

Isfield

(Inset Map No.33)

Introduction

19.21.1 Isfield, located to the south-west of Uckfield, is a relatively small linear settlement which has developed along the minor C9 road, extending north-west from the A26 Uckfield to Lewes road.

19.21.2 The Council's aim is to maintain the residential character of the village whilst protecting its rural setting.

Environment

19.21.3 Isfield is situated within attractive open countryside east of the River Ouse and south of the River Uck. The village comprises three distinct areas separated by tracts of open countryside which provide long distance views out of the village, enhancing its rural setting.

19.21.4 The northern part of the village consists mainly of frontage development whereas the central area has some cul-de-sac development at Northfield Cottages. The completion of the housing development at Tile Barn Farm has further consolidated development in this part of the village. The southern part of the village is larger by comparison, having grown around the railway station.

Development Boundary

19.21.5 The development boundary for Isfield takes full account of these environmental considerations and seeks to maintain the separate parts of the village by preventing their coalescence through outward encroachment and ribbon development as well as protecting the character and setting of the village in the wider landscape.

19.21.6 In the northern part of the village, the development boundary includes existing properties which predominantly front the main road but excludes the more scattered development north of the River Uck. Similarly, in the central area, the development boundary only includes existing properties and the new housing at Tile Barn Farm, but excludes peripheral properties, Faulkners, in order to protect the setting of a listed building, and Lime Tree Villa, in order to prevent further development in the rural fringe.

19.21.7 In the southern part of the village, the development boundary includes properties fronting the main road but excludes the full depth of their curtilages, in some cases, in order to prevent backland development. The development boundary also excludes the land at the former army camp as any development

on this site would not respect the principally linear form of development of the village or the open, undeveloped character of the surrounding farmland. The properties east of the former railway line along Horsted Lane have been excluded to prevent any intensification of development in this rural fringe location.

19.21.8 It is particularly important to maintain the significant gaps within the village which contribute to its overall character and prevent development that could lead to the coalescence of the settlement.

19.21.9 Whilst additional housebuilding within the development boundary may be appropriate, the existing character of development provides relatively limited opportunities for new housing by the redevelopment of existing sites and by the conversion of buildings to residential use.

KEY

- Inset Map boundary
- Development boundary
- Safeguarded route of former Uckfield - Lewes railway



Proposals Map

257 Wealden Local Plan December 1998

