

Five Ash Down

(Inset Map No.14)

Introduction

19.10.1 Five Ash Down is a small linear village lying about a mile to the north of Uckfield along the route of the former A26. The village is primarily residential in character with a limited number of local services.

19.10.2 The Council aims to maintain the residential nature of Five Ash Down and protect the surrounding countryside from new development which would be detrimental to the character and setting of the village.

Environment

19.10.3 Five Ash Down is set within the gently undulating woodland and farmland of the Low Weald. Long distance views are afforded from the northern part of the village towards the Sussex Downs to the south. Buxted Park, which is a listed Historic Park and Garden, is located to the south-east of the village.

19.10.4 The principally linear pattern of frontage development is indicative of the village's historical development along the route of the former A26 Uckfield-Crowborough road, immediately to the north of its junction with the A272 at Coopers Green. A number of the buildings in the southern part of the village and along the A272 are listed as being of special architectural and historic interest, and date from the 18th and 19th Centuries.

19.10.5 The compact built-up appearance of the village contrasts with the more loose-knit form of development south of the A272. The areas of woodland, trees and hedgerows all give this area around Coopers Green more of a rural character.

Development Boundary

19.10.6 The development boundary for Five Ash Down has been tightly drawn, recognising the existing pattern of development and seeking to prevent the further extension of ribbon development and outward encroachment into the surrounding countryside. It generally follows the rear boundaries of properties, excluding longer rear curtilages in places so as to avoid inappropriate backland development.

19.10.7 On the western side of the main road further development between the A26 and the rear of existing and proposed development would have a detrimental impact on the setting of the village when viewed from the north and west. This land is therefore excluded from the development boundary. For similar reasons, the development boundary excludes open land to the

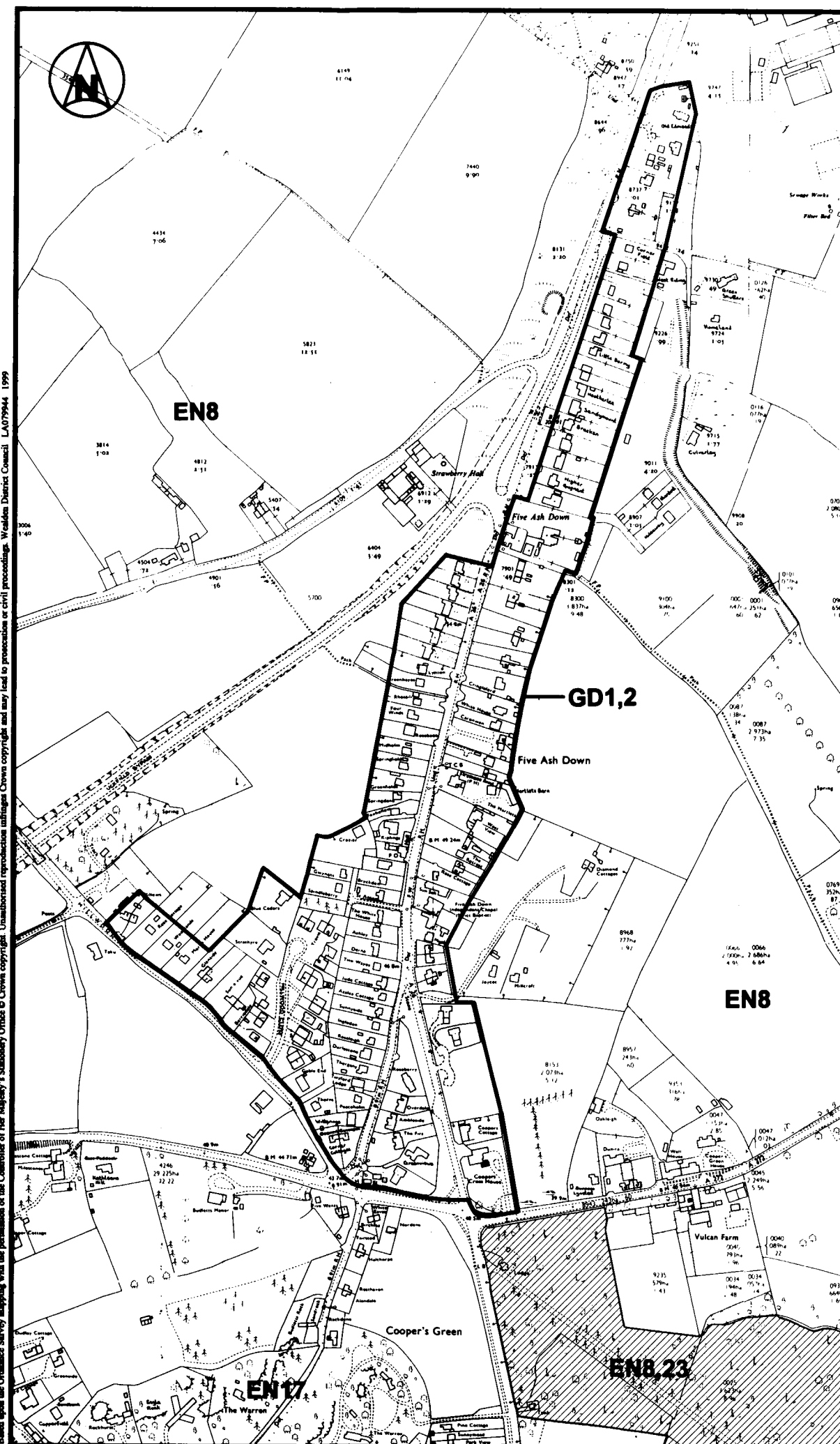
east of existing and proposed development along the main road.

19.10.8 The development boundary excludes a number of properties on the fringes of the village so as to retain their more rural character. In particular, the scattered development along the A272 and around Coopers Green to the south of the village is not included in the development boundary. While any intensification of development in this area would be detrimental to its overall rural character, it is considered important to protect the gap between Uckfield and Five Ash Down from development which could tend towards their coalescence, and a specific policy is contained in Chapter 4. For these reasons the Council considers that the A272 and Millwood Lane both form logical southern boundaries to development.

19.10.9 The relatively compact character of housing within the defined development boundary provides limited opportunities for further new housing over and above the existing commitments, other than through the redevelopment of existing sites and the conversion of buildings to residential use.

Inset Map No. 14 Five Ash Down

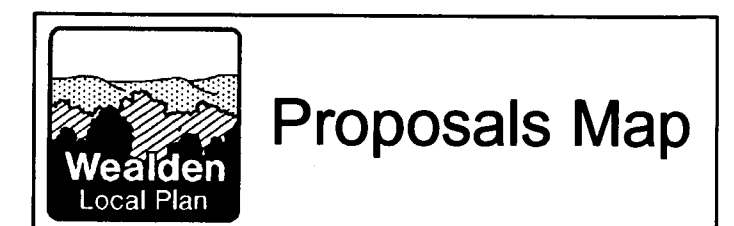
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KEY

-  Inset Map boundary
-  Development boundary
-  Historic Park and Garden

Plan wide policies are listed on the main Proposals Map.



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