

Blackboys

(Inset Map No.4)

Introduction

19.3.1 Blackboys is located midway between Uckfield and Heathfield on the southern edge of the High Weald Area of Outstanding Natural Beauty. The village is primarily residential in character but also provides some local services for its community and the surrounding rural area.

19.3.2 It is the Council's aim to maintain the residential character of Blackboys whilst protecting its sensitive rural setting.

Environment

19.3.3 Blackboys is bounded to the north, south and east by the undulating landscape of the High Weald Area of Outstanding Natural Beauty which, together with the recreation ground to the west and other areas of attractive countryside, impose clear constraints to outward growth.

19.3.4 The village developed originally along the B2102 road with later development extending southwards to the B2192 road. Its position on the western edge of a ridge, which runs through Cross-in-Hand and Heathfield, affords extensive views across the surrounding countryside, particularly to the north. The central and southern parts of the village have many large properties set in extensive curtilages while in contrast, older development at the eastern end of the village is more tightly-knit.

Development Boundary

19.3.5 The development boundary for Blackboys takes full account of the environmental constraints and seeks to prevent encroachment beyond the main 'core' of the village into the attractive surrounding countryside, ribbon development along the main roads and other lanes leading out of the village and an intensification of development in a number of rural fringe areas.

19.3.6 The development boundary incorporates the triangular core of the village between the B2102 and B2192, development along School Lane, frontage development along the B2102 and properties east of Chapel Lane. At the eastern end of the village the development boundary includes only the frontage properties in order to prevent development in the backland area, which would be detrimental to the character on the rural fringe of the village. Similarly along the B2102 on the northern edge of the village, the development boundary only includes frontage development in order to prevent encroachment into the open landscape.

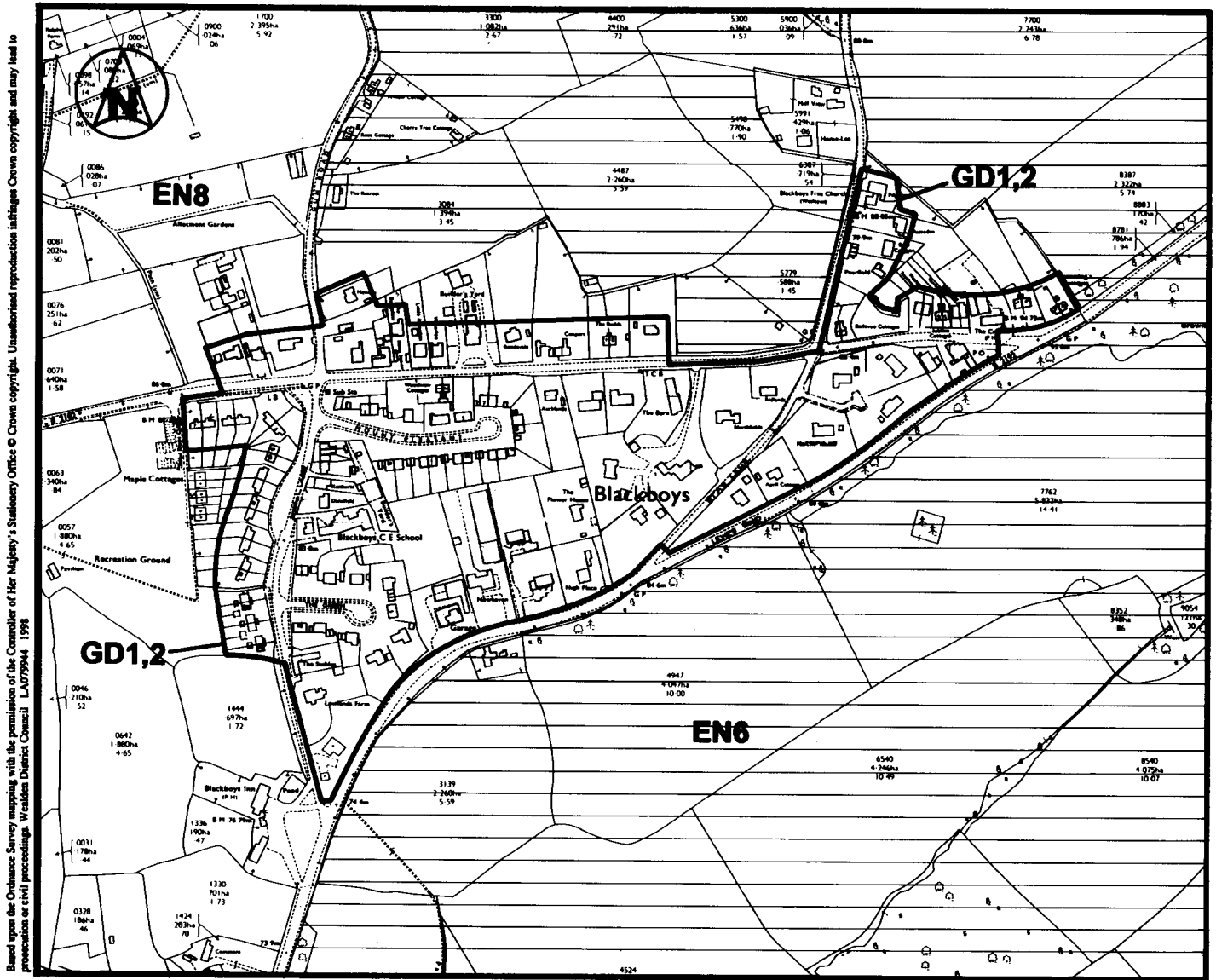
19.3.7 The development boundary excludes the scattered and ribbon development along the lanes extending north out of the village, known as Gun Road and Chapel Lane, in order to prevent any intensification of development in these rural locations. Land to the west of Chapel Lane at its junction with the B2102 is an area of open, undulating countryside providing long distance views to the north, where new development would be intrusive on the landscape. For this reason it has been excluded from the development boundary.

19.3.8 The open countryside south of the B2192 Lewes Road has been excluded from the development boundary as any new development would be intrusive in the landscape. The scattered development extending south along Lewes Road has also been excluded to prevent any intensification of development within an area more rural in character. The area of open land to the north of Blackboys Inn is rural in character and forms an important transitional area between the adjacent countryside and development along School Lane. In order to maintain this more open landscape, the land has been excluded from the development boundary.

19.3.9 Some infilling development has taken place in the past along Tickerage Lane and Terminus Lane to the west of the village. It is considered that this development is isolated from the main settlement and it has been excluded from the development boundary in order to prevent any intensification of development in this more rural location.

Housing

19.3.10 Whilst some further housebuilding with the development boundary may be appropriate the existing character of development provides relatively limited opportunities other than through the redevelopment of existing sites and the conversion of buildings to residential use.



KEY

-  Inset Map boundary
-  Development boundary
-  High Weald Area of Outstanding Natural Beauty



Proposals Map

Plan wide policies are listed on the main Proposals Map.

