

Maynards Green

(Inset Map No.42)

Introduction

19.27.1 Maynards Green has an exposed ridge-top setting which straddles the B2203 Heathfield-Horam road about three-quarters of a mile to the north of Horam. The village is primarily residential in character.

19.27.2 The Council's aim for Maynards Green is to maintain its residential character while protecting its sensitive rural setting.

Environment

19.27.3 Maynards Green's attractive and elevated rural setting within the High Weald Area of Outstanding Natural Beauty affords extensive views out to the east and west. To the west the land falls away steeply past the disused railway, now forming part of the Cuckoo Trail, to the Waldron Ghyll beyond.

19.27.4 The village has developed around the junction of the B2203 with Tubwell Lane and Sicklehatch Lane, with well consolidated frontage development extending northwards on the eastern side of the main road. Further north, limited development has occurred around the public house. The pattern of development is principally linear, as is characteristic of many of the High Weald ridge villages. Scattered development has also taken place around the village.

Development Boundary

19.27.5 The development boundary is tightly drawn around the well consolidated core of the village and its northern extension along the main road in order to prevent the further encroachment of development into the attractive surrounding countryside of the High Weald Area of Outstanding Natural Beauty.

19.27.6 At the southern end of the village, Beechlands, a residential home for the elderly set back from the road frontage, has a very spacious setting which gives it more of a rural character relating to the surrounding countryside. A substantial tree grouping along its western boundary separates it from the land fronting the main road to the west which has planning permission for residential development. For these reasons, it is not considered appropriate to include it within the development boundary.

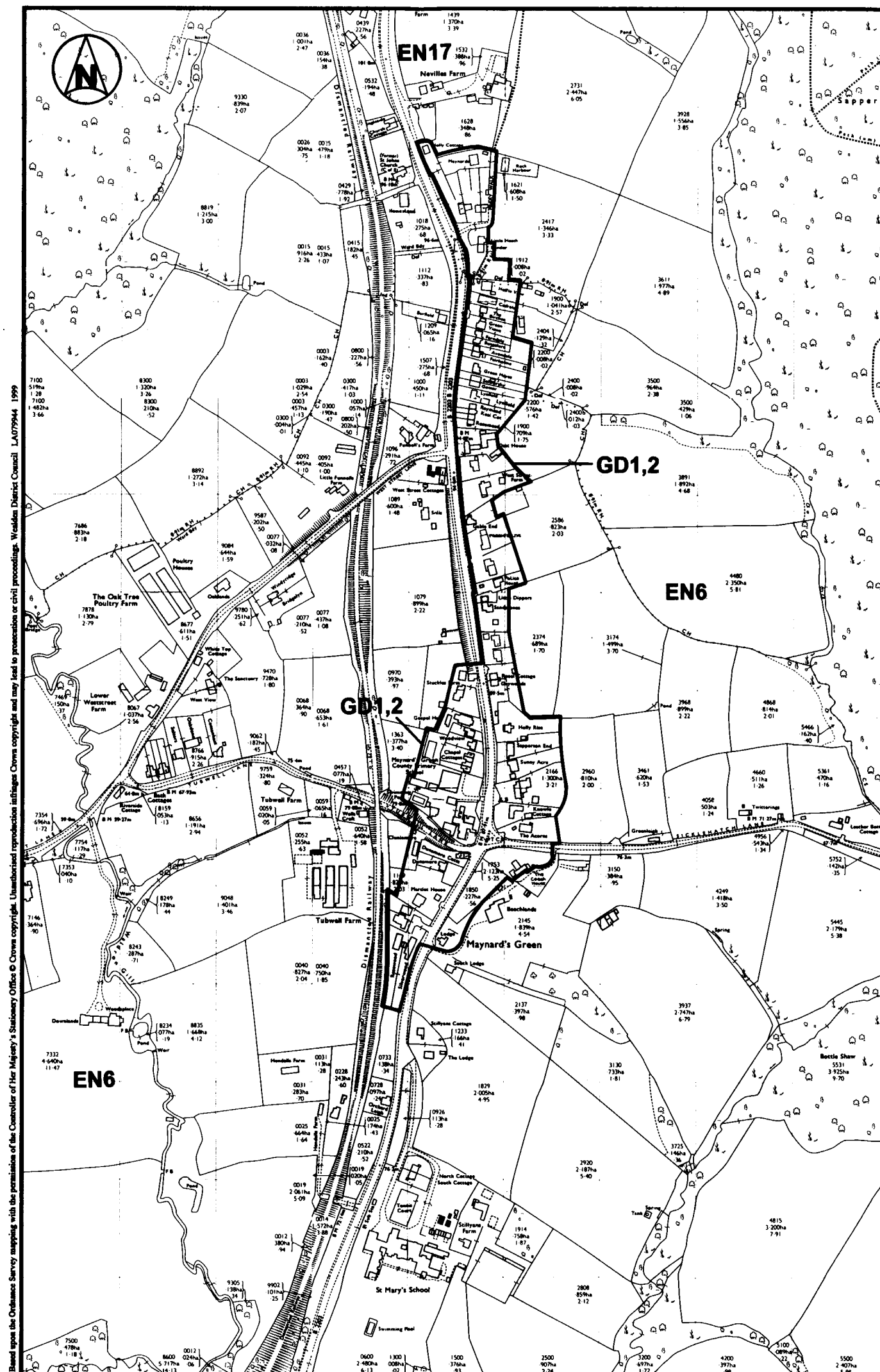
19.27.7 The extension of development either side of Tubwell Lane towards the former railway line would be detrimental to the rural setting of the village and of the Cuckoo Trail. Therefore, part of the school grounds and garden land adjoining the Trail are excluded from the development boundary.

19.27.8 To the north the development extends up to Frary Walk and the residential curtilage of Holly Cottage on the eastern side of the B2203. Further development to the north would represent an extension of ribbon development and an intrusion into open countryside. The protection of the countryside gap between Maynards Green and Heathfield is of particular significance, as referred to in Chapter 4 (Policy EN17) in order to prevent the coalescence of the two settlements. The scattered development on the opposite side of the road is excluded from the development boundary, as any intensification of development would detract from the rural character and setting of the village.

19.27.9 The development boundary excludes a number of properties on the fringes of the village so as to retain their more rural countryside character. In particular, the scattered development along West Street Lane and Tubwell Lane is not included within the development boundary as it is considered that this relates more to the surrounding countryside.

19.27.10 In view of the generally well consolidated nature of the existing housing within the development boundary, there are very few opportunities for new housing development other than through infilling, the redevelopment of existing sites and the conversion of buildings to residential use.

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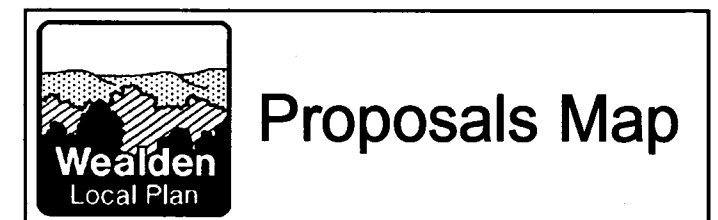


KEY

- 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.



0 100 200 metres

1:5000