



Cuckfield Parish Council

Cuckfield Neighbourhood Plan

Cuckfield Landscape: Views Assessment



1 Introduction

Cuckfield is a ridge-top settlement, striding the watershed between the Sussex Ouse and Adur catchments. A significant part of the distinctive character of the village is the visual connectivity with the surrounding countryside from public places. Figures 1 and 2 show the locations at the edge of the village where there is direct visual connectivity with the countryside. These distinctive views combine shorter uncluttered views of the more immediate setting of the village, with views across the Low Weald to the South Downs National Park to the south and across the Sussex Ouse valley towards Balcombe to the north. These views are principally located at, or close to, the edge of the village built up area boundary, and stretch in all directions:

- Northern boundary: views to the north across the Ouse valley towards Ardingly, the Balcombe Forest High Weald and Ashdown Forest.
- Eastern boundary: views to the east towards Haywards Heath and Firlie Beacon beyond, and south to the South Downs and Ditchling Beacon
- Southern boundary: views to the south toward Burgess Hill and the South Downs beyond, including Jack and Jill windmills
- Western boundary: views to the north across the Ouse valley and south towards Burgess Hill and the South Downs.

Resident surveys undertaken for the 2011 Village Design Statement, 2012 Neighbourhood Plan and responses to Mid Sussex District Council consultation for various planning applications, have all highlighted that parishioners value highly the connection from the village to the surrounding countryside, the rural outlook, and the near and long views beyond.

2 Approach

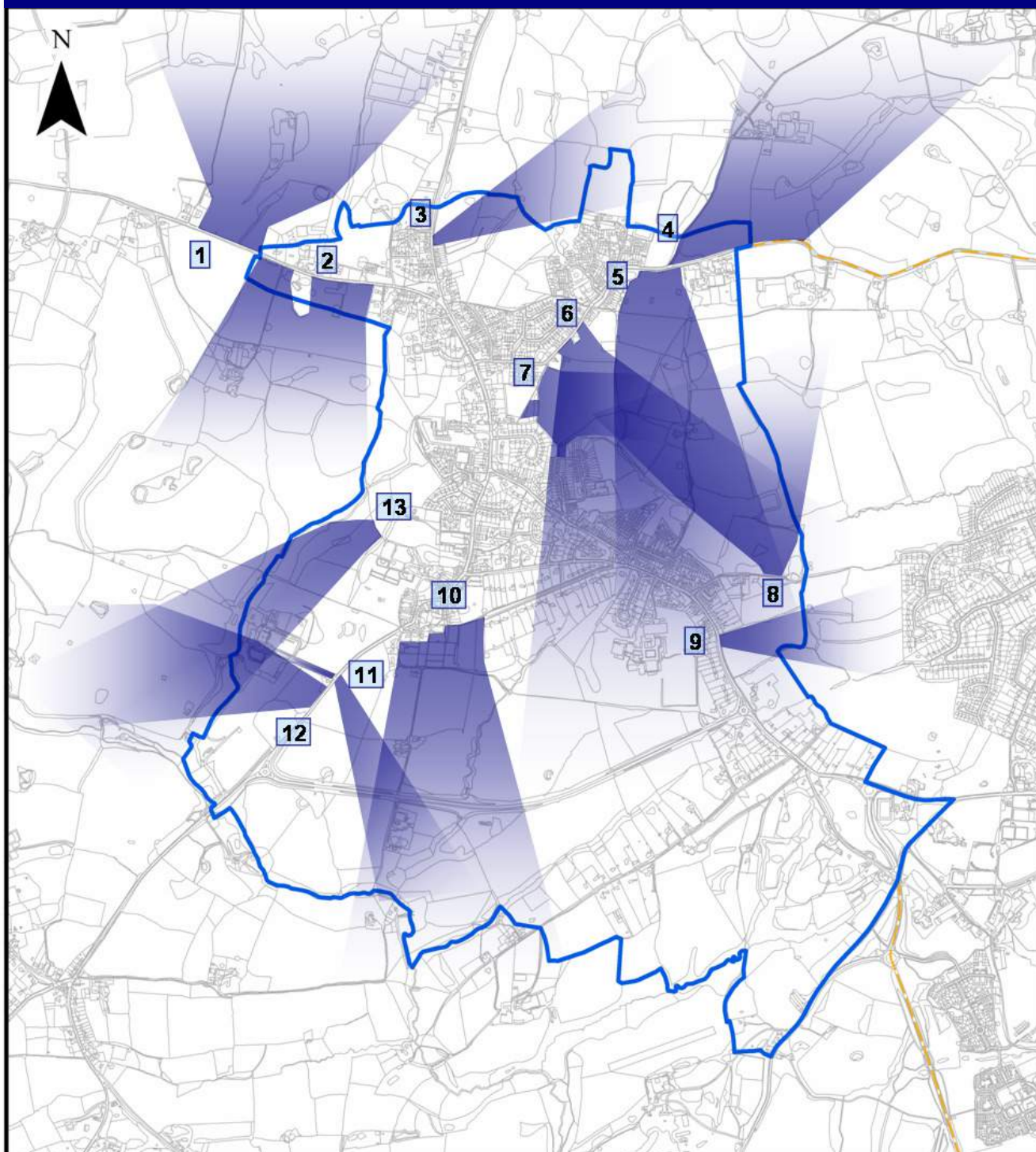
This report documents the principal views from the village built up area boundary, or adjacent to it.

Several walkover surveys collected photographic evidence where views were apparent along the boundary from the public highway or other public rights of way. A desktop review was also undertaken of the Landscape Character Assessment by Hankinson Duckett Associates for Cuckfield Parish Council. This report builds on this evidence by focussing on the principal views of the landscape surrounding the built up area of village.

Figure 1 highlights the principal view locations, indicated by the dark blue shading. This fades in the direction of the view.

A description of each principal view follows, with accompanying, number referenced photographs (taken with approximately 50mm digital equivalent lens). Photo locations and direction of view are indicated in Figure 2.

Figure 1 - Cuckfield Viewscape



Key

-  Adjoining Parish
-  Plan Area

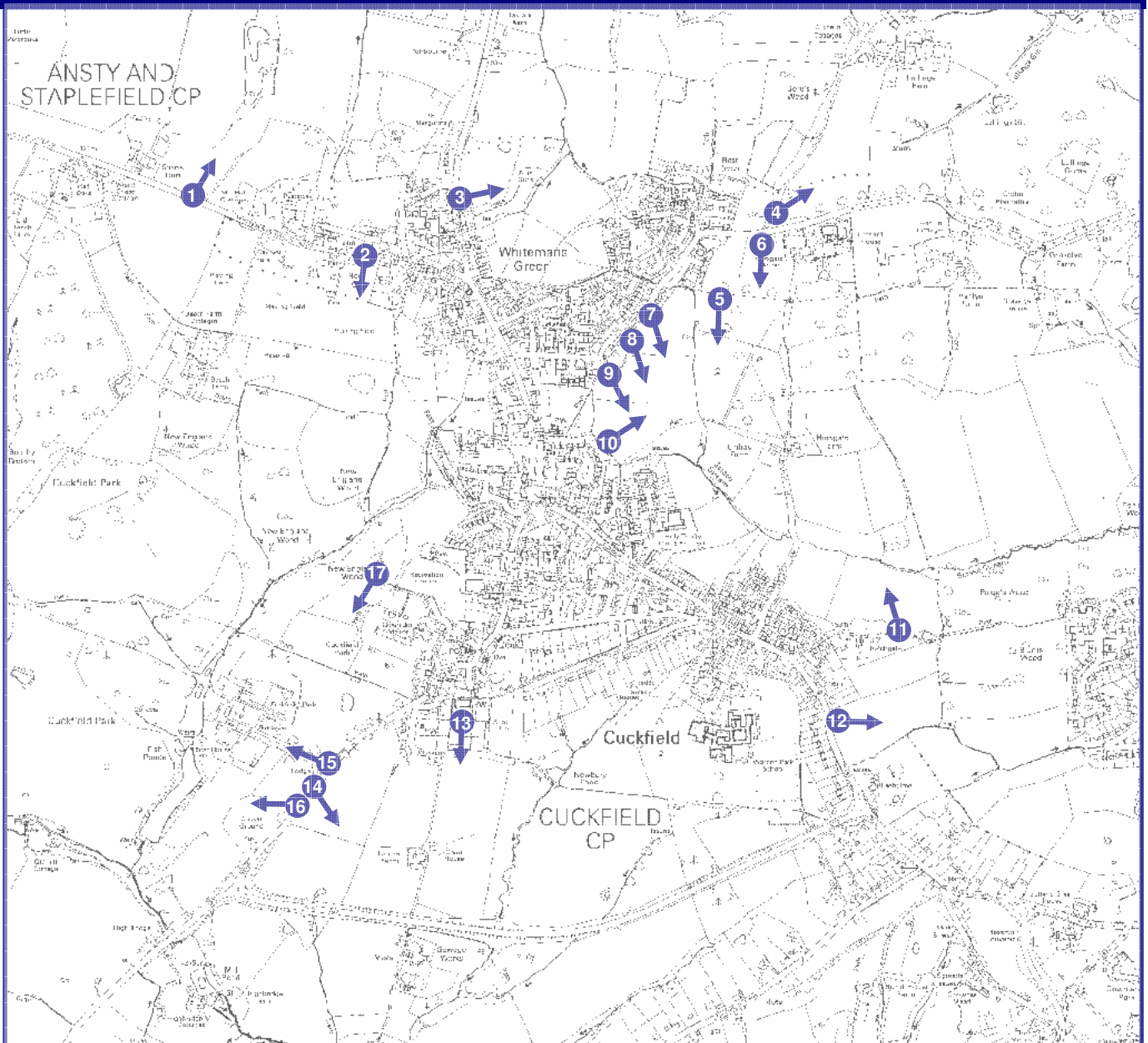
- 1 – Cuckfield Golf Club
- 2 – Whitemans Green Recreation Ground
- 3 – Balcombe Road
- 4 – Hanlye Lane (Ouse)
- 5 – Hanlye Lane and twittens (Adur)
- 6 – Ardingly Road
- 7 – Ardingly Road to Glebe Road twittens
- 8 – Hatchgate Lane
- 9 – Broad Street
- 10 – Church
- 11 – Brighton Road East
- 12 – Brighton Road – West across Cuckfield Park
- 13 – Cuckfield Park

0 740 Meters




Map produced by:
Cuckfield Parish Council

Figure 2 – Photo location and direction



3 Principal views

1 Cuckfield Golf Club



Looking north from the B2115 across shorter uncluttered views over Cuckfield golf club, across the Sussex Ouse valley towards the Balcombe Forest High Weald

In view is the Balcombe railway viaduct, together with tree clumps which are distinctive of the landscape.

2 Whitemans Green Recreation Ground



Looking south from the B2115 over the recreation ground, towards the South Downs ridge. From the hedge line highlighted in the photo, the ground drops away and hence the views are more extensive to the west, and overlook New England Wood nature reserve to the east.

3 Balcombe Road



Looking east from the B2036 Balcombe Road from the northern reach of the main village towards Brook Street. Views towards Gores Wood and across the southern slopes of the Ouse valley.

4 Hanlye Lane (Ouse)

4



Looking north east from Hanlye Lane and the Borde Hill public bridleway (number 2CU) across Lullings Farm to the Ouse valley and Ardingly Reservoir. Ardingly College can be seen on the ridge with the Ashdown Forest beyond.

5 Hanlye Lane and footpaths (Adur)



5

View south from footpath (numbers 17CU, 19b-cCU) off Longacre Crescent, across shorter uncluttered views to Ouse / Adur ridge and Warden Park school. Rural outlook, with ancient field patterns. The southern part of Cuckfield village can be seen nestling in the surrounding countryside with the South Downs framing the view in the distance.



6

Views south from Hanlye Lane through the hedgerow, across open fields, towards a sweep of the South Downs, over 10km away.

6 Ardingly Road



7



8

Extensive views along the open section of Ardingly Road to the south and east; across shorter uncluttered views towards Firl and Ditchling Beacons and Jack and Jill windmills on the South Downs ridge (over 10km away), Haywards Heath and Warden Park ridge.

7 Ardingly Road - Glebe Road footpaths



9

A wide range of local and far reaching views along footpaths (numbers 12a-dCU, 13CU, 15CU), to the east across rural outlook, to the South Downs.



10

Rural views to the north east (looking along footpath 14bCU) across the Scrase Stream source and ancient field pattern, with Longacre Farm and Ardingly Road to the left

8 Hatchgate Lane



11

Views north from the public bridleway (number 23CU) linking Cuckfield with Blunts Wood and Haywards Heath, across the Scrase Stream valley (tributary of the Ouse). Horsgate House acts as a focal point of the landscape, with the Borde Hill Millennium Wood to the east and Ardingly Road to the west. Typical, ancient small field pattern apparent.

9 Broad Street



12

Views from Broad Street east towards Blunts Wood nature reserve and Haywards Heath, across ancient small field patterns.

10 Church



13

Wide outlook of the South Downs from grounds of Grade 1 listed church, Cuckfield Conservation Area and footpath (number 6aCU) along southern boundary. Views across Weald and Burgess Hill towards Jack and Jill windmills on the ridge.

10 Brighton Road East



14

Views from highway between the vegetation over agricultural fields, toward the South Downs

12 Brighton Road – West across Cuckfield Park



15

Vista from highway through Cuckfield Park drive avenue toward the Elizabethan House

16



Views from highway across Cuckfield Cricket Ground toward the Elizabethan house and the Adur valley beyond

13 Cuckfield Park

17



Views from the boundary of the recreation park and along footpath (number 4CU) south west across Cuckfield Park towards the South Downs ridge.

14 General

There are numerous other locations at the edge of the village where gaps between buildings and vegetation provide views out of the village, from public vantage points into the surrounding countryside. Such views are important to the character of the area and should be maintained.