

Punnetts Town

(Inset Map No.48)

Introduction

19.32.1 Punnetts Town is a linear ridge village which straddles the B2096 Heathfield-Battle road three miles to the south-east of Heathfield. The village is primarily residential in character with a limited number of local services.

19.32.2 The Council's aim for Punnetts Town is to maintain its residential form and character whilst protecting the settlement's exposed and sensitive rural setting.

Environment

19.32.3 Punnetts Town has a particularly attractive elevated setting on a principal ridge within the High Weald Area of Outstanding Natural Beauty. Extensive views are afforded out over the valleys and woodland of the Weald to the north, and over the Pevensy Levels towards the coast to the south. Blackdown Windmill, north of Punnetts Town is a very prominent landmark in the area.

19.32.4 As is characteristic of the High Weald ridge villages, the pattern of development is principally linear, being concentrated along the B2096. Development has also taken place along the narrow country lanes which extend from the B2096 to the north and south, with more extensive frontage development along North Street. An exception to this overall linear form of development is a small 1960s cul-de-sac development at Ponds Close.

Development Boundary

19.32.5 The development boundary seeks to prevent any further extension of ribbon development and outward encroachment into the surrounding countryside in order to maintain the landscape setting of the High Weald Area of Outstanding Natural Beauty, the rural and visual amenities of the area and the ridgeline, linear pattern of development of Punnetts Town.

19.32.6 To the south, the development boundary therefore incorporates existing development fronting the B2096 and the minor country lanes extending from it. Scattered development south along these lanes is excluded to prevent inappropriate consolidation.

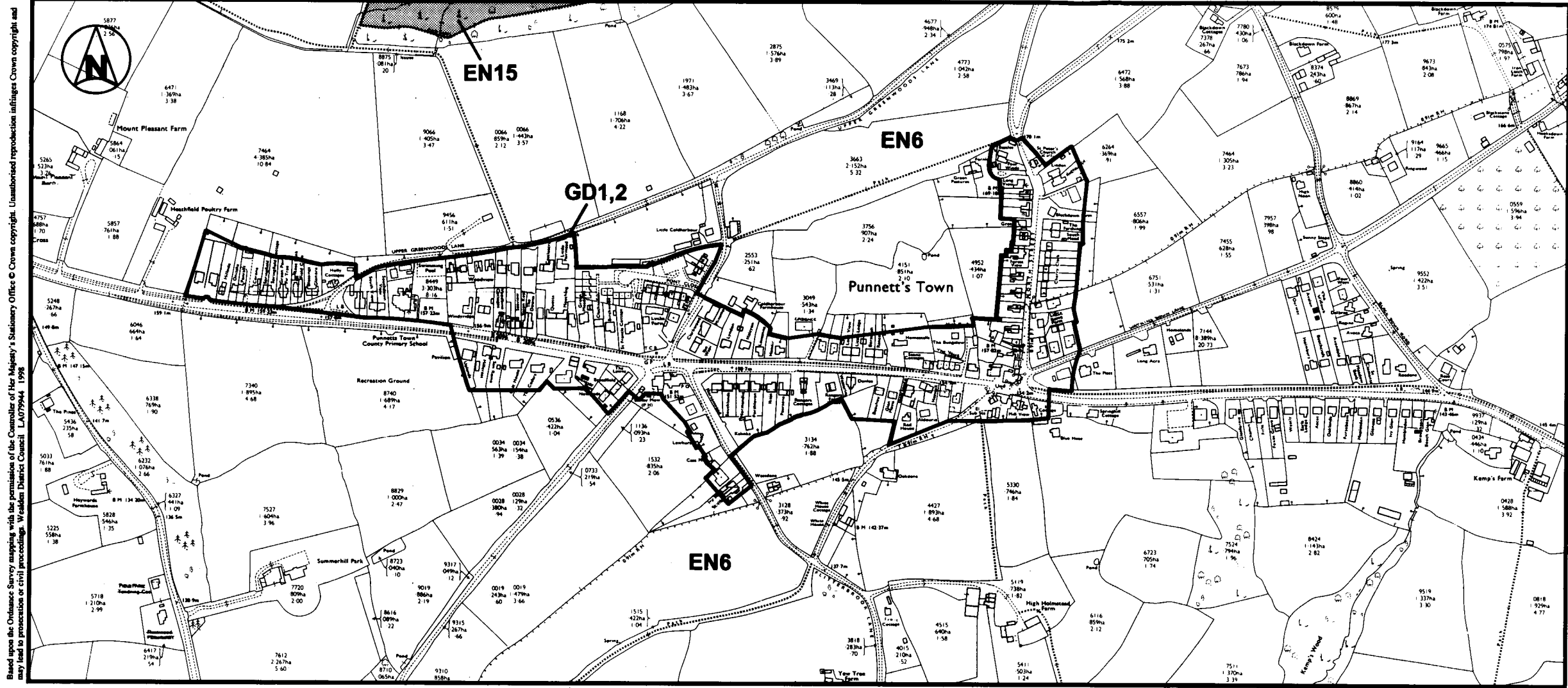
19.32.7 To the east of the junction with North Street, development continues in a ribbon bungalow form towards Kemps Farm. While some consolidation has taken place recently, it is still regarded as a ribbon extension into countryside beyond the main confines of

the village where further intensification or expansion would be inappropriate. This area is therefore excluded from the development boundary. Development on the north side of the B2096 is of a very similar character and is physically isolated from the main built-up area of the village within open countryside. Further development here would be highly intrusive and detrimental to this rural setting. Also, the intervening area between the B2096 and Watkins Down Lane is elevated open land with limited scattered development fronting onto Watkins Down Lane. New development here would be visually intrusive and would detract from the rural setting of the village. Also, the narrow lane is unsuited to additional traffic.

19.32.8 North of the B2096 the development boundary incorporates the well defined nature of existing development fronting onto the B2096, North Street, Coldharbour Lane, Ponds Close and Upper Greenwood Lane. It excludes certain properties and the full depth of some curtilages on the fringes of the village in order to prevent inappropriate in depth or backland development which would be visually intrusive and detrimental to their more rural character.

19.32.9 Therefore, a policy of allowing infilling is no longer considered appropriate. In view of the compact nature of the existing housing within the development boundary, there are few further opportunities for new housing development other than through the redevelopment of existing sites and the conversion of buildings to residential use.

Inset Map No. 48
Punnetts Town



KEY

- Inset Map boundary
- Development boundary
- Site of Special Scientific Interest

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.



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