

Framfield

(Inset Map No.18)

Introduction

19.13.1 Framfield is located approximately two miles east of Uckfield on the B2102 road and is primarily residential in character. The village is set within attractive countryside and has developed in a relatively compact form from an historic core.

19.13.2 The Council's aim is to maintain the residential character of the village whilst protecting its historic core and rural setting.

Environment

19.13.3 The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village.

19.13.4 Framfield has an historic core centred around St Thomas-a-Becket Church and Church Approach. The special architectural and historic character of the area has been recognised by the designation of a Conservation Area. From this historic core the village developed eastwards along the B2102 Uckfield to Blackboys road, with principally frontage development. In contrast, to the south of The Street and along Sandy Lane, there has been more recent estate development, the largest being at Becketts Way.

Development Boundary

19.13.5 The development boundary takes full account of these environmental considerations and seeks to prevent outward encroachment into the surrounding countryside, beyond the clearly defined edge of the village, ribbon development along the main roads, and an intensification of development in a number of peripheral areas that would be detrimental to their more rural character.

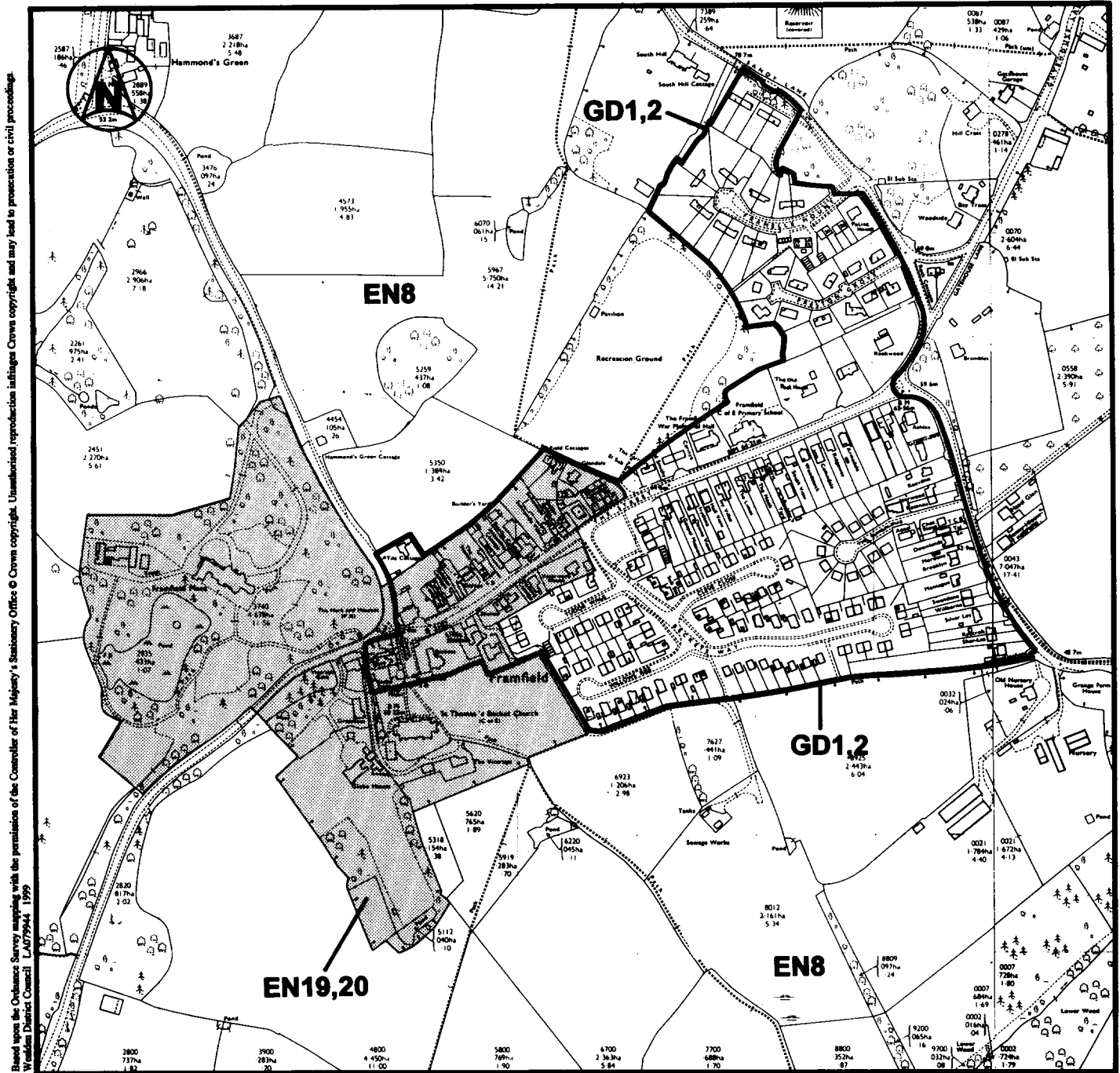
19.13.6 On the western edge of the village, the St Thomas-a-Becket Church, The Vicarage, Glebe House, and other buildings and land have been excluded from the development boundary in view of their loose-knit and more rural character where any new development would be detrimental to that character. Similarly, Framfield Place and its mature tree cover and parkland setting has been excluded from the development boundary in view of its strong rural character.

19.13.7 Along the north, east and south sides of the village, the development boundary follows the clearly defined edge of existing development in order to prevent encroachment into attractive surrounding

countryside where new development would be intrusive on the landscape. The development boundary also seeks to prevent an encroachment of development onto the recreation ground to the north. Along the eastern edge of the village the area of woodland off Framelle Mount makes an important contribution to the rural character of Sandy Lane and is therefore excluded from the development boundary.

19.13.8 Development along Gatehouse Lane and along the B2102 on the eastern edge of the village is relatively loose knit and has been excluded from the development boundary in order to prevent intensification which would be detrimental to its more rural character.

19.13.9 Whilst some additional housebuilding within 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
-  Conservation Area



Proposals Map

Plan wide policies are listed on the main Proposals Map.

