

Hadlow Down

(Inset Map No.21)

Introduction

19.15.1 Hadlow Down is a small village located on the A272 between Five Ashes and Buxted approximately five miles south of Crowborough. The village is primarily residential in nature with only limited local services.

19.15.2 It is the Council's aim to maintain the residential nature of the village whilst protecting its distinctly rural character and sensitive landscape setting.

Environment

19.15.3 Hadlow Down is situated on an east-west ridge which affords attractive long-distance views over open farmland, woodland and scattered buildings within the undulating landscape of the High Weald Area of Outstanding Natural Beauty. In a northerly direction there are distant views of Crowborough and Rotherfield, while to the south the Sussex Downs are clearly visible.

19.15.4 Development within the village is essentially linear in its form and largely characterised by detached properties fronting the A272 and Wilderness Lane. The main core of development occurs around the junction of the A272 with School Lane and Wilderness Lane and along the A272 frontage as far as the junction with the Old Main Road. Elsewhere, a more loose-knit scattering of development exists along Wheelers Lane and further east along the A272, with a small grouping of houses along School Lane. It is this pattern of development, interspersed with areas of farmland, glebeland and other open land, together with extensive mature tree cover, hedgerows and landscaped gardens, which gives the village its strong rural character notwithstanding being on a busy cross-country route for traffic.

Development Boundary

19.15.5 The development boundary has been defined to take full account of the sensitive ridge-top setting of the village within the High Weald Area of Outstanding Natural Beauty, the pattern of existing development and its strong rural character. The development boundary is confined to the central 'core' of the village around the junctions of School Lane and Wilderness Lane and along part of the A272 in order to prevent an extension of the linear form of the village by ribbon development, an intensification of development in peripheral areas, and an outward encroachment of development which would be detrimental to the character of the village and its rural setting.

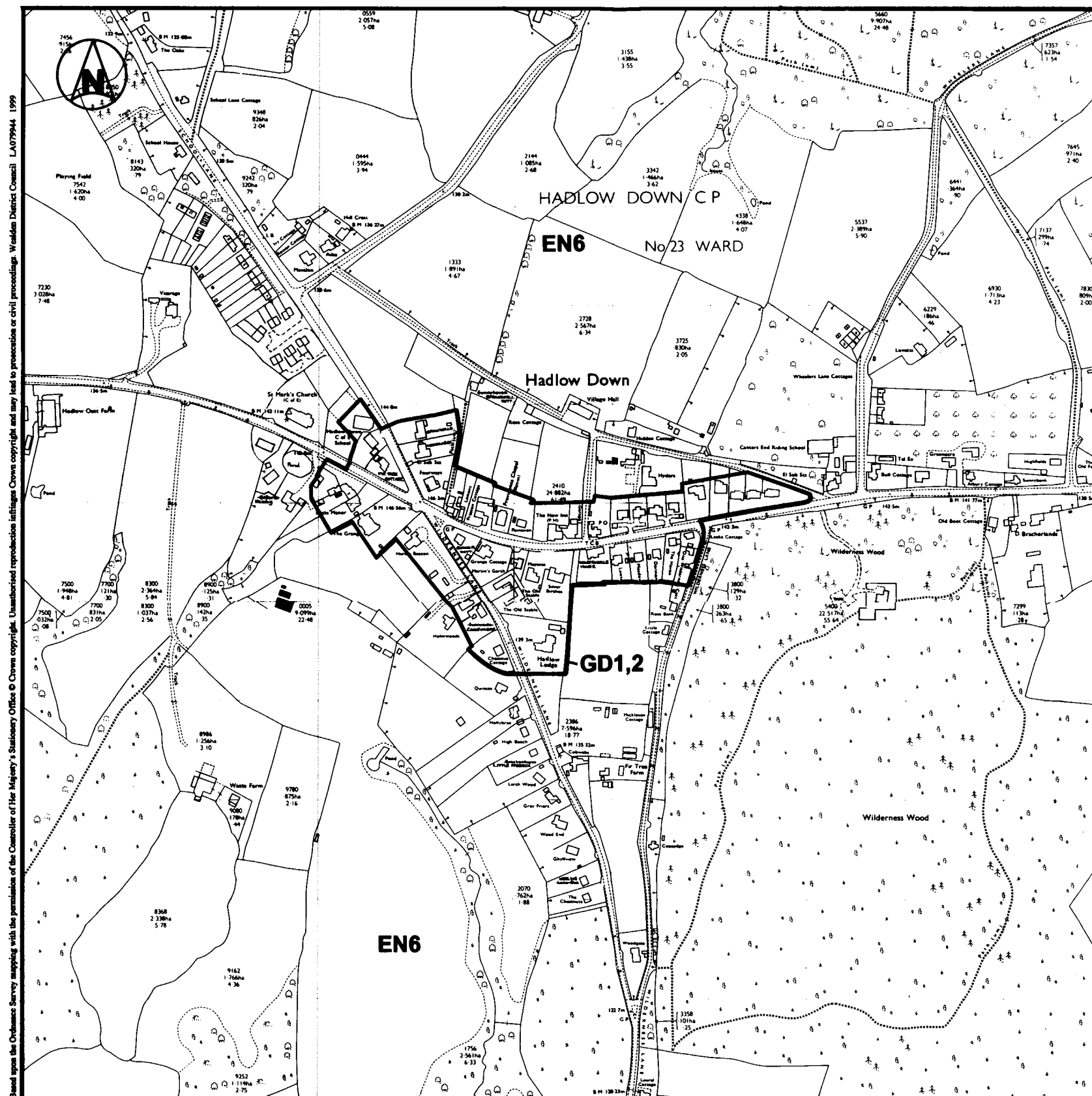
19.15.6 Along the northern side of the A272, the development boundary follows the rear curtilages of The New Inn and other properties fronting the A272, but excludes an extensive area of land to the north. The land in question, which falls in a northerly direction, is exposed to long distance views from the surrounding countryside, and due to its extensive tree and hedgerow cover, it displays a strong rural character. Proposals for large-scale comprehensive development in this area to provide housing, shops, a new public house, village green, public open space and car parking have previously been refused. It is considered that an in-depth 'estate type' development would be visually intrusive and out of character with the linear and, in places, scattered nature of existing development in the village and would be detrimental to the rural character of the area. The inclusion of The New Inn and its immediate curtilage within the development boundary would enable a suitable redevelopment to take place in keeping with the character of existing development in the village.

19.15.7 South of the A272, the development boundary follows the curtilages of properties fronting the main road and also several properties along the western section of Wilderness Lane but excludes the full depth of curtilage in some cases to prevent inappropriate backland or ribbon development. Further south, existing residential properties along Wilderness Lane have been excluded from the development boundary to prevent an intensification of the ribbon development. The area of open, mainly agricultural land centred around Fir Tree Farm slopes from the ridge in a southerly direction and has a strong countryside character. Any new development would be detrimental to its character and intrusive on the landscape.

19.15.8 Elsewhere the development boundary excludes loose-knit and scattered development along the A272, Wheelers Lane and School Lane in order to prevent infilling, ribbon development and an outward encroachment of development into farmland, woodland and other countryside areas which would be detrimental to the more rural character of these areas.

19.15.9 In view of the relatively compact character of development within the defined development boundary, opportunities for new housing are limited to redevelopment of existing sites and the conversion of buildings to residential use.

Inset Map No. 21 Hadlow Down



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