

Pevensey

(Inset Map No.45)

Introduction

19.30.1 Pevensey is a small historic village located on the edge of the Coastal Levels, four miles north-east of Eastbourne. By virtue of Pevensey Castle and its proximity to the coast, the village attracts large numbers of visitors. Consequently, it has a range of facilities catering for local needs and tourists. However, the village itself remains essentially residential in nature.

19.30.2 The Council aims to maintain the residential and tourism functions of the village whilst conserving its historic character and protecting its sensitive landscape setting.

Environment

19.30.3 Pevensey is virtually surrounded by the flat, open countryside of the Coastal Levels and dominated visually by Pevensey Castle. To the north and east of the village, the wetlands of the Pevensey Levels Site of Special Scientific Interest form an area of great landscape and wildlife value.

19.30.4 The settlement at Pevensey dates back to Roman times. The village today retains much of its historic form, with an attractive main street, formerly the A27, aligned to the East Gate of the Castle. A significant number of listed buildings, mainly dating from the 16th and 17th Centuries, front directly onto this street, while the Parish Church stands apart in a flint-walled churchyard containing some fine mature trees. Some more recent residential development has taken place off the A259 Pevensey Bay Road.

19.30.5 The special architectural and historic character of Pevensey has been formally recognised by the inclusion of much of the village in the Pevensey and Westham Conservation Area. Its overall environment has been considerably improved by the removal of much heavy through traffic following the completion of the A27 Pevensey Bypass. However, there remain local concerns over traffic levels. The situation is to be monitored by the County Council following construction of the A27 Polegate Bypass and A22 New Route and the possibility of a weight and/or width restriction investigated.

Development Boundary

19.30.6 In order to protect the historic character and rural setting of Pevensey, it is important to resist any outward encroachment of development into the surrounding open countryside or further ribbon development along the A259. Within the village,

Pevensey Castle and St Nicholas' Church form important focal points, and it is considered particularly important to protect and maintain their open setting.

19.30.7 On the northern edge of the village the development boundary encloses the established frontage development along the High Street, although in some cases the full depth is excluded in order to prevent any outward expansion of the built form beyond the existing settlement pattern.

19.30.8 On the eastern side of the village the development boundary follows the clear physical boundary provided by Pevensey Haven and the A259. Land and properties beyond Pevensey Bridge have been excluded since it is considered that any intensification of development in this location would be detrimental to the rural setting of the village.

19.30.9 To the south, the development boundary follows the rear curtilages of properties fronting the High Street, St Nicholas' Close and the A259. South of Church Lane, the Parish Church and Vicarage are set within spacious grounds with mature tree cover, where further intensification of development would be detrimental to the character and appearance of the Conservation Area. The open land beyond is similarly excluded in recognition of its important contribution to the setting of Pevensey Castle, St Nicholas' Church and the Conservation Area.

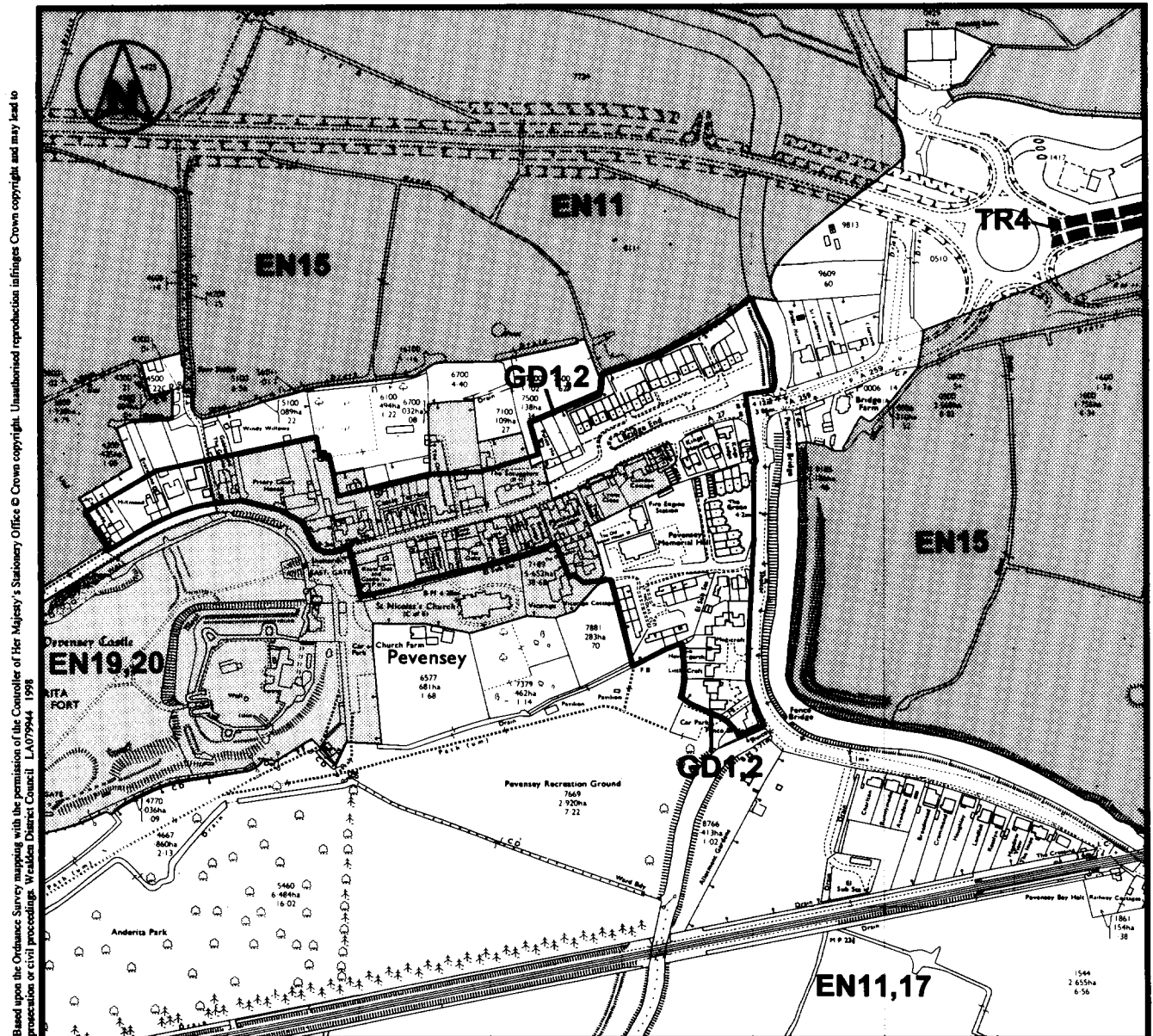
19.30.10 East of Fence Bridge, the ribbon of housing fronting the A259 beside the railway is physically unrelated to the remainder of the village and in an exposed location within the Coastal Levels, where any extension of ribbon development would be unacceptable in landscape terms and contrary to the policy of preventing the coalescence of Pevensey and Pevensey Bay.

19.30.11 Further housebuilding within the development boundary for the village may be appropriate, subject to satisfying normal planning requirements. However, in view of the linear form of the settlement and the aim of the Plan to prevent encroachment of development into the surrounding countryside, there are few opportunities for new housing. Limited potential exists for infilling, the redevelopment of existing sites and the conversion of buildings to residential use.

Conservation

19.30.12 In order to enhance the Conservation Area, it is proposed to promote environmental improvements, particularly in the East Gate area. It is considered particularly important to protect the setting of the

Castle and the Church, and in order to safeguard the open land to the north and south of these historic buildings from harmful development, the Council will seek the withdrawal of relevant permitted development rights where appropriate.



KEY

-  Inset Map boundary
-  Development boundary
-  Conservation Area
-  Site of Special Scientific Interest
-  Safeguarded route of A259 Pevenssey - Bexhill improvement



Proposals Map

Plan wide policies are listed on the main Proposals Map.

