

Berwick Station

(Inset Map No.3)

Introduction

19.2.1 Berwick Station is a small, primarily residential settlement to the north of the A27. It has developed in a linear form along the C Class road, either side of the Eastbourne to Brighton railway line.

19.2.2 The Council's aim is to preserve and enhance the pleasant rural setting of the village and to maintain the existing form of the settlement.

Environment

19.2.3 Set within the attractive, gently rolling open countryside of the Low Weald, Berwick Station comprises essentially frontage development along the Alfriston to Upper Dicker road. The single depth frontage is punctuated by incursions of open agricultural land forming important gaps in development. There are attractive outward views, particularly towards the South Downs. On rising ground to the north-west of the village, an area of regenerating scrub and woodland covers the site of an old Brickworks.

19.2.4 A little to the north-east of the village lies Arlington Reservoir, a designated Site of Special Scientific Interest which is managed as a Local Nature Reserve because of its ornithological importance.

Development Boundary

19.2.5 In order to protect the rural character and setting of Berwick Station, it is considered important to prevent lateral expansion of development into the adjoining countryside and to resist further consolidation of ribbon development along this road. The development boundary for Berwick Station has therefore been drawn tightly around the existing property curtilages which provide a generally well defined edge to the adjacent countryside.

19.2.6 The boundary is drawn particularly close to properties at the ends of the village and across other long curtilages in order to prevent any further outward extension of ribbon or in-depth development.

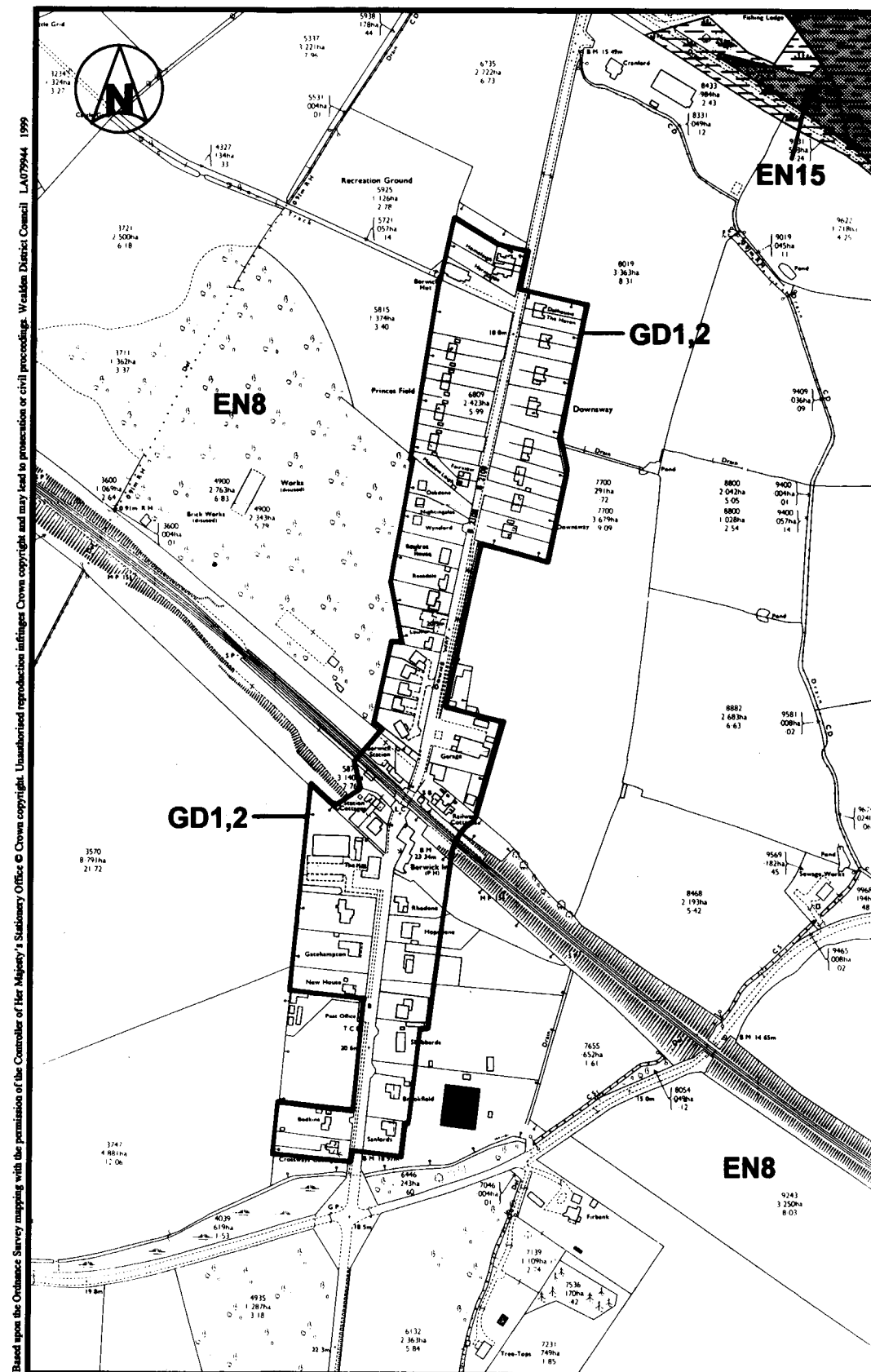
19.2.7 The surrounding open agricultural land also extends along two sections of the road frontage to provide important visual gaps in development. These areas have, therefore, been specifically excluded from the development boundary. The small group of agricultural buildings in the south-western corner of the more northerly field is considered integral to the agricultural character of the locality, and has also been excluded from the development boundary.

19.2.8 Within the development boundary it is considered that very limited opportunities exist other than infilling, the redevelopment of existing sites and the conversion of buildings to residential use.

Traffic

19.2.9 The village has good transport links, being developed around the railway station and well related to the A27 to the south. Use of the minor road through Berwick Station as a link between the A22 west of Hailsham and the A27 has been limited somewhat by the imposition of a weight restriction to the north of the village. The situation regarding the proposed A27 Wilmington and Selveston bypasses is discussed in Chapter 9.

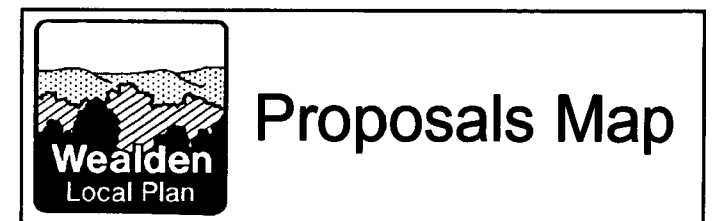
Inset Map No. 3 Berwick Station



KEY

-  Inset Map boundary
-  Development boundary
-  Site of Special Scientific Interest
-  Local Nature Reserve

Plan wide policies are listed on the main Proposals Map.



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