

Rotherfield

(Inset Map No.50)

Introduction

19.33.1 Rotherfield is situated approximately two miles east of Crowborough. It is predominantly residential in character with a range of shops, local services and employment opportunities for the village and surrounding rural community. It has an estimated population of around 1100 people.

19.33.2 The Council's aim for Rotherfield is to maintain its residential character and its role as a local service centre whilst protecting its historic core and rural setting.

Environment

19.33.3 Rotherfield is situated within the attractive undulating countryside of the High Weald Area of Outstanding Natural Beauty. Its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting.

19.33.4 The historic core of the village contains a large number of listed buildings which provide an attractive, tight-knit frontage along the High Street and around The Square. St Denys' Church is a prominent feature within the landscape and a focal point within the village. The historic core of the village has been designated as a Conservation Area. A Management Plan for the Conservation Area has been published which proposes a range of environmental enhancements.

19.33.5 From this historic core, the village developed with predominantly frontage development along the roads leading into the village. In contrast, estate development has taken place at Hornshurst Road and, more recently, at Court Meadow and St Peter's Mead.

Development Boundary

19.33.6 The development boundary takes full account of the ridge top setting and seeks to prevent outward encroachment of development into the attractive surrounding countryside, ribbon development along the main roads and an intensification of development in a number of rural fringe areas. An additional aim of the development boundary is to prevent development which could lead to the coalescence of the village with Town Row.

19.33.7 Along Church Street the development boundary excludes the more loose-knit development to avoid intensification of development in this part of the village where the gaps and spaces around buildings

contribute to the more rural character of the area. North of Church Street and west of North Street, the development boundary includes existing development but excludes the full depth of curtilage in some cases to prevent backland development. The open countryside and recreation ground beyond have also been excluded in order to protect an important community facility and prevent any encroachment of development into this attractive rural area. The open countryside to the north of Hornshurst Road has been excluded from the development boundary to prevent intrusive development.

19.33.8 The development boundary excludes the 'tongue' of open countryside between Station Road and the rear of properties along New Road which extends into the heart of the village. It is considered that any development in this sensitive area would be detrimental to both the rural character of the village and the setting of the Conservation Area.

19.33.9 Beyond the ribbon of development along New Road there is a need to protect the countryside from intrusive development and prevent the coalescence of Rotherfield and Town Row. The development boundary includes properties south of New Road, Horsegrove Lane and around Horsegrove Farm but excludes backland areas and open countryside to the south in order to prevent outward encroachment of development.

19.33.10 To the south of Horsegrove Farm, the character of the landscape contrasts sharply with development fronting the road to the west. The area has several scattered dwellings but is characterised by the mature tree cover and pond in the grounds of Horsegrove Farm. It is considered that further development would be detrimental to the rural character of this area on the southern approach to the village and it has therefore been excluded from the development boundary.

19.33.11 In the southern part of the village, the development boundary excludes the more scattered development along South Street in order to prevent any intensification of development in this rural fringe location. The modern housing development at St Peter's Mead and at Court Meadow provides a well-defined edge to development on the western side of the village beyond which an outward encroachment of development would be intrusive on the open landscape. 19.33.12 As stated earlier it is particularly important to maintain the countryside gap that exists between Rotherfield and Town Row in order to protect the separate characters of the settlements and prevent their

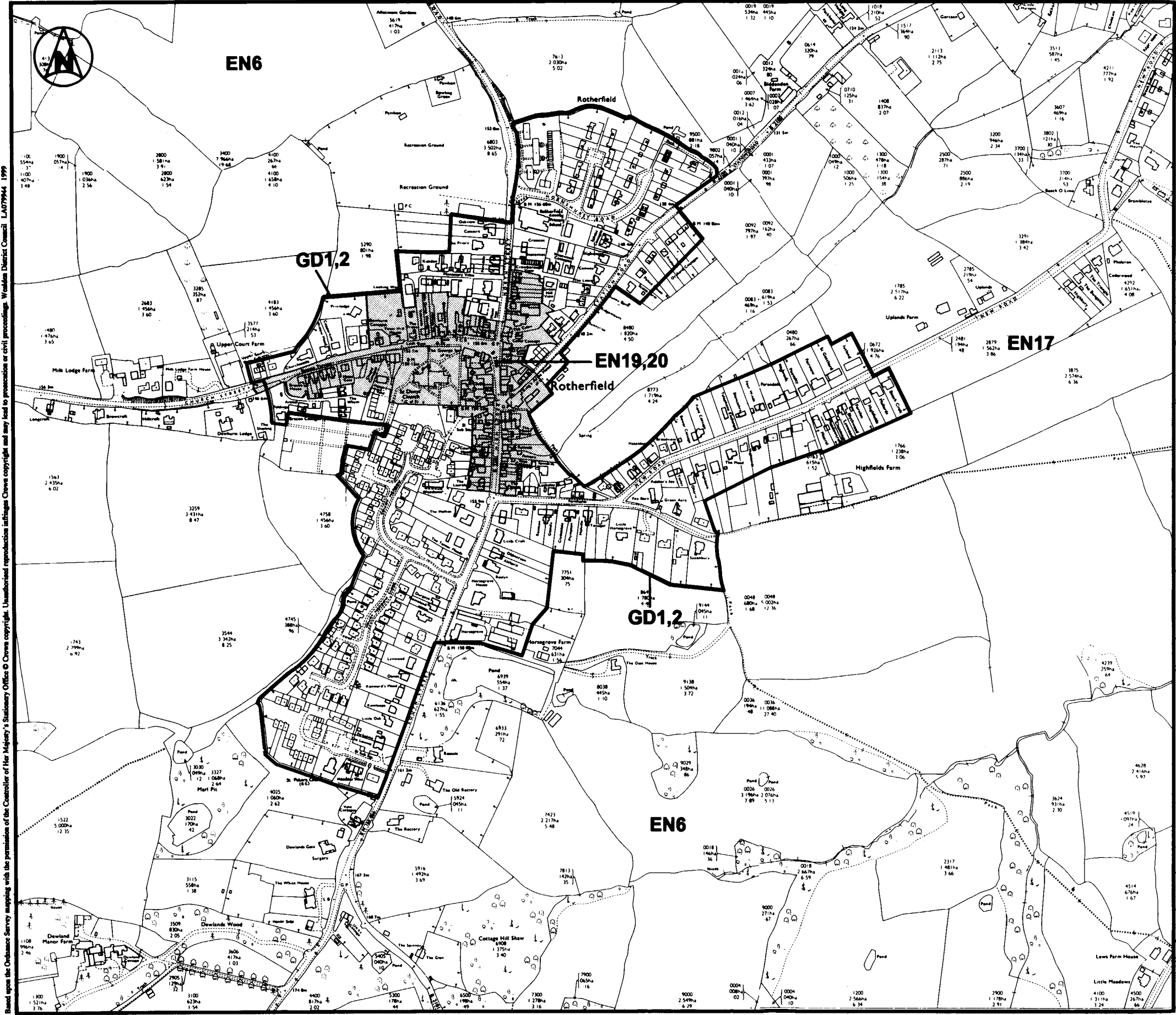
coalescence and a specific policy is contained in Chapter 4.

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

Traffic

19.33.14 The B2100, which runs through the centre of the village, forms part of a busy cross-country route linking Crowborough with Wadhurst and Lamberhurst, and via the B2101 with Mayfield and Heathfield. There are concerns about the volume of traffic passing through the village, although the County Council, as Highway Authority, has no proposals for a by-pass. The Parish Council believes that it is important to identify a suitable site for a car-park to assist the vitality of the village centre, and this is being investigated.

Inset Map No. 50 Rotherfield



KEY

- Inset Map boundary
- Development boundary
- ▨ Conservation Area

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.



Proposals Map