

# Hooe Common

(Inset Map No.31)

## Introduction

19.19.1 Hooe Common is a small settlement located on the B2095, approximately 1.5 miles south of Ninfield and 4.5 miles north-west of Bexhill. The village is primarily residential in character with a number of local services.

19.19.2 The main aim of the Council is to maintain the residential and rural character of the village and to protect its high quality landscape setting.

## Environment

19.19.3 The village is located on a ridge which extends south-west to the Pevensey Levels, over which far-reaching views extend. To the north, the countryside is gently undulating. The village originally developed around a triangle of roads where a number of older properties dating back to the 18th Century front the B2095 and local lanes. Limited ribbon development has extended along the B2095 to the east.

## Development Boundary

19.19.4 In view of the elevated and exposed position of Hooe Common and its rural character and setting, it is clearly important to prevent encroachment of the village into surrounding attractive countryside. The development boundary reflects this by tightly enveloping the existing well built-up area of the village. It cuts across the full depth of some curtilages to prevent backland or inappropriate in depth development.

19.19.5 The development boundary excludes the small cluster of development, including Sawpits, to the east which is regarded as beyond the main built-up confines of the village where intensification would be detrimental in landscape terms. However, in view of its close relationship with the village, it is considered that land on the main road frontage provides an appropriate opportunity for local needs housing in accordance with the Council's exceptions policy, HG3. Adjacent land, which forms a significant open gap with far reaching southerly views, is also excluded.

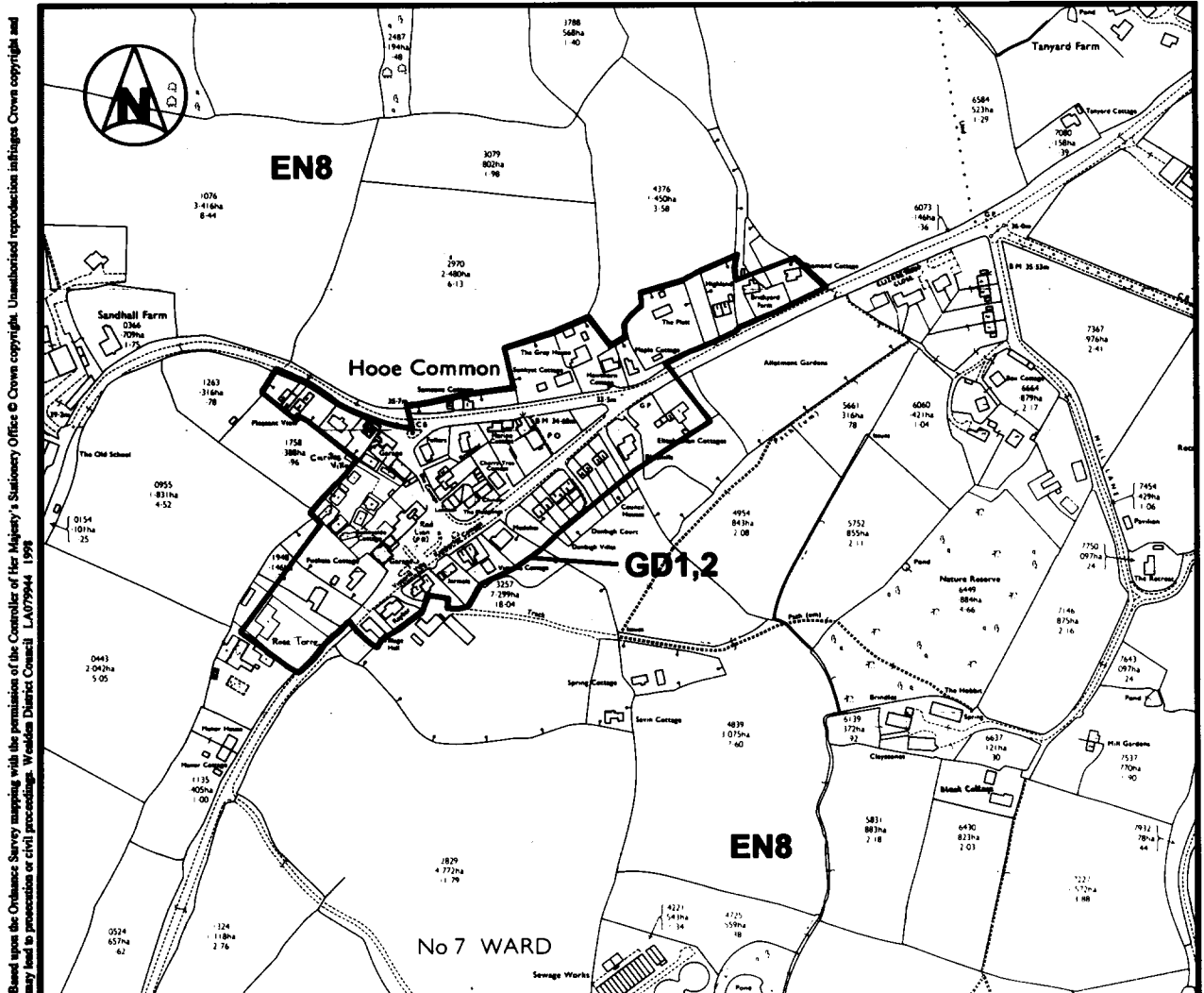
19.19.6 The southern extent of the development boundary is defined by the village hall and Dewbys Farm opposite, including its curtilage where planning permission has been granted for a dwelling. In-depth or a further southerly extension of ribbon development would be resisted. Further to the west, the development boundary tightly follows existing development, including the small residential caravan site and land with planning permission for a dwelling adjacent to

Caritas Villa. Further outward development would be detrimental to the village's rural setting.

19.19.7 The existing nature of development within the defined development boundary provides opportunities for new housing development by infilling, redevelopment of existing sites and conversion of buildings to residential use.

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## KEY

- Inset Map boundary
- Development boundary



## Proposals Map

Plan wide policies are listed on the main Proposals Map.

