

Ninfield

(Inset Map No.43)

Introduction

19.28.1 Ninfield is situated on the A271 approximately 3.5 miles to the north-west of Bexhill. The village is primarily residential in character with a number of local services. The population is estimated at 1,100 persons.

19.28.2 The Council aims to maintain the essentially residential character of the village and to protect the high quality landscape setting.

Environment

19.28.3 Ninfield lies in an elevated position along the crest of a ridge. The surrounding countryside is gently undulating and of high scenic quality, emphasised by the designation of countryside immediately to the north-west of the village as part of the High Weald Area of Outstanding Natural Beauty. To the south-west, the land falls away towards the Pevensey Levels.

19.28.4 The village originally developed along the High Street and Manchester Road, giving the village a predominantly linear form. More recent estate development has consolidated the settlement between these and to the west of Church Lane and Lower Street.

Development Boundary

19.28.5 In order to conserve the character and rural setting of Ninfield, it is considered important to prevent further expansion of the village into the surrounding countryside and resist an intensification of ribbon development along the main approach roads. Consequently, the development boundary is drawn tightly around existing development.

19.28.6 It includes properties fronting High Street and Manchester Road westwards to Coombe Lane. Encroachment of the village into Coombe Wood and the adjoining countryside within the High Weald Area of Outstanding Natural Beauty, as well as the intensification and further ribbon development to the north-west, which would adversely affect the more rural character of this area, are resisted.

19.28.7 The development boundary to the south-east tightly follows the existing development at Lower Street, seeking to resist further ribbon development along the A269 and B2095 and outward encroachment into the attractive open and gently undulating countryside. The large rear curtilages of properties south of the petrol filling station are excluded to resist development into the backland area which would be intrusive within this attractive rural fringe. The ribbon

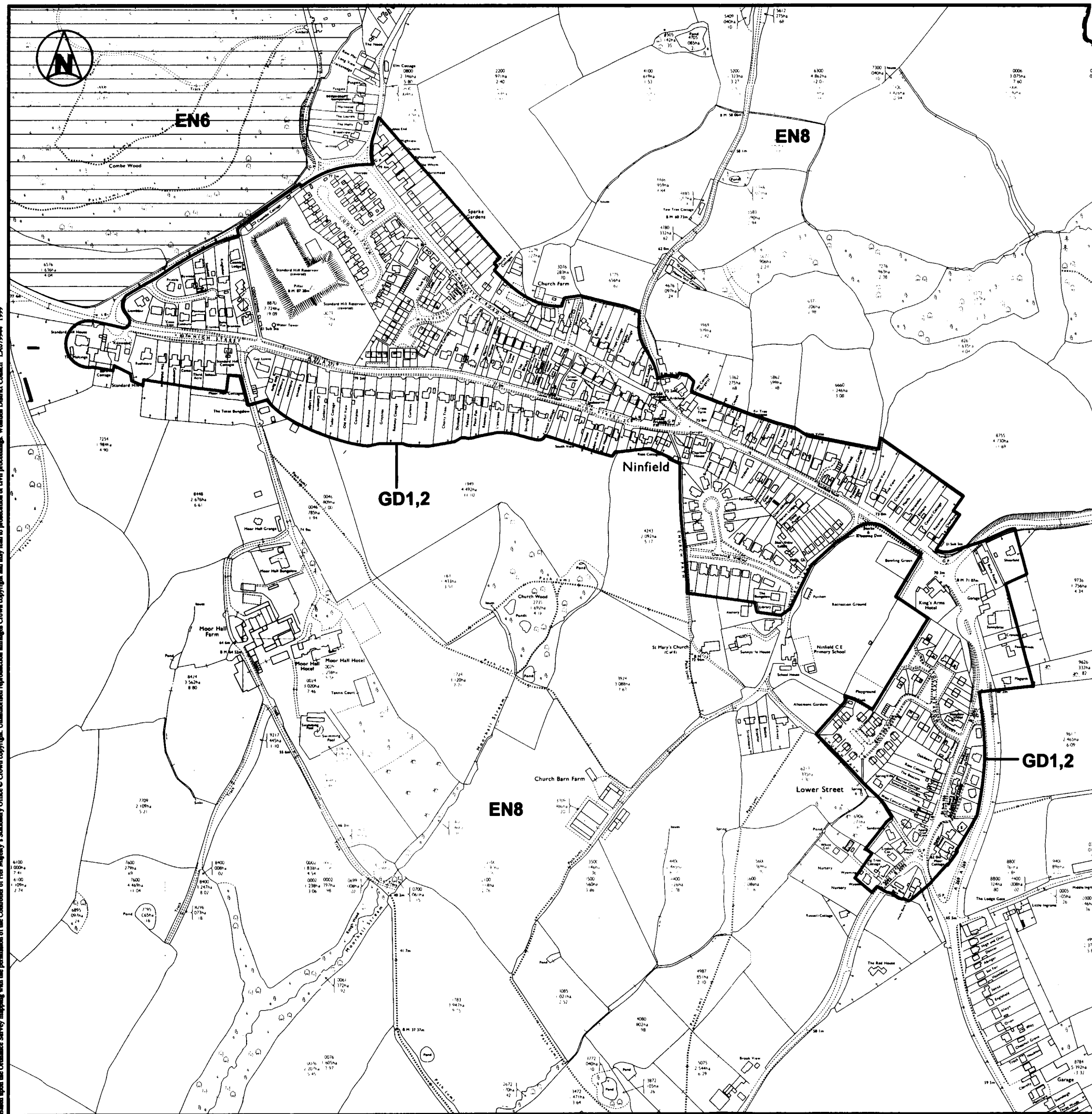
of development further south along the A269 is considered beyond the main confines of the village, while the intervening countryside is important to the rural setting of Ninfield.

19.28.8 The recreation ground and allotment gardens have been excluded from the development boundary as it is considered that this area has a distinct open character which links the village to countryside south of Church Path. The Parish Church, primary school and adjoining properties have also been excluded to resist intensification of development which would adversely affect the loose-knit character of this area.

19.28.10 The existing compact nature of development within the defined development boundary provides relatively limited opportunities for new housing development other than by redevelopment of existing sites and by conversion of buildings to residential use.

Inset Map No. 43 Ninfield

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KEY

- Inset Map boundary
- Development boundary
- High Weald Area of Outstanding Natural Beauty

Plan wide policies are listed on the main Proposals Map.



Proposals Map

0 100 200 metres

1:5000