

Hartfield

(Inset Map No.25)

Introduction

19.17.1 Hartfield is a relatively small village located about three miles to the east of Forest Row on the B2110, which has developed from an historic core around the High Street. There are a limited number of services available in the village and it is primarily residential in character.

19.17.2 The Council's aim for Hartfield is to maintain its residential nature whilst protecting its largely historic character and rural setting.

Environment

19.17.3 The whole of Hartfield has an attractive setting within the undulating landscape of the High Weald Area of Outstanding Natural Beauty near the northern edge of Ashdown Forest. There are clear views of the surrounding countryside from many parts of the village and this contributes to its more rural character.

19.17.4 Within the village there are a large number of listed buildings, which together with other attractive buildings, mature trees, hedgerows and open spaces give the settlement its particular character, recognised by the designation of a Conservation Area. In contrast estate development has taken place at the northern part of the village. The historic character and tightly-knit nature of much of the development fronting the High Street is a distinct feature of the village.

Development Boundary

19.17.5 The development boundary for Hartfield seeks to prevent the outward encroachment of the village into the surrounding countryside and an intensification of development in a number of rural fringe areas and those parts of the village where new development would be detrimental to its special architectural and historic character.

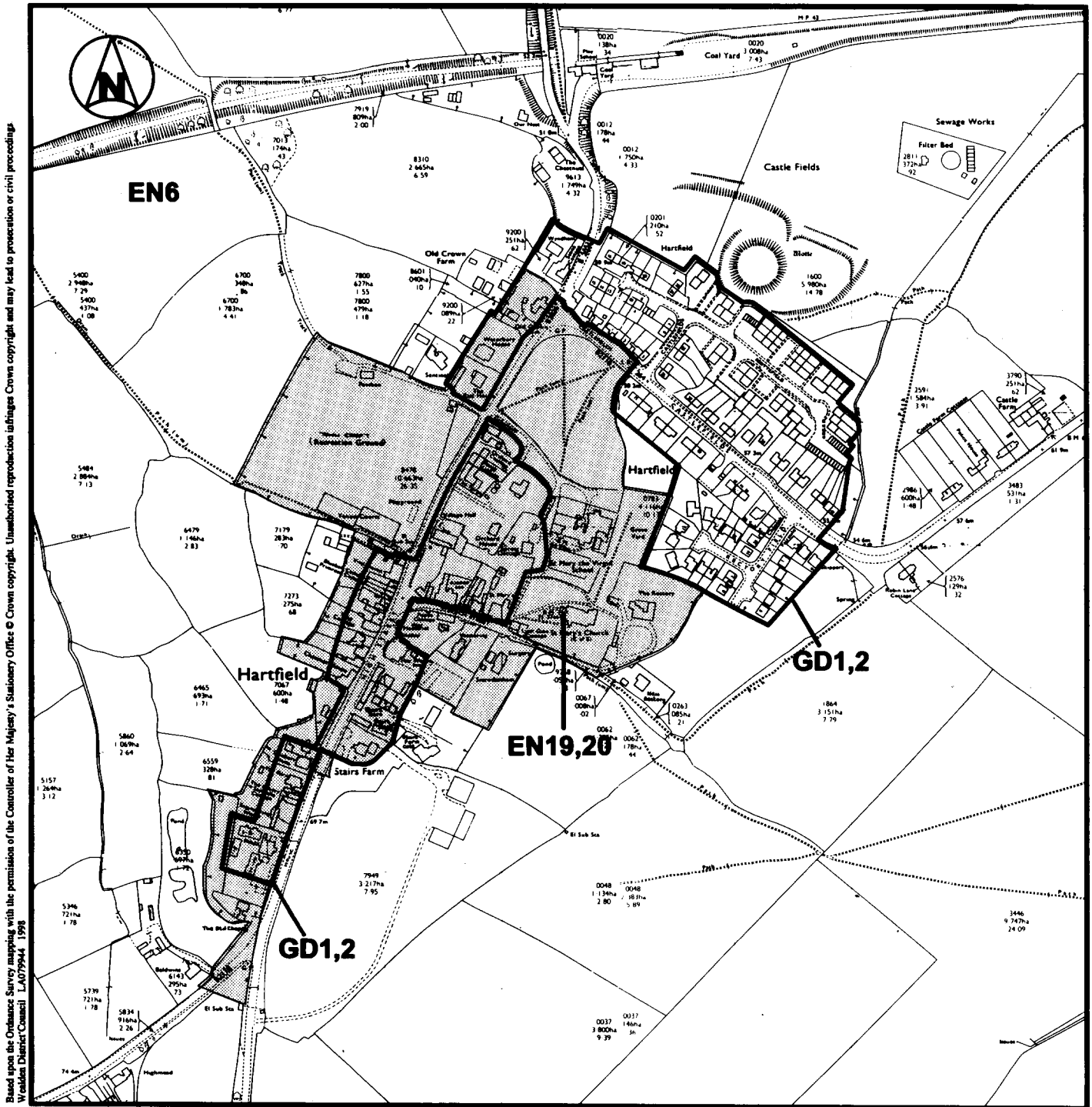
19.17.6 The development boundary includes the estate development at Castlefields but excludes adjoining land in order to prevent an outward expansion into the countryside, and in particular into the open area separating the estate from the scattered frontage development eastwards along the B2110 or onto the ancient earthworks abutting the estate to the north. Similarly, land adjoining Rectory Field has been excluded from the development boundary in order to prevent outward encroachment. The village green is an important visual and amenity feature, and is therefore excluded from the development boundary.

19.17.7 The curtilage of 'The Chestnuts' is excluded from the development boundary in order to prevent the northerly extension of the village through ribbon development. The development boundary includes the frontage to Old Crown Farm and a number of residential properties, but excludes the full depth of curtilages in some cases in order to prevent backland development that would be detrimental to the more rural character of the area. The recreation ground has been excluded in order to retain its existing use and prevent intrusive development.

19.17.8 The development boundary includes properties to the west of the High Street but excludes the full depth of curtilages to prevent backland development. This would be visually intrusive and detrimental to the setting of the Conservation Area, and would form an unwarranted outward expansion into the countryside. The important gap between the Post Office and Chestner House has also been excluded from the development boundary as it provides attractive views over the open countryside.

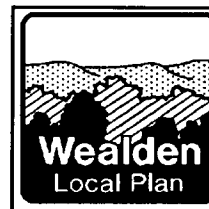
19.17.9 The development boundary excludes detached properties to the south of Church Street which, because of their spacious settings, are more rural in character. It also excludes the area of open space adjoining Popes Cottage to the rear of the War Memorial, which is an important feature at the heart of the Conservation Area and where any form of development would be detrimental to its character.

19.17.10 The compact nature of the existing housing development leaves few opportunities for additional housing other than through the redevelopment of existing sites and the conversion of non-residential buildings.



KEY

-  Inset Map boundary
-  Development boundary
-  Conservation Area



Proposals Map

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.

