

# **Character Area Appraisal - Rural Areas outside SDNP**

**South of A272 Southern Low Weald**

**North of A272 excluding areas covered in other appraisals**

## **Summary**

These two outlying rural character areas that surround and embrace the village settlement areas of Wisborough Green are broadly similar in that they feature undulating green landscape, with scattered houses and farms generally accessed from a network of lanes and tracks. Harsfold Lane leads directly south from the village crossing the River Kird and serving several properties including the manor and farm. Fittleworth Road is accessed from the the A272 on the western village boundary and serves Brick Kiln Common and Bedham. It also forms part of the boundary to the South Downs National Park. Durbans Road continues out of the village to the junction with the B2133 passing Naldretts Court, a prominent building set back and partially screened by woodland. All roads feature intermittent individual houses, some border the roads, and others are scattered around the landscape, often situated along the small, narrow lanes that exit onto the surrounding roads at fairly regular intervals.

Malham Farm, Paplands Farm and Sparr Farm are all examples. There are a number of Listed properties across these areas.

## **Landscape Character**

Numerous varied and attractive views and vistas can be seen across open countryside in both areas. The mostly tranquil lanes all have distant views as well as immediate rural scenery, their wide green verges give an impression of space and distance. There is a ridge to the north of the A272 after which the landscape is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands. There are also more enclosed rural landscapes with a mix of grass pasture and arable fields within which farm dwellings nestle, often partially hidden by dips and hedgerows. To the south of the A272 lies a flat flood plain with associated wet grassland and habitat. A tributary joins the river Arun from the north and there are many natural ponds of various sizes dotted around in these areas hosting an abundance of native wildlife.

## Main Characteristics

- Properties situated in these rural areas are mostly older houses, many are related to agricultural purposes. Some are timber framed, and many sit alongside barns and other agricultural buildings or related dwellings.
- Individual properties are situated in larger plots, often accessed from the network of lanes that connect the surrounding farmland.
- The rural landscape features a mix of arable fields and enclosed pasture land providing a wealth of scenic views and vistas typical of this West Sussex area. It is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands.
- Mature and native hedgerows predominate throughout but there is some post and rail timber fencing and stock fencing.

- There is the occasional pair of semi-detached cottages such as those in Harsfold Lane and Fittleworth Road, where there is also a short terrace of cottages 'Brickyard Cottages'.
- Most properties front onto their access roads with some exceptions such as Harsfold Manor and Paplands Farm.
- Garden sizes vary, often according to the property size but are in general larger; many cannot be seen from the main roads due to their access from the lanes.
- Wharf Farm on the A272 features residential and retail units and a horsebox storage area, there are some light industrial/retail units located at Lowfold Farm in Fittleworth Road, and similar units with workshops at Malham Farm on the B2133.
- There are self-catering cottages at Lower Sparr Farm.
- Materials used throughout these areas are in keeping with the rural nature of the environment, mostly local brick and tile with some stone walls and Sussex stone roofs. There is some weatherboarding or timber cladding.

- Roofs are mainly hipped and gabled with the steep pitches familiar to the area.
- Garages are generally separate from the properties and placed to the side.
- Windows are the usual mix of sash and casement, doors are also in keeping with the rural environment, Brickyard Cottages feature arches for doors.
- Chimneys feature on all properties, some have more than one and they are large and numerous at Harsfold Manor.
- The Wey and Arun, partly restored, canal runs through the area of the southern low weald featuring many scenic locks and bridges, and contributing additional views of countryside across water. It is un-restored and filled in through Orfold Farm and is accessed by Wey South Path.
- The east-west pylon line is dominant where it crosses the landscape.
- There are a number of Listed Buildings within the Character Area:

Malham Farmhouse  
Brickhouse Cottage  
Naldretts Farmhouse and Barn  
Durbans  
Loves Farmhouse  
Smale Farmhouse  
Sparr Farmhouse and Barn  
Orfold Farmhouse  
Harsfold Farmhouse  
Lughurst  
1-4 Brickyard Cottages