

Five Ashes

(Inset Map No.15)

Introduction

19.11.1 Five Ashes is located astride the A267 Eastbourne-Tunbridge Wells road, approximately 5.5 miles south-east of Crowborough. The village is essentially residential in character with a number of local facilities.

19.11.2 The Council's aim for Five Ashes is to maintain its residential character whilst protecting the surrounding countryside and rural fringe areas from new development that would be detrimental to the character and setting of the village.

Environment

19.11.3 Five Ashes has developed in a linear form on the A267, along the crest of a ridge within the steeply undulating and wooded countryside of the High Weald Area of Outstanding Natural Beauty. There are extensive views from the eastern side of the village, in particular across the playing fields, over the surrounding countryside. The village's prominent ridge-top setting imposes a clear constraint to further outward growth and new development.

19.11.4 The village comprises several distinct character areas with two estate developments in the north and to the south frontage development on the A267, where mature tree cover, hedgerows and embankments give it a more rural character. There is an older historic core around the village green, while to the south the pattern of development is more loosely-knit and scattered, which contributes to the essentially rural character of this part of Five Ashes.

Development Boundary

19.11.5 The development boundary for Five Ashes seeks to prevent a further extension of the linear form by resisting intensification of development in the rural fringe areas and an expansion of ribbon development along the main road as well as preventing an outward encroachment of the village into the surrounding countryside so as to conserve the character and sensitive setting of the village.

19.11.6 In the northern part of the village the development boundary includes the estate developments of Queensmount and Mountfield and follows the rear of dwellings and farm buildings fronting Criers Lane, but excluding longer curtilages in order to prevent backland development. It excludes development around Almond Wood Farm and land east of the A267, and Skippers Hill Manor Preparatory School and land west of Foyes Lane, in order to

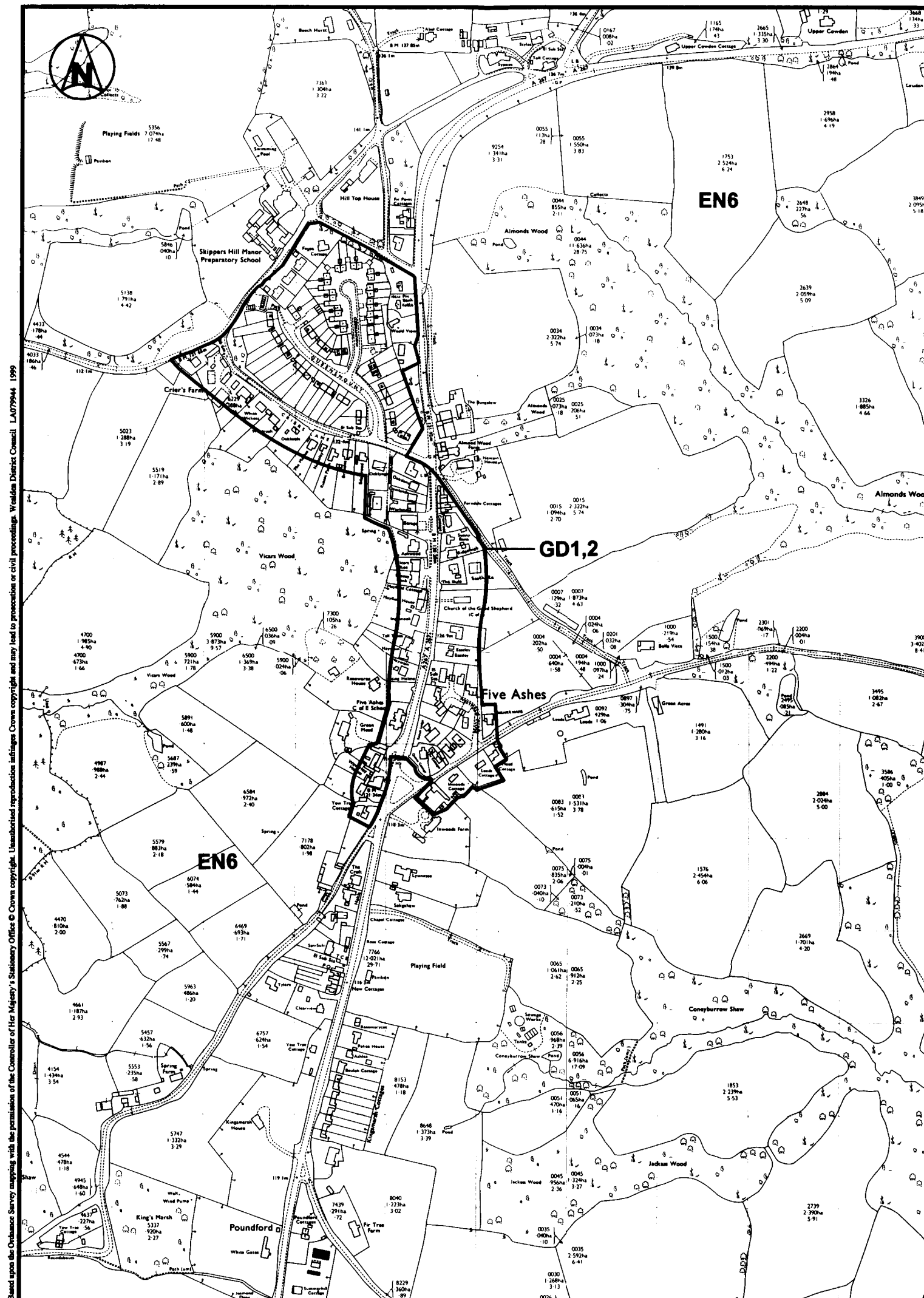
prevent new development encroaching into open countryside. To the north of Mountfield there is a change in character from the built-up area to more rural scattered development, and in order to prevent any extension of the village in a northerly direction the area is excluded from the development boundary.

19.11.7 The development boundary follows the rear of the essentially linear development fronting both sides of the A267, but excluding the full depth of curtilage in some cases in order to prevent backland development and an intrusion into Vicars Wood. The development boundary includes Westfield Close and the older historic core around the village green but excludes open land to the east to prevent an outward encroachment.

19.11.8 Development south of the village green comprises a number of large detached properties in spacious grounds, such as Inwoods Farm and Lyonesse north of the playing fields, and Kingsmarsh House at Poundford, as well as smaller, relatively tightly-knit properties at Kingsmarsh Cottages and New Cottages. The playing fields provide a significant gap giving extensive views over the undulating landscape of the High Weald. Any intensification of development in this area would be detrimental to the generally lower density and more rural character of this part of the village. On this basis, this whole area to the south of the village green has been excluded from the development boundary.

19.11.9 In view of the character of existing development within the defined development boundary, there is little opportunity for new housing development other than through the redevelopment of existing sites and the conversion of buildings to residential use.

Inset Map No. 15 Five Ashes

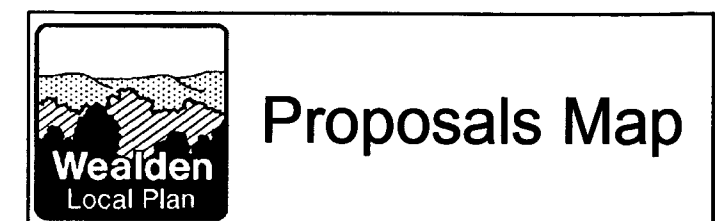


KEY

- 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.



0 100 200 metres

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