

Broad Oak

(Inset Map No.5)

Introduction

19.4.1 Broad Oak occupies a prominent hilltop location about one and a half miles north-east of Heathfield on the A265. The village is residential in nature with a population of about 950 and benefits from a number of local community facilities.

19.4.2 The Council's aim for Broad Oak is to maintain its residential character and compact form, recognising the need to protect its sensitive rural setting.

Environment

19.4.3 Broad Oak has an attractive setting within the High Weald Area of Outstanding Natural Beauty, occupying an elevated ridge-line position. This affords extensive views out over the Upper Rother Valley to the north and southwards across the wooded slopes of the Dudwell Valley towards the Sussex Downs.

19.4.4 Broad Oak has developed around the A265 Burwash Road with the main part of the village lying to the north. It is well contained by Halley Road, Scotsford Road and Street End Lane. However, development does extend in two short ribbons, along the A265 towards Heathfield to the west and along Scotsford Road to the north. A number of more recent estate developments has consolidated existing frontage development. Towards the junction of Scotsford Road and Street End Lane, development is of a lower density.

Development Boundary

19.4.5 In the light of the elevated and exposed position of Broad Oak, its sensitive High Weald Area of Outstanding Natural Beauty landscape setting and the attractive rural character of the area, the development boundary for the village has been defined to prevent an outward encroachment into the surrounding countryside and further ribbon development on the rural fringes.

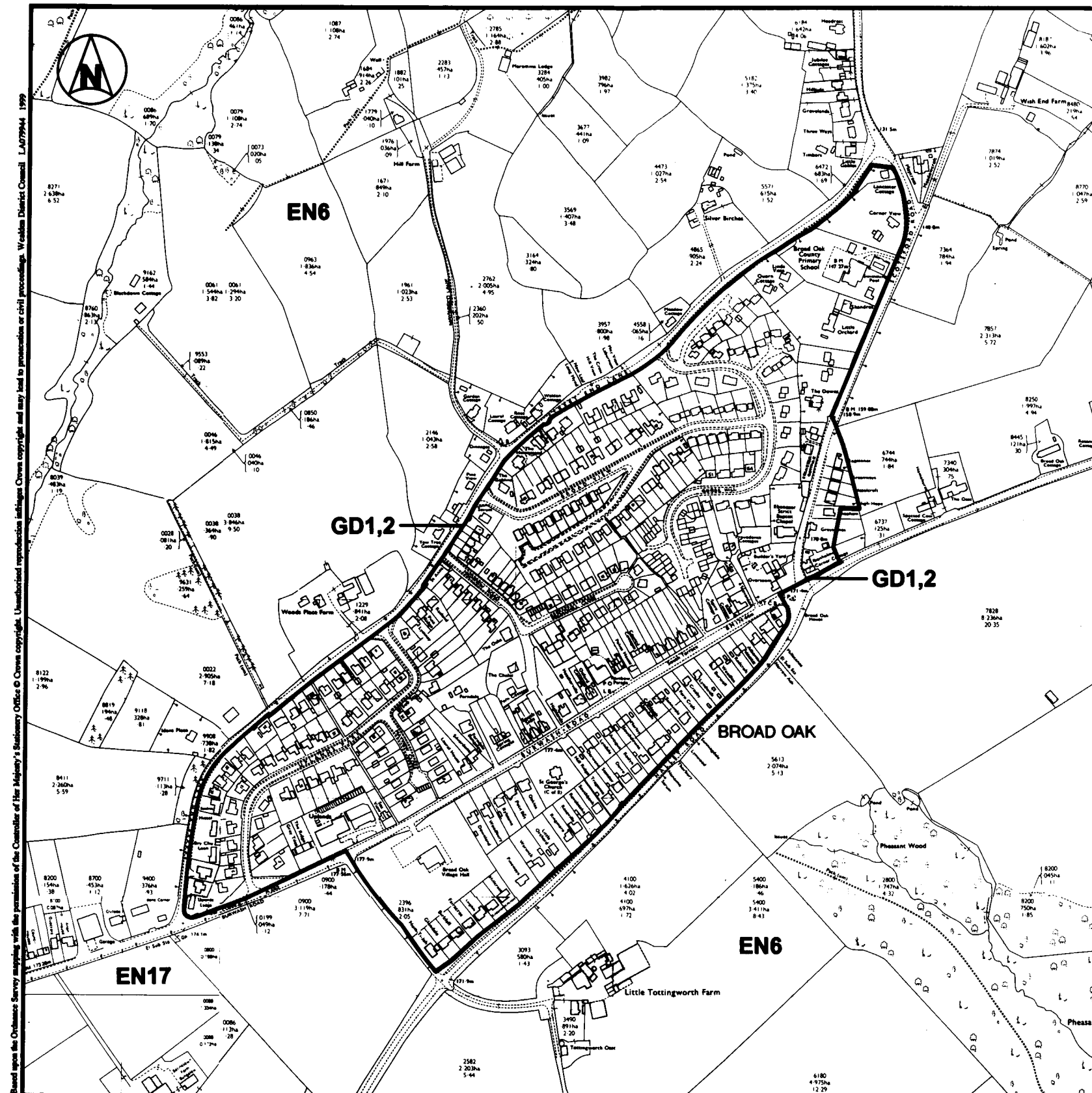
19.4.6 The development boundary generally follows the principal roads which form the main confines of the village and mark a clear distinction between the compact built environment and the surrounding countryside. It also incorporates properties fronting onto Scotsford Road immediately north of Burwash Road, but excludes the full depth of curtilages nearer to Burwash Road in order to resist inappropriate backland development or the consolidation of scattered development along Burwash Road.

19.4.7 The two areas of ribbon development which lie beyond the main confines of the village, together with

the scattered development to the north of Street End Lane, all relate to the more rural fringe surroundings and are therefore excluded from the development boundary. The protection of the countryside gap between Broad Oak and Heathfield is of particular significance, as referred to in Chapter 4 (Policy EN17).

19.4.8 In view of the compact nature of the existing housing within the development boundary, there are very few opportunities for new housing development other than through the redevelopment of existing sites and the conversion of buildings to residential use.

Inset Map No. 5 Broad Oak



KEY

- Inset Map boundary
- Development boundary

The whole of this Inset Map is within the High Weald Area of Outstanding Natural Beauty.

Plan wide policies are listed on the main Proposals Map.



Proposals Map

0 100 200 metres

1:5000