

## **Character Appraisal Area G: Newpound Lane**

### **Summary**

Newpound Lane is a scenic route into Wisborough Green from the B2133 to the north-east, it connects Newpound with the village centre. This winding, sometimes narrow lane is bordered by native hedging and individual mature trees, overlooking farmland, meadows and paddocks in which a variety of livestock can be observed. The lane crosses an area of gentle, rolling, enclosed rural landscape, with a sense of unity conferred by small areas of woodland, streams and interesting views across more open fields with glimpses of traditional farmhouses. Small pockets of mainly residential development front onto the lane which are interspersed with more open fields and separate farmsteads accessed off the lane. The lane is a popular route with villagers and visitors alike and is well used by hikers, cyclists, holiday makers and dog walkers.

## **Landscape Character**

Located within an area characterised by a scenic, undulating pastoral landscape of mixed geology, representing the western extent of the Low Weald. The area comprises gently sloping predominantly agricultural land enclosed by sometimes dense networks of hedgerows, hedgerow trees, and small sized woodlands. The lane is slightly sunken in places but levels out as it enters the village.

## **Main Characteristics**

- Individual detached houses of diverse designs grouped in two separate rows fronting onto the lane and set back from the road, interspersed with fields and more isolated farms and some converted barns.
- A river Arun contributory stream crosses at the lowest point flooding across the lane above the bridge in wet weather conditions.
- There are views and vistas across sloping land to the stream and beyond and to rising farm land on either side, through footpaths, green lanes and bridleways.

- The lane narrows as it approaches the village and here the relatively high hedges on both sides, and lack of verges, create a sense of enclosure obstructing views over the surrounding farmland, contrasting with the more open character of the Lane as it exits the village towards the north-east.
- The buildings are predominantly residential with a few commercial buildings including Fishers Farm Park, the Bat and Ball Public house, Hawthorns Bed and Breakfast. The main entrance to the local Primary School is situated near the village end of the lane.
- There are also a number of agricultural buildings including barns and livestock shelters, many converted in residential uses or garages. These are predominantly Sussex style and timber or tile clad.
- Evidence of farm diversification with new uses being accommodated including Fishers Farm Park and Jays Barn. Other non-residential uses include the Primary School at the village end of the lane and a Garden Centre.

- Verges provide some protection from passing traffic in some places but speeding is seen as an issue here.
- Buildings are predominantly two storey detached houses covering a range of periods and styles suggesting gradual growth through intensification of an area originally characterised by dispersed buildings and farms.
- Buildings with generous rectangular gardens mainly enclosed by soft hedging with some timber post and rail fencing with well tended lawns with borders, small and large shrubs and trees.
- There is a fairly simple palette of materials used on the buildings. The elevations are mostly red brick with some tile-hanging. Some converted farm buildings have weatherboarding. Some of the older buildings have exposed timber frames with brick infill.
- Roofs are mostly tiled and hipped with some gables and have relatively steep pitches with few dormers mainly located on the rear roof pitches. Most have brick chimneys, overhanging eaves and half-round cast iron gutters and downpipes.

- Front elevations are relatively formal with cottage style and panelled entrance doors fronting onto the Lane many with porches. Windows are predominantly casements with larger windows to the ground floor.
- There are a number of listed buildings and farmhouses within the Character Area:
  - Champions Farmhouse
  - Whites Farmhouse
  - Three Lanes End Farmhouse
  - Crossways Cottage
  - Moonsbrook Cottage
  - Fishers Cottage
  - Orchard House
  - Part of the Bat & Ball Public House