

Mark Cross

(Inset Map No.40)

Introduction

19.25.1 Mark Cross is a small village located on the A267 Eastbourne to Tunbridge Wells road, north of the junction with the B2100 Wadhurst to Rotherfield road. The village is essentially a residential settlement with limited facilities and services.

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

Environment

19.25.3 The village has developed in a linear fashion along the A267, principally on the east side of the road, with only limited in-depth development. There are extensive views to the west across to the Crowborough ridge. Many of the dwellings are single-storey and many have particularly deep front gardens giving a distinctive character to the settlement.

19.25.4 The whole village and its environs lie within the High Weald Area of Outstanding Natural Beauty which, together with its elevated setting, impose clear constraints to outward growth and new development.

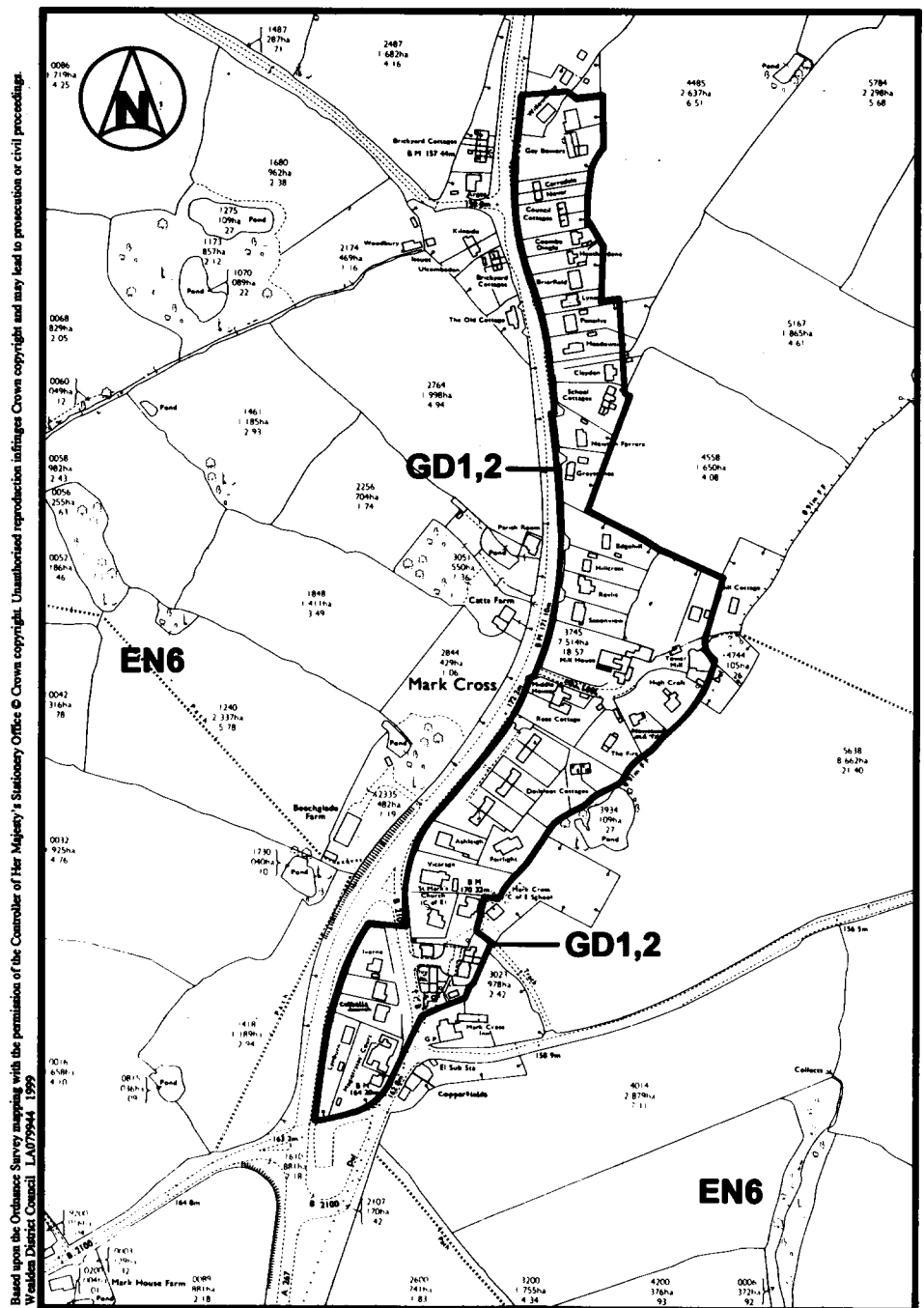
Development Boundary

19.25.5 In view of these environmental considerations, it is clearly important to prevent further ribbon development along the roads and prevent encroachment into the attractive surrounding countryside. The development boundary described below reflects these aims.

19.25.6 The development boundary follows the boundaries of properties fronting the main road on its east side. New development to the west of the main road would be unacceptable in view of its open countryside character. The area of houses centred around Brickyard Cottages has been excluded from the housing framework as it is considered that the loose-knit form should not be intensified and the existing gaps between properties retained.

19.25.7 To the north the development boundary excludes part of the curtilages of Willowmere and Woodburn to prevent any ribbon development in a northern direction. Along the eastern edge the development boundary follows the curtilages of residential properties, but excludes several more isolated properties and the Mark Cross Inn to prevent an eastward encroachment of the village into open countryside.

19.25.8 The linear and compact nature of the existing housing within the defined development boundary leaves little scope for new housing development other than by redevelopment of existing sites and the conversion of buildings to residential use.



KEY

-  Inset Map boundary
 Development boundary



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.

