pond, Foords Lane junction with Ballsocks Lane (Site Ref. 13)
 - k) Land at Hurst Shaw, Vines Cross (Site Ref. 14)
 - l) Strip of land between Merrydown estate and the A267 (Site Ref. 22)
 - m) Pond between tennis/football pavilion and Winter Gardens (Site Ref. 23)
 - n) Treed rural fringe along banks of Waldron Ghyll and footpath, between Maynards Green Road and Vines Cross Road (Site Ref. 28)
 - o) Fishing Lakes and surrounds, opposite Lakeside Cafe (Site Ref. 34)
2. Proposals for development within the designated Local Green Space will be only be supported in very special circumstances.

Project H(iii): Land at corner of A267

1. This is an important area of green space at a gateway location into Horam village. The s106 agreement associated with the Merrydown development specified that the green space (referred to as the existing meadow and pond in the s106 agreement) is to be retained and enhanced as part of a habitat creation area. The Parish Council is keen to work with partners to manage and enhance this space.

New Amenity Green Space

- 6.27 The provision of amenity space is important in helping to create an environment that supports community cohesion, health, and wellbeing. Indeed, the Covid-19 pandemic emphasised the importance of having a network of local and accessible green spaces for leisure and recreation.
- 6.28 The [Wealden District Council Open Space Study: Parish Area Summary, September 2022](#), advises that, in Horam Parish, there are significant shortfalls against recognised standards both of natural and semi-natural and of amenity green space; also, the sites assessed fall below quality thresholds.
- 6.29 Where new amenity space is to be provided as part of development, it should be safe, accessible, and usable for all, and provide a range of open space types.
- 6.30 Where new amenity green space is to be provided, they should be inclusive and designed to cater for play for all ages, and linked to other leisure and communal activities, including provision of outdoor gym equipment, allotment gardens and community orchards.
- 6.31 These spaces should ideally be connected by a network of green infrastructure, including public rights of way, tree-lined and landscaped streets.

Policy HCE5: New amenity green spaces

1. Where relevant, and as appropriate to their scale, nature, and location, proposals for new residential development (resulting in a net gain of new homes) shall contribute towards the provision of accessible and inclusive natural & semi-natural green spaces, amenity green space and play space for children and young people in line with quantity and accessibility standards established in the [Wealden Open Space study](#). New development should:
 - a) Avoid the creation of left over space that lacks purpose.
 - b) Unless the function of the proposed green space may give rise to noise that would impact on neighbouring amenity, it should be integrated within the development rather than being located on the periphery.
 - c) Locate new green space within walking or wheeling distance of as many residents as possible (as per the standards in the Wealden Open Space Study).
 - d) Link green spaces through a network of green routes as relevant, including public rights of way and tree-lined or landscaped streets.
 - e) Provide a range of open space types, including areas of play, opportunities for growing food, and quieter areas for relaxation.
 - f) Ensure that play areas and public spaces are well overlooked wherever possible, providing natural surveillance of the space. Hidden spots must be avoided.
 - g) Enable play spaces to be accessible and inclusive for children of all levels of ability whilst incorporating elements relating to nature and landscape in addition to play equipment.
2. As far as possible, amenity green space should be meaningful in size and function as part of a connected network of green spaces that incorporate measures that minimise surface water run-off and help extend the range of insect pollinators.
3. Opportunities will be sought to increase the provision of natural & semi-natural green space within the Parish in accessible locations.

Flooding and drainage

- 6.32 The presence of watercourses and the topographical variations have had an influence over the development of the area. Although most of the settlements in the Parish are on higher ground, over time expansion has extended to lower levels which can be affected by fluvial flooding as well as surface water flooding.
- 6.33 Horam Parish is bisected by the Waldron Ghyll, a principal tributary of the Cuckmere River, which runs north to south. The profile of the Ghyll, which starts at a high point north of the Parish and running downhill through it, means that it can experience considerable increases in the height of water within it over a very short period following heavy and/or prolonged rain. This is exacerbated by the local geology and predominance of clay soils, which impede drainage into the ground and increase run-off to watercourses.
- 6.34 In essence, waters flow quickly down the steeper terrain from the Heathfield Ridge to the north, slowing somewhat and gathering volume (with added water from smaller tributaries) as the Ghyll reaches Horam, creating more pressure on the capacity of the watercourse, which can result in flash flooding. In parts of the Parish, flood risk is seen to be compounded by a high-water table, particularly in the low-lying river valleys, and the many underground springs in the area – from which the ‘Hidden Springs Vineyard’ in Horam takes its name.
- 6.35 The [Wealden Strategic Flood Risk Assessment](#) (SFRA) indicates that Horam is vulnerable to all sources of flooding. National mapping of those areas at highest risk of fluvial flooding (Flood Zones 2 and 3) indicates that the areas of most serious and/or persistent flooding are almost all at, or immediately upstream from where, the watercourse is bridged by a road, track, or footpath. Moreover, it can be seen that these are often within built-up areas, as at Stream Farm Bridge and Horeham Bridge. It follows that, unless the capacity of such bottlenecks can be increased, that any additional run-off upstream of them would increase flood risk in those areas. In addition, there are also areas at risk from surface water flooding in the Parish.
- 6.36 The assessment of the risk of flooding from all sources is a requirement for development in the area, with appropriate mitigation measures put in place. The need for this is further exacerbated by the impacts of climate change.
- 6.37 The SFRA indicates that climate change is likely to increase flood frequency and the impacts of a flood event from the River Cuckmere are likely to become more severe, as water depths, velocities, and flood hazard increase.

- 6.38 National planning policy (NPPF, paragraph 165) expects that most forms of development are directed away from areas of higher flood risk, defined as ‘flood zones 2 and 3’ on Environment Agency mapping. This is referred to as the “sequential test”. Given that most of the land in and around the Parish’s settlements is in the low-risk category (flood zone 1), it is expected that these higher risk areas will not be built on. When considering flood risk, the NPPF also clarifies that regard must be given to all sources of flooding, including from surface water and groundwater.
- 6.39 Also, in line with [planning practice guidance](#) in respect of flood risk, developments should avoid increasing the risk of flooding and, wherever possible, should take opportunities to help reduce flood risk in Horam and the wider catchment of the Waldron Ghyll. This might include contributing to a wider community scheme or strategy for strategic measures, such as defences or natural flood management, or by contributing in-kind by mitigating wider flood risk on a development site.
- 6.40 The local area is suited to the use of Natural Flood Management (NFM) measures to mitigate the effects of extreme rainfall events and the most damaging impacts of flooding, either providing capacity for temporary storage of water, such as in washlands or other low-lying areas next to watercourses, and then releasing it back into the river system, or drains, or by limiting the flow along watercourses.
- 6.41 The most suitable locations for these measures are woodlands. Open, low-lying land adjacent to watercourses, where flood waters can safely overspill for short periods, may also be appropriate. Potential areas of opportunity for Natural Flood Management are shown indicatively on Figure 15.
- 6.42 The use of sustainable drainage systems (SuDS) is required by East Sussex County Council as the Lead Local Flood Authority (LLFA) for the area. However, the SFRA indicates that large parts of Wealden are within areas of groundwater concern, particularly in the fluvial river basins where high water tables can lead to groundwater flood risk.
- 6.43 Depending on the height of the water table at the location of any proposed development site, restrictions may be placed on the types of SuDS appropriate to certain areas, reflecting SuDS guidelines published by East Sussex County Council. This should also be taken into account in the Parish, especially in or near floodplains.
- 6.44 Where SuDS are appropriate to the location, they should be compatible with and contribute to local landscape character. This may involve the use of ponds, roadside ditches (alongside verges) and wet woodland, as well as complementary tree and hedge planting.

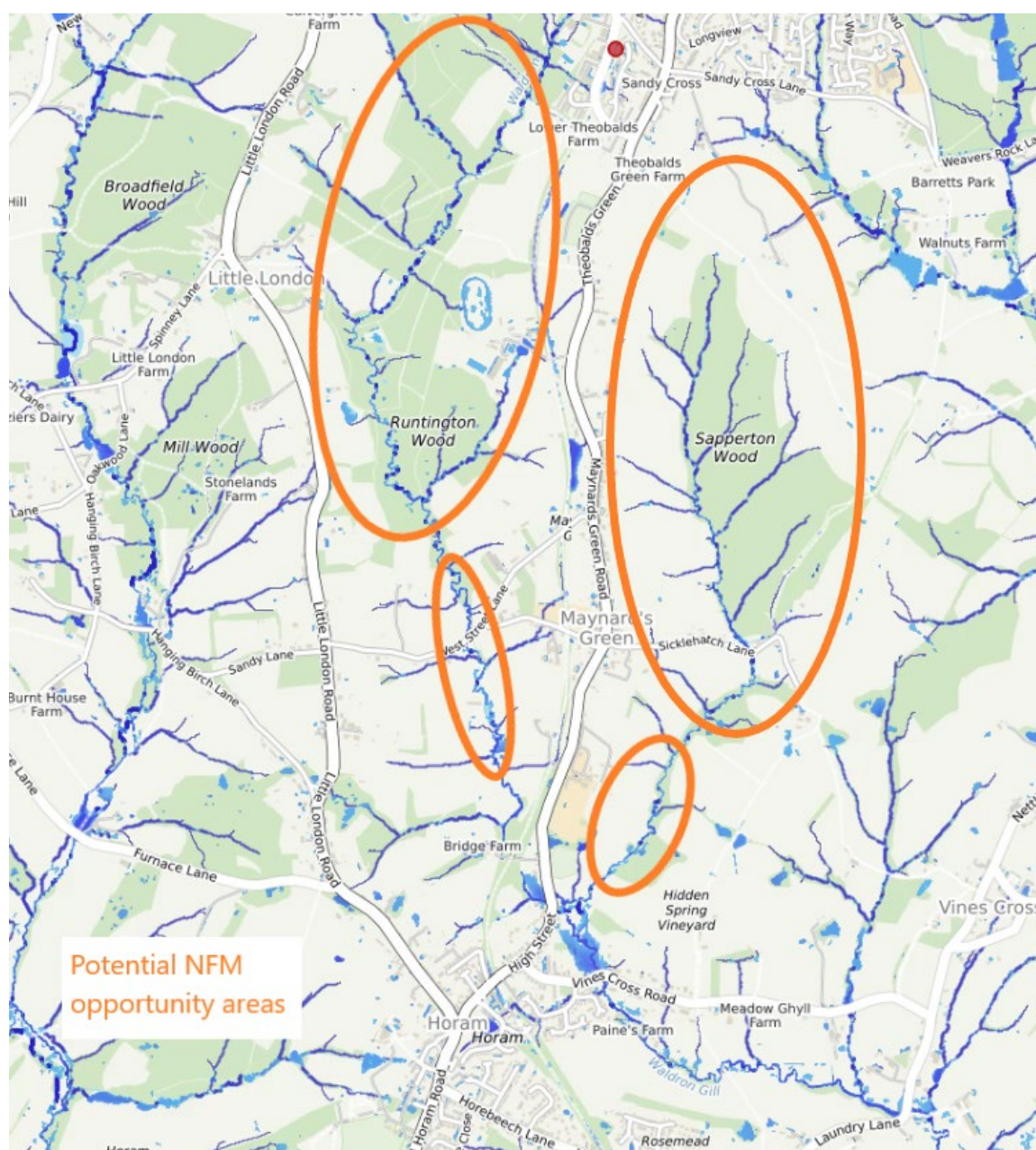


Figure 15: Potential opportunity areas for Natural Flood Management (NFM). Some of these straddle the Neighbourhood Plan area and will be subject to discussion and testing with partner organisations.

- 6.45 The LLFA has produced a [guide to SuDS](#) and, with other south east authorities, a [guide to integrating SuDS within development](#) through the masterplan process. A [tool for small site development](#) has also been published. Different ways in which SuDs might be integrated into the urban environment are outlined in the HDG. The location and design of SuDs will need to be considered early in the design process to ensure they are well integrated with wider design aspects, including highways, open space provision, and proposals for biodiversity net gain. This should involve consultation with the County Council, Environment Agency, and Wealden District Council to advise on the appropriateness of the drainage solutions being proposed.
- 6.46 Where SuDS are proposed as part of any development:
- The design of SuDS should be informed by guidance established by the County Council in their 'Guide to Sustainable Drainage Systems' and 'Water, Places, People' (or subsequent successor documents to these).
 - Where practicable, SuDs should be designed to be multi-functional and deliver benefits for wildlife, amenity and landscape.
 - Swales and attenuation ponds should be designed so that water features and plants are visible from the surrounding area and avoid unattractive and over-engineered boundary treatments. Attenuation ponds on slopes should be avoided if they need deep embankments or bunding.
 - Where it is proposed to provide SuDS within the public realm these should be designed as an integral part of the green infrastructure and street network, responding positively to the character of the area. Where hard landscaping is needed the use of porous materials should be maximised to enable infiltration (whilst recognising that clay soils and the bedrock geology of the Parish can considerably restrict the effectiveness of soakaways in particular).
 - Applicants shall consult with East Sussex County Council and Environment Agency (EA), as well as Wealden District Council, as appropriate to inform an appropriate drainage solution.
- 6.47 Further supporting information for Policy HCE6 below is contained in the Horam Neighbourhood Plan Background paper, 'Water management and flood risk'.
- 6.48 Water courses and their immediate 'corridors' often also provide ecological or flood storage functions. Separate consent may be required from the EA for works close to the Waldron Ghyll upstream as far as Horam, where it is classed as a 'main river' and from the LLFA on the remaining 'ordinary' watercourses.

Policy HCE6: Flood risk

1. The existing network of rivers and streams, associated flood plains and other areas of flood risk in the Neighbourhood Plan area should be conserved and protected through:
 - a) applying the sequential test to development proposals in order to avoid unnecessary development within areas at risk of flooding (defined as Flood Zones 2 and 3 as identified by the Environment Agency and any other areas which are vulnerable having regard to flooding from other sources, including areas at risk from surface water flooding); and
 - b) promoting enhancements to the ecological and green spaces as well as their flood management function.
2. As appropriate to their scale, nature and location, development proposals should demonstrate that:
 - a) there is adequate water drainage infrastructure to serve the development, with separate surface water and foul systems, which ensure that surface water does not enter the foul system and that there is no surcharging of foul drainage; and
 - b) there will be no adverse impacts from flood risk, including of surface water flood risk, on adjoining and downstream land.
3. As appropriate to their scale, nature and location, development proposals should ensure that peak run-off rates are not increased and, where practicable, reduced, by:
 - a) suitable mitigation measures in the light of potential impacts of climate change over the lifetime of the development;
 - b) suitable Sustainable Drainage Systems (SuDS) are incorporated, which accords with prevailing guidance, including that in the HDG, and respond positively to the character of the area; and
 - c) in respect of major developments:
 - i) incorporating surface water management measures that, where possible, connect with and contribute to the wider green infrastructure network and bring practicable benefits to biodiversity, amenity and recreation; and
 - ii) seeking to achieve a reduction in peak run-off rates, as far as reasonably practicable, in respect of proposals located upstream of the Stream Farm and Horeham Bridges.

Project H(iv): Natural Flood Management

1. The Parish Council is supportive of appropriate Natural Flood Management areas being introduced in the Upper Cuckmere catchment, and specifically in that of the Waldron Ghyll, to assist in reducing the risk of flooding in the Parish and elsewhere downstream, including at Hellingly. The Parish is keen to explore opportunities with the Lead Local Flood Authority, Environment Agency and other delivery partners, as well as neighbouring Parish Councils.

7. Local Economy

7.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objective:

- Objective 9: To encourage businesses within the Parish that help to meet local needs and are compatible with the character and amenities of the Parish.

Horam Village Centre

7.2 Successful places benefit from the presence of local centres that comprise a range of services and facilities to cater for day-to-day needs, which allow people to shop within walking distance of their home, and to engage in other social activities and events.

7.3 Horam village acts as a service centre for the village itself as well as surrounding villages and hamlets. The junction of A267 and B2203 roads form the traditional commercial heart of Horam village where there are a number of smaller independent retailers alongside a Co-op convenience store. In addition, several other local services can be found including a doctor's surgery, dentist, cafes, the local butchers, a pre-school, and the village hall.

7.4 The village of Horam is defined in the Wealden Core Strategy as a 'local service centre', which are places that have some local services and facilities, including employment. With the emerging Local Plan exploring new housing figures and the spatial distribution of these, it is likely that further growth and development will take place within Horam Parish. It is thus essential to retain the role and function of Horam village centre, providing for the day-to-day needs of existing residents as well as future residents of the area.

7.5 A mix of uses is considered appropriate in Horam village centre (the extent of which is defined in Figure 16), including:

- Retail.
- Restaurants and cafes.
- Offices.
- Workspaces.
- Community uses.
- Residential.



Figure 16: Horam Village Centre

Policy HLE1: Horam village centre

1. Development proposals in Horam village centre (as defined in Figure 16), should be consistent with the role, function, and character of the centre and respond positively to the following principles:
 - a) Use classes E and F (see Glossary) are appropriate uses and should be located on the ground floor of development.
 - b) Ground floor uses should create an active frontage to the street, with main entrances located along and opening onto this.
 - c) Where residential uses (Class C3) are proposed, these should be on the upper floors of a mixed-use scheme.
 - d) Mixed-use schemes should be carefully designed to avoid noise and odour conflicts between uses.
2. New development in Horam village centre should respond positively to the relevant sections of the HDG and:
 - a) Create a strong and consistent building line that relates well to adjacent building.
 - b) Be designed with adaptability in mind, allowing for use by different Use Class E and F activities over time.
 - c) Be generally consistent with the prevailing heights of adjacent buildings.
3. Proposals for development in the village centre should relate well to the street and contribute to the quality of the public realm.
4. Where planning permission is required for a change of use that results in a loss of Use Classes E or F in the village centre, evidence will need to be submitted alongside the application to demonstrate that, prior to submission of the planning application:
 - a) the land or premises has not been in active use for a period of at least eighteen months; and.
 - b) active marketing efforts have been made for a period of at least eighteen months to attract alternative commercial uses, and this is supported by evidence to demonstrate that appropriate marketing has been undertaken.

Employment Sites and Premises

- 7.6 The Wealden Core Strategy aims to increase the opportunities for people to work close to where they live as well as supporting creation of a diverse economy that remains sensitive to the environment of the district.
- 7.7 Until redeveloped for housing, the site of the former Merrydown Wines Plc was one of the principal employers in the district. As part of the development, business units were provided adjacent to Horam Village Hall. These provide valuable opportunities for local employment.
- 7.8 The importance of the rural economy to the district is highlighted in the [Employment and Economic Study](#) prepared in support of the emerging Local Plan, which indicates that around half of the total employment in Wealden is found in rural locations. Reference is made to various strategies and initiatives developed by partner organisations, including East Sussex County Council and the South East Local Enterprise Partnership, that support the development of small workspace units in rural areas and village locations, as well as the ability of existing businesses to innovate and grow, to support local economies.
- 7.9 Of particular relevance to Horam, which has an established vineyard at 'Hidden Spring', 'viticulture' (defined as the growing and harvesting of grapes, or the science or study of this) is identified as a growth sector and will help support the diversification of the rural economy. The [Wealden viticulture study](#) recommends establishing a network of local wine producers and growing the visitor and tourism sector around this.
- 7.10 To help maintain the local economy while protecting the character of the local area from inappropriate development, the Neighbourhood Plan supports the sustainable growth and expansion of business and enterprise through the development and, where appropriate, conversion of existing buildings. Specifically, this is intended to:
- Promote viable and sustainable local businesses within the Neighbourhood Plan area.
 - Promote the diversification of rural businesses.
 - Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the area.

Policy HLE2: Employment

1. Proposals for employment uses will be supported where they:
 - a) Are designed in line with guidance established in the HDG responding positively to the local context and adjacent buildings in terms of scale, massing and materials.
 - b) Are well integrated with and complement existing businesses.
 - c) Make as much use, as practicable, of existing structures and development footprints including, as appropriate, agricultural sheds and buildings.
 - d) Do not result in a demonstrable harm to non-strategic routes in the Neighbourhood Plan area through a significant increase in large and heavy vehicle traffic movements.
 - e) Do not have a significant impact on landscape character or the natural environment, nor on the amenity of adjacent residential properties or other adjacent land uses.
 - f) Where practicable, they enable active travel through delivery of new walking and cycling routes.
2. Mixed-use developments should be designed and arranged to avoid noise and odour conflicts between the employment and residential uses.

Visitor Accommodation and Facilities

- 7.11 Horam Parish is a popular destination for visitors. It is well located in respect of access to the High Weald National Landscape, the Sussex coast and beaches and various castles, historic towns, houses and gardens. Within the Parish there is a golf course, fishing lakes, a stables and vineyard while the public rights of way (PROWs) and the Cuckoo Trail provide opportunities for walking, cycling and horse-riding. Horam Manor Country Park provides opportunities for camping, with businesses in the village centre benefitting from people staying in the area or visiting for short trips.
- 7.12 Proposals for uses and interventions that seek to strengthen the role of Horam Parish as a centre for visitors and the tourism industry, and which thus support the local economy are welcome. This includes Bed & Breakfast or Guest House accommodation, self-catering and short-term holiday-lets. It also extends to the promotion of leisure and cultural uses within the Neighbourhood Plan Area, strengthening the retail offer (including restaurants and cafes), and enhancing the quality of the public realm and visitor experience (including signage).
- 7.13 Visitors to local camping and caravan sites have provided a considerable boost to local shops and services over time. Some sites have since gone, but that at Horam Manor continues as an attractive such site which is also located close to Horam village centre. Its retention is supported. Policy HLE3 addresses these matters. Long term measures to encourage sustainable travel, environmental stewardship and overall good site management may be required. Proposals for development will not be supported where they would result in the loss of camping and caravan sites or they involve the replacement of camping and touring caravan plots with static units, including single storey chalet or lodge style development for holiday purposes.
- 7.14 For this and any new sites, accommodation should be sensitively sited and designed in response to the landscape, so as not to undermine the qualities that attract people to visit the area in the first place. This also extends to the ability for visitors to travel between the site and local facilities by foot, minimising the impact of traffic movements.
- 7.15 In the context of Policy HLE3, below, camping and caravan sites are defined as those which provide accommodation through a mix of temporary and mobile units, and which encompasses pitches for touring caravans, motor homes or tents as well as 'pods' and yurts for holiday/vacation purposes only. There is a risk that, over time, some holiday accommodation may become the permanent place of residence. To avoid this and maintain the attractiveness of the Parish as a destination for visitors, the replacement of camping plots with static caravans, chalets and lodge style development is discouraged.

Policy HLE3: Visitor accommodation and facilities

1. Proposals for visitor accommodation (including bed & breakfast or guest house accommodation), holiday rental, touring caravan and camping sites will be supported where they can be incorporated in a satisfactory way in the local landscape, they are visually acceptable and they can be accommodated within the local highways network.
2. Development proposals for new camping or caravan sites, or for the extension/adaptation of existing sites should demonstrate that:
 - a) The siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area.
 - b) As appropriate to the site, it is capable of being effectively screened by landform, trees or other planting.
 - c) The site can be safely accessed by the road network and where possible by walking, cycling, horse-riding and public transport.
 - d) Where new parking provision is required and proposed, it should be well related to existing buildings and make use of existing hard-standing where possible. On greenfield areas, parking should reflect landscape character, be informal in layout, and avoid permanent impermeable surface treatments.
 - e) Where ancillary facilities are proposed to serve visitors staying in accommodation on the site, these should be co-located with existing buildings as far as possible. The design of any buildings, and materials used should be in keeping with the local style as set out in the HDG helping to reinforce local distinctiveness and a strong sense of place.
3. Proposals that involve the closure of existing visitor attractions and facilities, including the golf course, stables, fishing lakes, vineyard and Brewers Arms will not be supported, unless demonstrated that, prior to submission of a planning application, that.
 - a) the land or premises has not been in active use for a period of at least eighteen months; and
 - b) active marketing efforts have been made for a period of at least eighteen months to attract alternative commercial uses, and this is supported by evidence to demonstrate that appropriate marketing has been undertaken.

8. Transport and Movement

8.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objective:

- Objective 10: To encourage cycling, walking and public transport services

Traffic Management

- 8.2 Concerns were expressed throughout the consultation process as to the speed and volume of traffic on roads across the Parish, with strong support given to reducing speeds, and thus improving conditions for people walking and cycling, on the A267 into and through Horam, on the B2203 in Horam and in Maynard's Green, on roads through Vines Cross, and on rural lanes in general.
- 8.3 Wider initiatives that improve traffic safety are also welcome. Coupled with general speed reductions, consultation responses suggested the need for traffic calming measures to be introduced (as per Project H(v)), including designing streets (new and existing) in such a way that helps reduce speed, and to investigate opportunities that would help reduce the volume of through traffic, including HGVs, particularly through Horam Village Centre. Proposals that take opportunities to deliver traffic management schemes that support safer access for all are encouraged.
- 8.4 Where proposals for new development in the Neighbourhood Plan area involve the delivery of new streets, these should be designed to be inclusive and accessible for all users, facilitating safe movement by foot or wheeled modes (non-motorised) of transport and discourage speeding.
- 8.5 The introduction of street greenery and associated landscaping measures that help change driver behavior, reducing speed and conflict, are welcome, and should be incorporated both in new streets and, where opportunities arise; the greening of existing streets. Urbanising features shall be avoided, except where required for road safety purposes.

Policy HTM1: Traffic Management

1. Proposed new development should ensure that it has no adverse impact on road safety or severe impacts on the road network, including congestion, either alone or in combination with other development. Proposals that take opportunities to help minimise the speed, volume and impact of traffic on existing streets and lanes in the Parish will be supported.
2. Where proposals for development involve the creation of new streets, they should:
 - a) Be designed to be in keeping with the essentially rural character and layout of existing streets, and comply with the HDG and [guidance on street design established by East Sussex County Council](#);
 - b) Balance the needs of competing users and avoid conflicts between motor vehicles, bus users, pedestrians, cyclists and other forms of 'wheeling', including users of wheelchairs and mobility scooters.
 - c) Support permeability through the layout of development, minimising use of cul-de-sacs.
 - d) Ensure that traffic calming measures can be achieved via landscaping and development layout. Engineered solutions, such as speed humps, cushions and chicanes, should only be used where no alternative options are appropriate.
 - e) Retain important green infrastructure features and include street trees, green infrastructure (with verges on principal roads) and SuDS within the design of the street.
 - f) Provide safe crossing points, particularly at junctions, with the road surface raised at crossing points on minor roads to prioritise pedestrian movement.
 - g) Integrate active travel infrastructure into street design as appropriate to the hierarchy of street, speed and volume of traffic it is intended for.
3. Urbanising features such as lighting, signage and road markings should be avoided except where required for road safety purposes.

Project H(v): Traffic management schemes

1. The Parish Council will explore opportunities, in partnership with relevant delivery organisations, that contribute to speed reduction and traffic safety for all users. Consideration will be given to:
 - a) the introduction of greenery along streets, visually narrowing the width of the carriageway and thus the speed of traffic along this;
 - b) gateway features;
 - c) the potential for 20mph speed limits in the centre of Horam, the environs of the primary school in Maynards Green, and through Vines Cross; and
 - d) speed limits on rural lanes in general.

Walking and Cycling

- 8.6 Horam Parish benefits from an extensive network of footpaths and Public Rights of Way, which include The Cuckoo Trail. These connect the settlements in the Parish, providing good accessibility for residents and visitors, particularly those using the routes for leisure and recreation purposes. Any diversion or stopping up of an existing public right of way will be subject to an application for permission.
- 8.7 High quality walking and cycling routes should be integrated within new developments, complementing or improving existing routes. Routes should be inclusive and suitable for non-motorised vehicles, including people with pushchairs or similar, those using wheelchairs or mobility scooters. Routes should be designed in line with best practice established by the Department for Transport as set out in [Cycle Infrastructure Design LTN 1/20](#). Guidance published by [Sustrans](#), including that around design, maintenance and durability, is also relevant in the context of Horam Parish.
- 8.8 The quality and attractiveness of the walking and cycling network though is only as good as the missing links or gaps in the routes. These could be improved, providing for direct, safe routes, to make walking and cycling attractive propositions for people of all ages.

- 8.9 The Parish Council proposes to work with other agencies to secure an improved area wide walking and cycle network for the benefit of existing and new residents. Key routes for improvement are those that make short, everyday journeys easy and enjoyable. This includes improving links to parks, the village centre, schools, healthcare and other community facilities. These are presented in Project H(vi). The HDG shows how new developments should incorporate walking and cycling networks. Wherever practicable, development proposals should respond positively to these and other Projects in the Plan.

Policy HTM2: Active and healthy travel

1. As appropriate to their scale, nature and location, proposals for residential and commercial development should include inclusive and accessible active travel infrastructure which satisfy the following active travel criteria:
 - a) Provide new walking and cycling routes that are direct, safe and convenient to use by individuals of all ages and abilities, which promote permeability within and between new developments and to existing built-up areas. Where practicable, the routes should retain or provide connections to the existing public right of way network.
 - b) Demonstrate how such proposals will integrate satisfactorily into existing adjacent walking and cycling networks, without reduction of capacity, safety or amenity of those routes.
 - c) Provide development layouts with active frontages which allow for the natural surveillance of routes through overlooking.
 - d) Reflect best practice principles for active travel design with the design of new cycle routes incorporating the guidance set out in [DfT Cycle Infrastructure Design LTN 1/20](#), or successor guidance.
2. Proposals for residential development should provide secure cycle storage assigned to the dwelling and located within or immediately adjacent to the property, fully enclosed and at ground-level.
3. Wherever practicable, proposals for commercial, leisure and community uses should support and enable active travel through inclusion of safe, secure, dry and convenient cycle parking, charging facilities and changing facilities.
4. Proposals that incorporate charging facilities for electric bicycles and other micro mobility electric vehicles will be supported. Charging points will need to be carefully designed so that cables and associated infrastructure do not cause visual intrusion in the public realm or obstruction to pedestrians and other road users.

Project H(vi): Encouraging walking and cycling

1. The Parish Council is keen to improve the network of walking and cycling routes across the Parish, providing for leisure routes but also for short, everyday activities and trips to be made by foot or bicycle.
2. The aspiration is for segregated cycle routes to be provided on the main road network, supplemented by a connected network of safe streets and routes in residential areas, and with junctions designed to support safe, protected crossings. Opportunities identified are listed below and will be subject to ongoing review with partner organisations, including neighbouring parishes where the routes extend beyond the Neighbourhood Plan area:
 - a) Promoting cycle access and use, through the use of measures such as signage and campaigns, to Maynards Green Primary School.
 - b) Improved crossings along the A267 in Horam to the Recreation Ground and other facilities, including the Village Hall.
 - c) Introduction of separate paths for those on bicycles to reduce conflicts between pedestrians and cyclists, with specific consideration of opportunities for routes linking Horam Village Centre, Recreation Ground, the Cuckoo Trail, and Chiddingly Road.
 - d) Improvements to the bridleway between the Cuckoo Trail and North Corner (Paths 'Horam 15' and 'Hellingly 66b', straddling the Parish boundary) such that it is suitable for cyclists and year-round use.
 - e) Provision of direct walking and cycle routes from any area of major new development around Horam into the village centre.
 - f) Improved walking and cycle links to Horam from surrounding villages and settlements outside the Parish.
 - g) The replacement of stiles with gates, to improve the accessibility of the public rights of way network.

The Cuckoo Trail

- 8.10 The Cuckoo Trail is a key asset for Horam and surrounding communities. It is the route of the former Eastbourne to Tunbridge Wells railway and now forms a fourteen-mile, mainly off-road, route for walking, cycling and horse riding (with horse riding primarily limited to that part of the route between Maynards Green and Hellingly).
- 8.11 The route is well used and enjoyed on a regular basis. User Research undertaken on behalf of Wealden District Council in June 2021 by Resources for Change found that people value the traffic-free, peaceful and natural feel of the Trail, and that it offers a chance for exercise in an attractive, natural setting. However, it is considered to have greater potential. In particular, the User Research indicated that:
- The trail is in good condition overall, but the infrastructure is tired and in varied states of repair.
 - Benches, tables and artwork need repair or replacement.
 - There is little sense of the Trail having once been a railway, with little by way of historical, cultural or natural heritage interpretation along the Trail.
 - There are few amenities along the Trail.
- 8.12 A set of recommendations to improve the quality of the Trail are set out in the User Research, some of which are already underway. These include:
- Protecting and enhancing the Cuckoo Trail's existing characteristics.
 - Implement a plan to improve the behaviour of trail users and manage the accumulation of litter dropped.
 - Make more of the trail's railway heritage.
 - Consider sites to develop as 'hubs' on the Trail.
 - Make more of the Cuckoo Trail as a cycling 'spine' route.
 - Promote the Trail as a 'destination'.
 - Repair and renew the Trail's infrastructure.
 - Targeting specific groups and activities to more of the use of the trail.
- 8.13 Subsequent to the User Research report WDC adopted a [Cuckoo Trail Strategy](#). This seeks to enhance the Trail, in a sympathetic way, while ensuring it remains a valuable community asset. The vision for the Trail, as set out in the Strategy document, is that it *'will become an even greater natural, economic, tourism and health and wellbeing asset. It will continue to be accessible to everyone and a resource everyone is proud of'*.

- 8.14 Proposals that help support and facilitate improvements to the Cuckoo Trail as identified in the User Research and that help deliver the Vision for the Trail as set out in the Strategy document are welcome.
- 8.15 The site of the former Horam station has the potential to act as a gateway between the Cuckoo Trail and Horam Village Centre. This might include an information centre, cycle repair facilities, and outdoor seating area for refreshments. Provision of such facilities would need to be sensitive to the amenity of adjacent residential properties.

Policy HTM3: The Cuckoo Trail

1. The recreational and amenity value of the Cuckoo Trail will be retained and enhanced, and opportunities taken that support improvements to the quality of the Trail as recommended in the Cuckoo Trail User Research report and Cuckoo Trail Strategy. In particular, support will be given to proposals that:
 - a) Maintain and enhance the environmental and natural landscape character of the Trail.
 - b) Conserve and enhance biodiversity, including potential for connecting habitats.
 - c) Improve the quality of the surface of the Trail and access to this for all users in all weather conditions.
 - d) Improve existing or provide new points of access to the Cuckoo Trail that are inclusive and accessible to all, including pedestrians, people with pushchairs, people in wheelchairs and mobility scooters, cyclists and, where appropriate, horse-riders.
 - e) Recognise and reinforce the railway heritage.
 - f) Provision of wayfinding, public art and information boards.
 - g) Promote the role of the former Horam station area as a focus for visitors, where they do not impact upon the amenity of adjacent residential properties.

Public Transport

- 8.16 Existing bus services in the Parish are limited. They are focused along the A267 and the High Street, with services providing links to Hailsham and Heathfield. Other destinations require a change of service, or transport mode.
- 8.17 Residents living in the smaller settlements in the Parish do not benefit from bus routes in close proximity to their home. Many residents of the Parish are effectively dependent upon a car for travel. This disadvantages those who do not have access to a car or are unable to drive, impacting in particular on the young and elderly. The Parish is keen to work with partner organisations to deliver improved bus services.
- 8.18 The first part of Policy HTM4 comments about the need for development proposals to incorporate sustainable transport measures. Any bus stops provided in areas of new development should be located so that all residents are, as far as possible, within walking distance of a bus stop. This is defined as 400m based on the available local walking network.

Policy HTM4: Public transport

1. As appropriate to their scale, nature and location, development proposals should incorporate sustainable transport measures, including new bus routing and additional bus stops, new or improved waiting facilities, including real time information, and improved walking routes to existing bus stops, such as new crossing points next to bus stops.
2. Where development is designed to accommodate public transport, streets should be carefully designed to balance the needs of competing users and avoid conflicts between bus users, pedestrians and cyclists.

Project H(vii): Bus services

1. The Parish Council is keen to explore opportunities to work with partners, including East Sussex County Council, which, subject to feasibility work, would deliver improvements to bus services, including longer operating hours, more frequent and direct routes serving more of the Parish. Consideration needs to be given to the road safety element of where any new bus stops are situated.
2. The Parish Council would like to see the quality of existing bus waiting facilities improved, integrating technology into these, providing real time journey information.
3. The Parish Council will promote better integration of routes to facilitate quicker journeys to Uckfield, Hailsham and Lewes, and hence to Crowborough, Eastbourne and Brighton.

9. Community

9.1 The suite of policies and projects presented in this section in the Neighbourhood Plan relate to the following objective:

- Objective 3: To ensure new developments are in sustainable locations and supported by access to sufficient local infrastructure.
- Objective 11: To maintain and foster Horam's community spirit

Community Facilities

9.2 The provision of social and community infrastructure in Horam is critical to sustaining and meeting the day-to-day needs of local residents, providing access to essential services and facilities, supporting community cohesion, and helping to maintain a high quality of life. Such facilities, which include schools, healthcare, churches, sports and community halls, as well as a mix of shops and services (including a post office) also have an important role in strengthening social networks, sense of community and identity. Locating such uses in easy access of the home and co-located with other activities will help increase access and use by the whole community. Community facilities should ideally be within or in close proximity to the network of settlements across the Parish.

9.3 In Horam, important community facilities include those listed below.

- The Village Hall and adjacent Scout / Guides Hut.
- The Recreation Ground and associated football pitches, tennis courts, bowls green, skate park, play area and adult keep-fit equipment.
- Allotments.
- The Horam Centre.
- Christ Church Horam, and the Horam Chapel.
- Brewers Arms Public House.

9.4 Through consultation on the Neighbourhood Plan, concern was expressed in respect of the scale of new development in Horam and the additional pressure this is placing on community infrastructure. Consultation responses suggested that there was a need for improved healthcare provision in the Parish, new community rooms and meeting spaces, and facilities for younger people, including sports facilities and a pump track.

Policy HCF1: Community facilities

1. Proposals for new or improved community facilities, including healthcare and community meeting space, should:
 - a) include provision of flexible space that can be used for a variety of appropriate community uses;
 - b) be provided in locations that capitalise on opportunities to promote walking, cycling and use of public transport;
 - c) include the provision of EV charging points for electric vehicles and secure bike and mobility scooter charging points;
 - d) be inclusive and easily accessible to all users, ages and abilities; and
 - e) respond positively to local character, design policies and guidance set out in the HDG.
2. The loss of a community facility will only be supported where a replacement is provided, equivalent to or better than exists currently or where the need can be met by an existing facility within the Neighbourhood Plan Area, and where evidence is provided that demonstrates that the current facility is no longer required or viable.
3. Where an existing community facility is to be vacated, and wherever practicable, reuse for alternative community facilities will be the preferred land use option. Proposals that would result in the loss of community facilities will need to be supported by material which demonstrates the benefits to the community which outweigh the harm created by loss of that facility.

Policy HCF2: Sport, leisure and recreation facilities

1. Proposals for development that provide new or improved indoor and outdoor sport, leisure and recreation facilities, including a youth centre, ball courts and a pump track, will be supported where:
 - a) they are provided in locations that are or can be made accessible via safe walking and cycling routes;
 - b) artificial lighting, if required, accords with Policy HCE3, and does not impact on residential amenity nor the natural living environment; and
 - c) they are carefully sited to minimise loss of trees or other natural features.

Project H(viii): Youth centre

1. The Parish Council will work to support the provision of a youth club within Horam.

Infrastructure Delivery

- 9.5 Within Horam Parish, concern has been expressed in respect of healthcare provision, education and waste water services, and the pressure being placed on these by new development.
- 9.6 Where major new development is proposed that triggers the need for new infrastructure, this should ideally be provided in the first phase of development or prior to occupation of the relevant phase of development to help integrate the new community with the existing, and to locate this such that it is accessible to and can be used by new and existing residents.
- 9.7 For the purposes of this policy, physical infrastructure includes highways, utilities, waste and water, social infrastructure includes schools, healthcare and play space, and green infrastructure includes natural and semi-natural green space.
- 9.8 Whilst the provision of social and community infrastructure within any area of major new development should principally be focussed on addressing the needs of that development, they should, where possible, complement and respond positively to the needs of existing communities upon whom development will impact. This will help strengthen community cohesion.

Policy HCF3: Infrastructure

1. Proposals for major development (see Glossary) that include new infrastructure (physical, social and green) should outline how the infrastructure will be delivered and, should the application site comprise multiple land ownerships, the mechanisms by which landowners will work together to deliver those infrastructure items.
2. Where practicable and commercially viable, new infrastructure, including community uses, should be delivered during the first phase of development, or prior to occupation of the respective phase of development to which that infrastructure item is related, to help build a sense of community and integration with existing surrounding communities.

Allotments

- 9.9 The [Wealden Open Space study](#) reports that the current provision of allotments in Horam Parish equates to 0.21 hectares per 1,000 people, which it states is below recommended national standards of 0.25 hectares per 1,000 people (as recommended by the National Society of Allotment and Leisure Gardeners). The Open Space Study states that some parish and town councils have highlighted that there are waiting lists for allotments, suggesting that demand is outweighing supply. This is the case in Horam Parish. There are currently 21 applicants on the waiting list for an allotment. This excludes many people who have recently moved to the Parish and who have looked for allotment space elsewhere because of the waiting list.
- 9.10 The provision of allotments and other community-based food growing opportunities are recognised as being important in terms of food resilience, health and mental well-being.
- 9.11 The provision and layout of allotments, including access arrangements, landscaping, provision of communal areas and structures on site should be designed in line with good practice established by the National Allotment Society. Management of the allotments will be subject to agreement at the planning application stage. As an alternative to provision of formal plots, development may incorporate community orchards and gardens which allow residents to grow their own produce.

Policy HCF4: Allotments and Food Growing Opportunities

1. Proposals for major residential development should provide new growing space in the form of allotments, community orchards or gardens in accordance with quantity standards established in the Wealden Open Space Study (April 2022) and informed by evidence of local demand. Where it is proposed to provide growing space on-site, its location should relate positively to the wider green infrastructure network, wherever practicable.
2. Proposals for the reuse of currently underutilised or vacant land for the use of growing space will be supported.
3. Wherever practicable, the development of allotments should incorporate natural boundary treatments, including trees and hedges.
4. The size and layout of plots to be provided within allotments shall be based upon guidance published by [The National Allotment Society](#) (21st Century Allotments in New Developments, 2022).

10. Projects and Next Steps

Community Infrastructure Levy

- 10.1 The Community Infrastructure Levy (CIL) is a charge levied on development which is payable to the local authority and is intended to be spent on infrastructure projects across the Wealden District Council administrative area that help address the demands placed on it resulting from growth. This might include, for example, spending on new transport infrastructure, health and educational facilities, open spaces and sports facilities.
- 10.2 A portion of CIL is payable to Horam Parish Council for spending on local projects in the Neighbourhood Plan area. When the Neighbourhood Plan is made, the Parish Council will receive 25% of all CIL monies paid to Wealden District Council in respect of qualifying development within the Neighbourhood Plan area. In regard to what this money can be spent on, the [CIL Regulations](#) (para 59C) state:
- “A local council must use CIL receipts passed to it... to support the development of the local council's area, or any part of that area, by funding:*
- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or*
 - b) Anything else that is concerned with addressing the demands that development places on an area.”*
- 10.3 The [Wealden District Council CIL Charging Schedule](#) was approved in November 2015 and took effect on 1 April 2016. All applications for development that are above the necessary thresholds are subject to this charging schedule, or any subsequent updates to it. Payment is linked to an instalments policy, related to the scale and commencement of development.
- 10.4 Since December 2020, CIL Charging Authorities are required to publish Annual Infrastructure Funding Statements (IFS), which set out the infrastructure projects or types of infrastructure which the District Council intends to wholly or partly fund by CIL (before CIL Charging Authorities were required to define this on a 123 list). Through work on the Neighbourhood Plan, a series of projects have been identified which the Parish Council suggest might be appropriate to direct the neighbourhood portion of CIL towards. These are referred to through the Neighbourhood Plan. These projects will be kept under review by the Parish Council.

- 10.5 The payment of CIL should also be read alongside guidance in respect of Section 106 and Section 278 agreements to be agreed through planning applications as appropriate. Guidance is published by [East Sussex County Council](#) and used to contribute towards infrastructure that falls under the remit of the County Council, including highways, education and household waste recycling.

Projects

- 10.6 Projects identified through work on the Neighbourhood Plan are embedded in the main body of the Plan, forming a key part of the narrative and expression of the community's manifesto for the area. For comprehensiveness, and ease of reference, they are collated and summarised here:

<i>Project Reference and Title</i>	<i>Project Summary</i>
Project H(i): Local Heritage	To identify buildings and other structures regarded as being of local historic importance.
Project H(ii): Wildflower verges	Creation of wildflower verges to increase biodiversity and provide local amenities.
Project H(iii): Land at corner of A267	To support the management of this green space as an area of habitat creation.
Project H(iv): Natural flood management	Introduction of natural flood management areas, including 'wet woodlands', in the Upper Cuckmere catchment to reduce the risk of flooding in the Parish and in areas further downstream.
Project H(v): Traffic management	Improvements at key locations that help reduce the speed of traffic, making streets safer for all, as well as supporting measures that minimise the volume of traffic in the Parish, particularly HGV movements through Horam village centre.
Project H(vi): Encouraging walking and cycling	Improvements to network of existing walking and cycling routes, including junctions and crossing points, and identification of new routes across the Parish to support walking and cycling.
Project H(vii): Bus services	Improvements to bus services, facilities and stop locations.

Project H(viii): Youth centre	Provision of a new youth centre as part of the cluster of community facilities at the Recreation Ground.
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Reviewing the Neighbourhood Plan

- 10.7 Notwithstanding the defined period of the Neighbourhood Plan to 2040, it is recognised that, with further changes to and review of the Local Plan and national guidance likely, the Neighbourhood Plan will need to be reviewed periodically. This will enable the Neighbourhood Plan to remain ‘current’ and in conformity with the Wealden District Local Plan and National Planning Policy Framework.
- 10.8 The District Council is working on the preparation of a new Local Plan. At this stage it is anticipated that the Plan will be adopted in the first quarter of 2026/27. The eventual adoption of the Local Plan may bring forward important changes to local planning policy. In this context, the Parish Council will assess the need or otherwise for a full or partial review of the Neighbourhood Plan within six months of the adoption of that Plan.

Appendix 1: Horam Neighbourhood Plan Policies Map

This appendix presents the Neighbourhood Plan policies map, combining all maps presented in the main body of the Neighbourhood Plan. Two versions of this are shown to help provide clarity to the reader: one with and one without key local views.

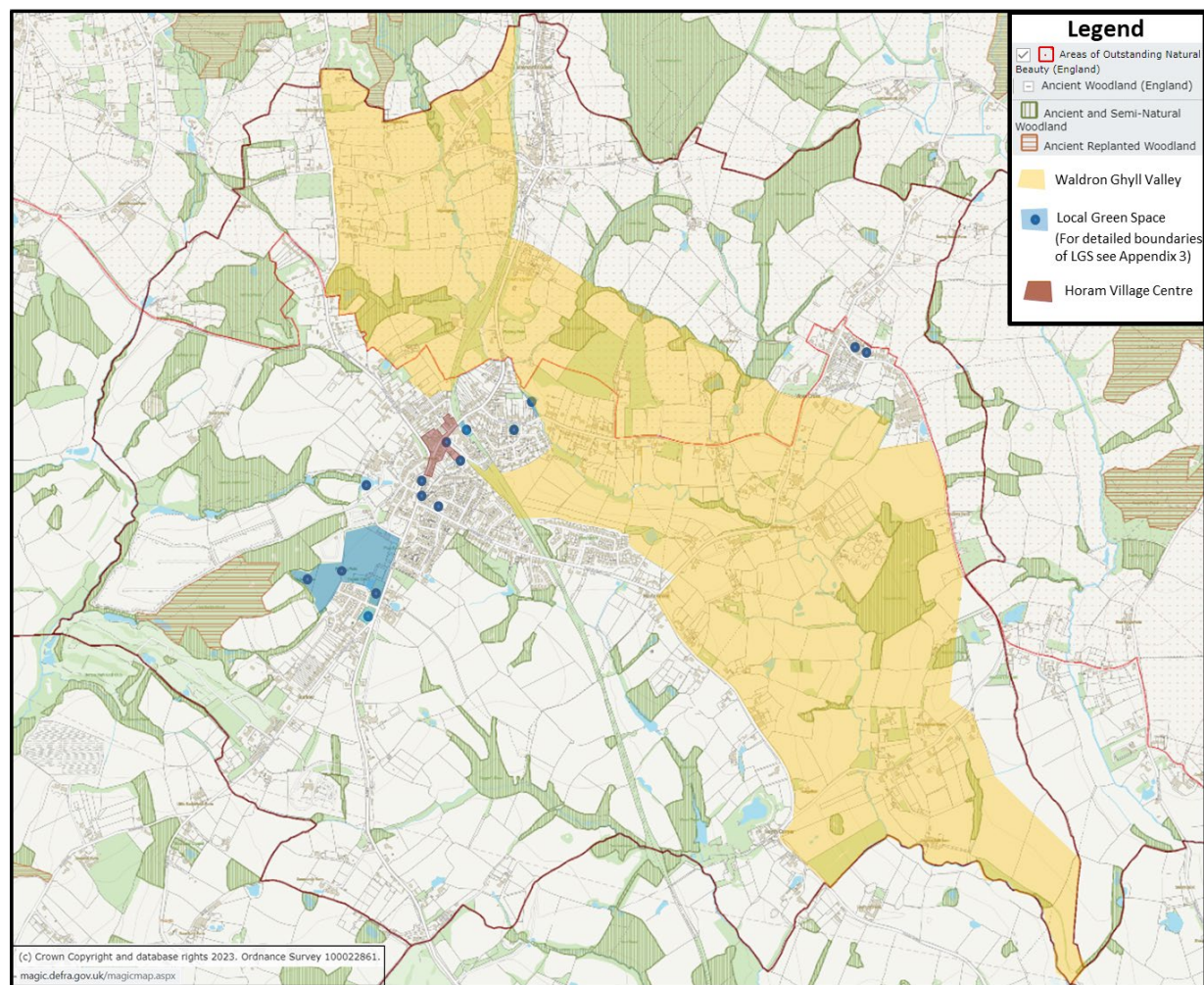


Figure 17: Combined policies map for the Neighbourhood Plan area (excluding local views)

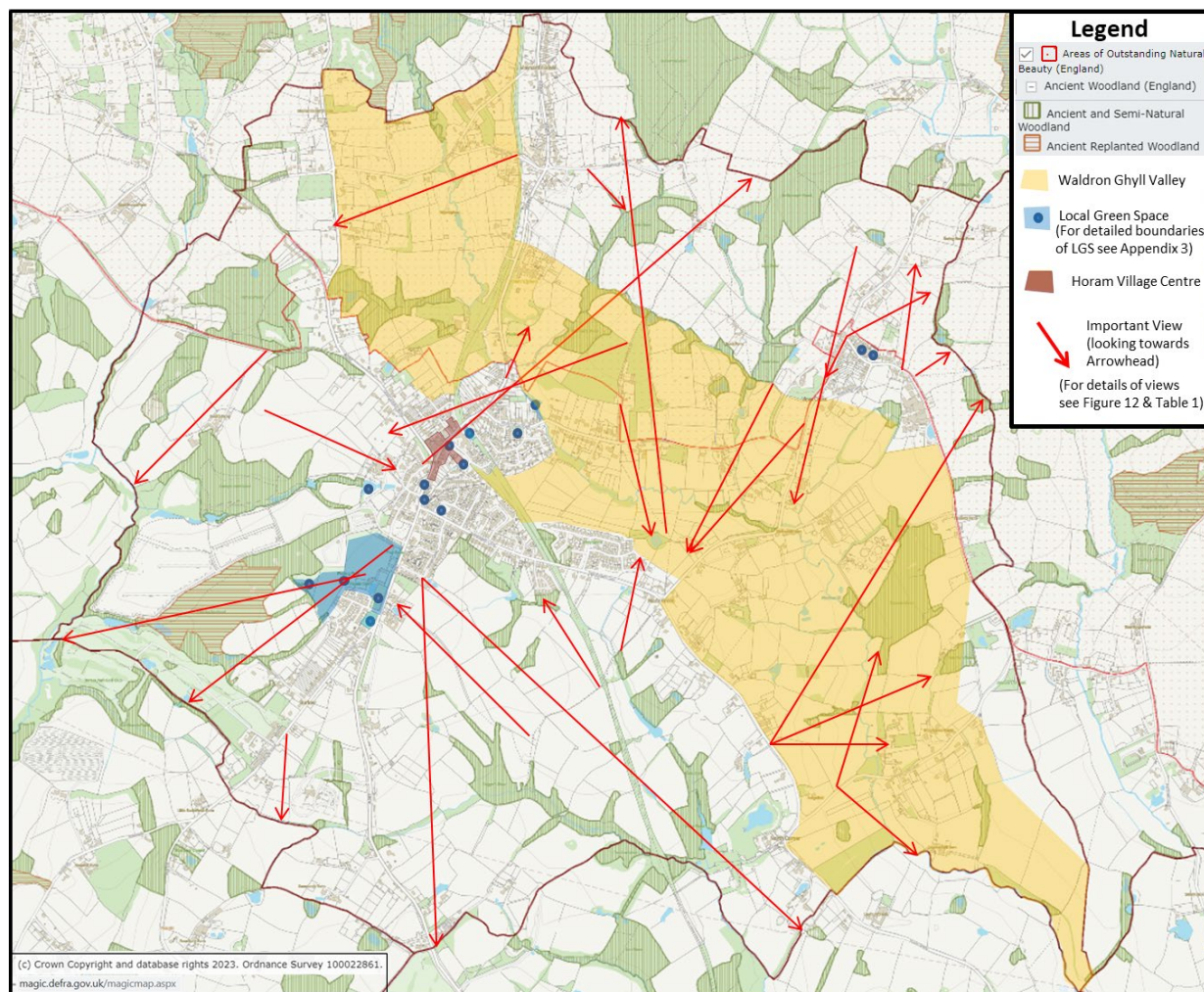


Figure 18: Combined policies map for the Neighbourhood Plan area (including local views)

Appendix 2: Horam Design Guidelines

The Horam Design Guidelines are presented as a free-standing appendix to the Neighbourhood Plan and must be referred to by all applicants for development in the Neighbourhood Plan area.

Appendix 3: Local Green Space Designations

This appendix includes mapping of all Local Green Space Designations as listed in Policy HCE4.

Further information is presented in the Local Green Space report, which includes an assessment of all potential local green spaces considered against the criteria for designation established in the NPPF.



Figure 19: LGS Site Ref 2 – Land in front of Four Seasons adjacent to A267

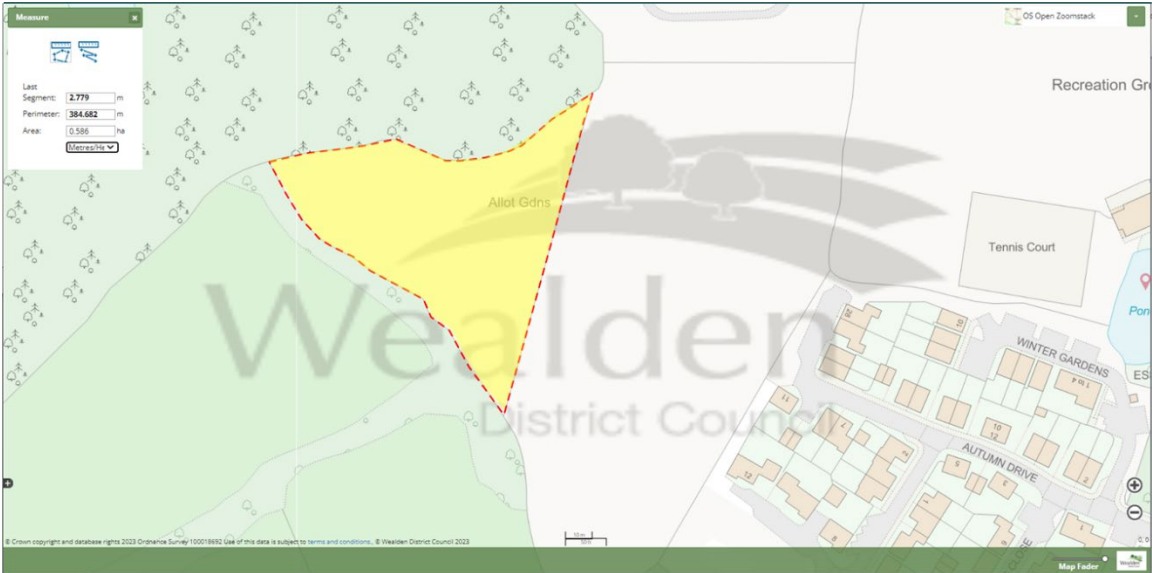


Figure 20: LGS Site Ref 3 - Allotments



Figure 21: LGS Site Ref 4 – Horam Recreation Ground

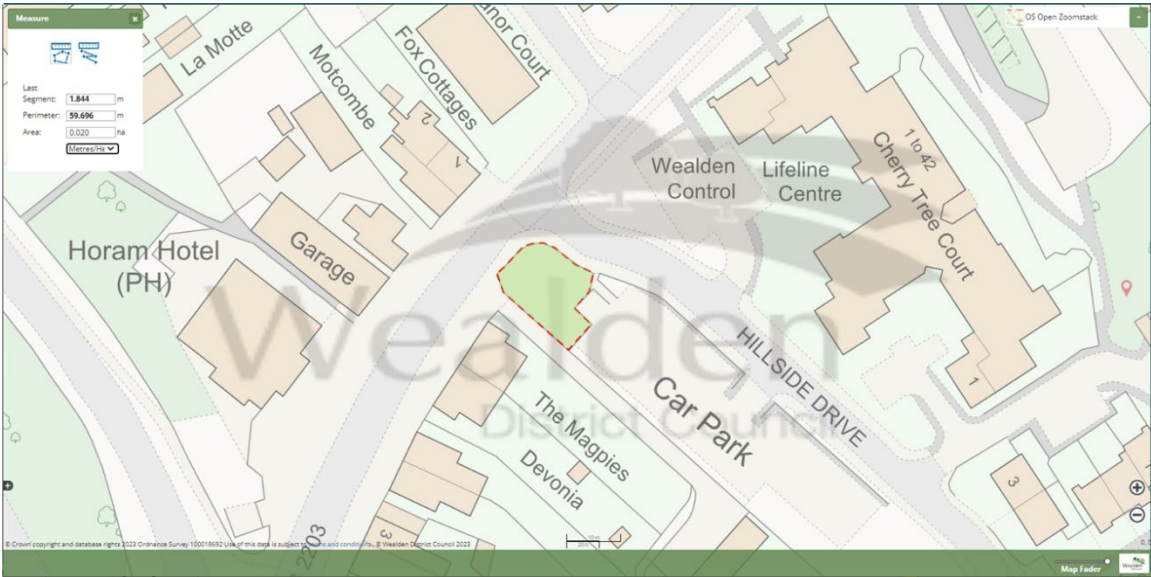


Figure 22: LGS Site Ref 5 – Memorial Garden, Hillside Drive



Figure 23: LGS Site Ref 6 - Land on corner of Paynsbridge Way with Vines Cross Road



Figure 24: LGS Site Ref 8 - Area by Hillside Car Park, junction with Meadow Rise

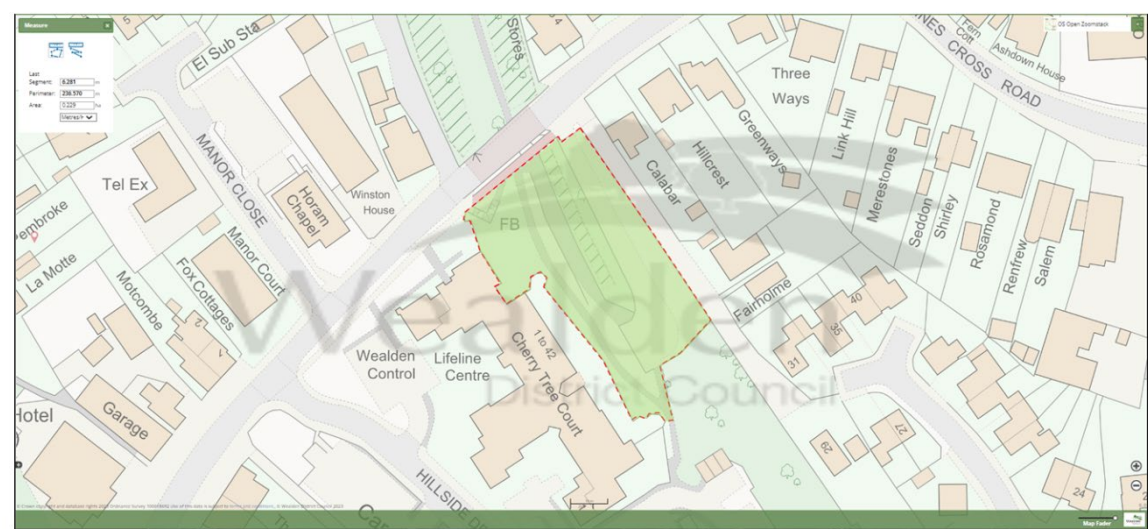


Figure 25: LGS Site Ref 9 - Station area, Horam, including access land from B2203



Figure 26: LGS Site Ref 11 - Land between Horebeech Lane and Beauford Road



Figure 27: LGS Site Ref 12 - Land between the High Street and garages in Beauford Road

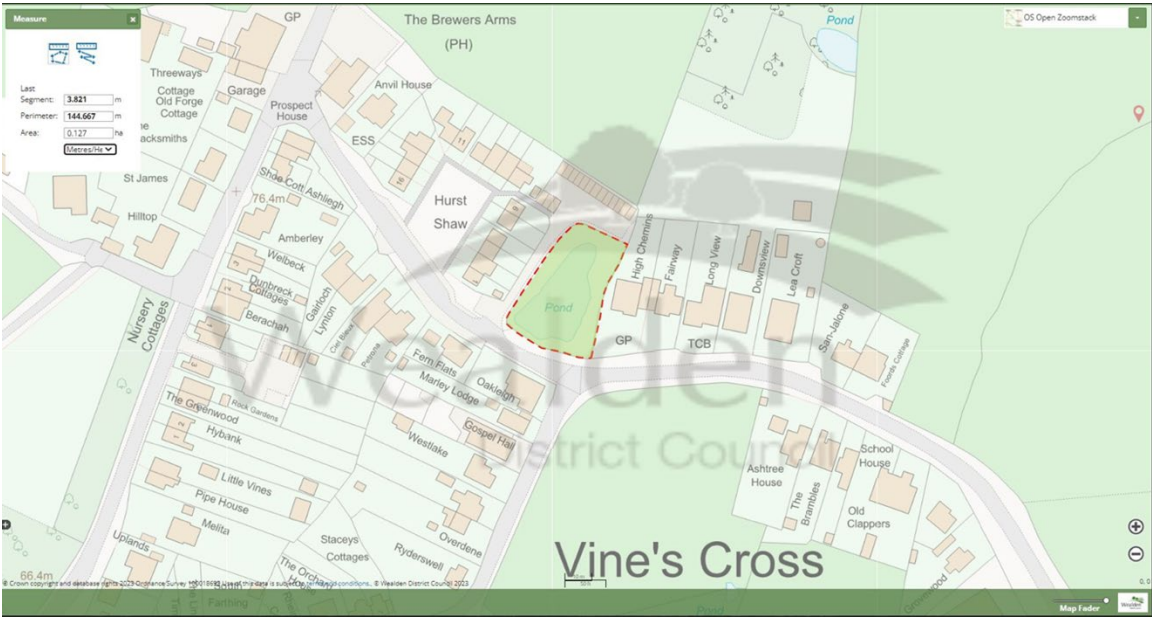


Figure 28: LGS Site Ref 13 - Vines Cross Pond, Foords Lane junction with Ballssocks Lane



Figure 29: LGS Site Ref 14 - Land at Hurst Shaw, Vines Cross



Figure 30: LGS Site Ref 22 - Strip of land between Merrydown estate and the A267





Figure 33: LGS Site Ref 34 - Fishing lakes and surrounds

Glossary of Terms

Adoption – The final confirmation of a development plan by a local planning authority.

Affordable housing – Housing for sale or rent, or for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers), and which may comprise one or more of the following: (a) affordable housing for rent; (b) starter homes; (c) discounted market sales housing; or (d) other affordable routes to home ownership (e.g.: shared ownership and rent to buy etc). A full definition is available in the NPPF (2023).

Brownfield Site – see Previously Developed Land (PDL).

Conservation Area - An area of special architectural or historic interest, the character or appearance of which is preserved by local planning policies and guidance.

Department for Levelling Up, Housing and Communities (DLUHC) - is the Government department with responsibility for planning, housing, urban regeneration and local government. Previously known as the Ministry for Housing, Communities and Local Government (MHCLG).

Development Plan - The current 'Development Plan' comprises the Wealden Core Strategy (2013), saved Local Plan policies (1998), the Affordable Housing Delivery Local Plan (2016), the East Sussex County Council Waste and Minerals Plan (2013), and the East Sussex, South Downs and Brighton and Hove Waste and Minerals Sites Plan (2017), as well as any future adopted Local Plans, and adopted Neighbourhood Development Plans which are used to determine planning applications.

Evidence base - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as housing need for example.

Greenfield site - Land where there has been no previous development, often in agricultural use.

Green-space - Those parts of an area which are occupied by natural open space, parkland, woodland, sports fields, gardens, allotments and the like.

Heritage Asset – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated assets (e.g.: listed buildings) and non-designated assets, including those identified by the local

planning authority or through a neighbourhood plan, and which may include a local list of assets.

Housing Associations / Registered Social Landlords / Registered Providers –

Not-for-profit organisations providing homes mainly to those in affordable housing need.

Independent Examination - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infill Development – Small scale development filling a gap within an otherwise built-up frontage.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Listed Building – Building of special architectural or historic interest. Listed buildings are graded I, II or II*, with grade I being the highest. The listing includes the interior as well as the exterior of the building.

Local Plan – The Plan for future development of the local area, drawn up by the local planning authority. This forms part of the Statutory Development Plan.

Local Planning Authority (LPA) - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Horam Parish, this is Wealden District Council.

Made – Terminology used in neighbourhood planning to indicate a Plan has been adopted.

Major Development – For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF) – Sets out the Government's planning policies for England and how these are expected to be applied. The current version of the NPPF was published in December 2023.

Neighbourhood Development Plan – A development plan prepared by a Parish Council for a particular Neighbourhood Area, which includes land use topics. Once made this forms part of the Development Plan.

Outline Planning Application – A application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.

Permitted Development – Comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission, although may require 'prior approval' from the Local Planning Authority.

Planning Permission - Formal approval for development granted by a council (e.g. Wealden District Council) in allowing a proposed development to proceed.

Previously Developed Land (PDL) - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Open Space - Open space to which the public has free access and which fulfils, or can fulfil, a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural uses).

Public Realm – Those parts of a city, town or village, whether publicly or privately owned, which are available for everyone to use. This includes streets, square and parks.

Public Right of Way (PRoW) – Paths on which the public has a legally protected right to pass and re-pass.

Registered Social Landlords (RSL) – See Housing Associations.

Section 106 Agreement – Planning obligation under Section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal.

Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments.

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability Appraisal – An appraisal of the economic, environment and social effects of a Plan to allow decisions to be made that accord with sustainable development.

Sustainable Drainage Systems (SuDS) – Sustainable drainage systems slow the rate of surface water run-off and improve infiltration, by mimicking natural drainage in both rural and urban areas. This reduces the risk of “flash-flooding” which occurs when rainwater rapidly flows into the public sewerage and drainage systems.

Urban Design – The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

Use Classes Order – The Town and Country Planning (Use Classes) (Amendment) (England) regulations 2020 puts uses of land and buildings into various categories known as ‘Use Classes’. These regulations came into force on 1st September 2020 and effectively replaces the former use class definitions used within the Town and Country Planning (Use Classes) Order 1987.

It is generally the case that you will need planning permission to change from one use class to another, although there are exceptions where the legislation does allow some changes between uses (e.g.: shops, under Use Class E, can be changed to residential, Under Class C3, subject to Prior Approval from the Local Planning Authority). It should be noted that the recent regulation changes led to former Use Class A (shops, financial and professional services and food and drink establishments) and other town centre uses becoming part of the new Use Class E.

B2 use class: Refers to general industry.

B8 use class: Refers to storage and distribution.

C1, 2, 2A, 3, 4 use class: Refers to hotels and residential institutions, secure residential institutions, dwellings, and House in Multiple Occupations (HMOs)

E use class: Refers to shops, restaurants, financial and professional services, indoor sport, recreation or fitness (not involving motorised vehicles or firearms), health or medical services, creche, nursery or day centre principally to visiting members of the public, an office, research and development, or any industrial process that can be carried out in any residential area without detriment to amenity. The breakdown of uses in Class E is:

E(a): Display or retail sale of goods, other than hot food.

E(b): Sale of food and drink for consumption (mostly) on premises.

E(c): Provision of (i) Financial services, (ii) Professional services (other than health or medical services), or (iii) other appropriate services in a commercial, business or service locality.

E(d): Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink).

E(e): Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).

E(f): Creche, day nursery or day centre (not including a residential use).

E(g): Uses which can be carried out in a residential area without detriment to its amenity, including (i) offices to carry out any operational or administrative functions, (ii) research and development of products or processes, (iii) industrial processes.

F1: Learning and non-residential institutions, including (a) provision of education, (b) Display of works of art (otherwise than for sale or hire), (c) Museums, (d) Public libraries or public reading rooms, (e) Public halls or exhibition halls, (f) Public worship or religious instruction (or in connection with such use), or (g) Law courts.

F2: Local community uses, including (a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres, (b) Halls or meeting places for the principal use of the local community, (c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms), or (d) Indoor or outdoor swimming pools or skating rinks.

Sui Generis: 'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. Public houses, wine bars, or drinking establishments (previously Use Class A4) are classified as Sui Generis.

Acknowledgements

The Horam Neighbourhood Plan has been prepared for Horam Parish Council by a Steering Group comprising three Parish Councillors and nine residents in the Parish, who deserve thanks for their time:

Sue Lane (Chairman)
Andy Billings
Devina Guyton
David Marlow
Sally Willcocks
Jonathon Webb
Lynda Lynch
Jason Wilton
Andrew Samuels
James Strevens
Eleanor Strevens
Sally Frost

A special thank you to David Marlow for his planning expertise, and the enormous amount of time he has given, including in drafting several background papers.

We would also like to thank our consultants Troy Planning + Design for their professional guidance and continued support in the project, including on community consultations and drafting.

Thanks also to others who have been involved at various stages and have provided reports, information, and expertise: - Murphy Associates; AECOM Design and Housing teams, Dean Morrison of the High Weald AONB; Nick Claxton ESCC; Kelly Sharp and Katherine Matthews of WDC.

Thank you to the Trustees of the Horam Centre for free use of their premises for meetings and consultation events.

Photographs within the report have been provided by members of the Steering Group, Horam Parish Councillors and Troy Planning + Design.

Finally sincere thanks go to those residents of Horam Parish who have taken part in the various consultation stages and contributed their thoughts, suggestions, and ideas to shape this first draft of the Horam Neighbourhood Plan.

Horam Parish Council
Horam Neighbourhood Plan (HNP), 2023- 2040
July 2024



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