

Upper Dicker

(Inset Map No.55)

Introduction

19.35.1 Upper Dicker is a small linear settlement located on the Coldharbour Road, about three miles west of Hailsham. The village is primarily residential in nature, although it also provides some local services for the surrounding rural area. St Bede's, a large private school, occupies a substantial amount of land and property in and around the village.

19.35.2 The Council aims to maintain the residential nature of the village, whilst protecting its rural setting.

Environment

19.35.3 Upper Dicker lies within the gently undulating farmland and woods of the Low Weald. To the south-east of the village, the land falls gently to the Cuckmere River and there are attractive views towards the South Downs. Michelham Priory, a designated Ancient Monument and popular tourist attraction, lies to the south-east.

19.35.4 Upper Dicker itself mainly consists of frontage development along Coldharbour Road. The major part of the settlement lies to the north of St Bede's, which is situated at the junction of Camberlot Road and Coldharbour Road. The close-knit nature of development here contrasts with the properties further south, which are generally set well apart in spacious curtilages and partially concealed by trees, shrubs and hedgerows.

Development Boundary

19.35.5 In order to conserve the rural character and setting of Upper Dicker, it is considered important to prevent further ribbon development along Coldharbour Road and to resist further outward encroachment of development into the surrounding countryside, or intensification of development in the more rural fringe areas. Therefore, the full depth of some curtilages is excluded in order to prevent backland development impinging on the adjacent countryside.

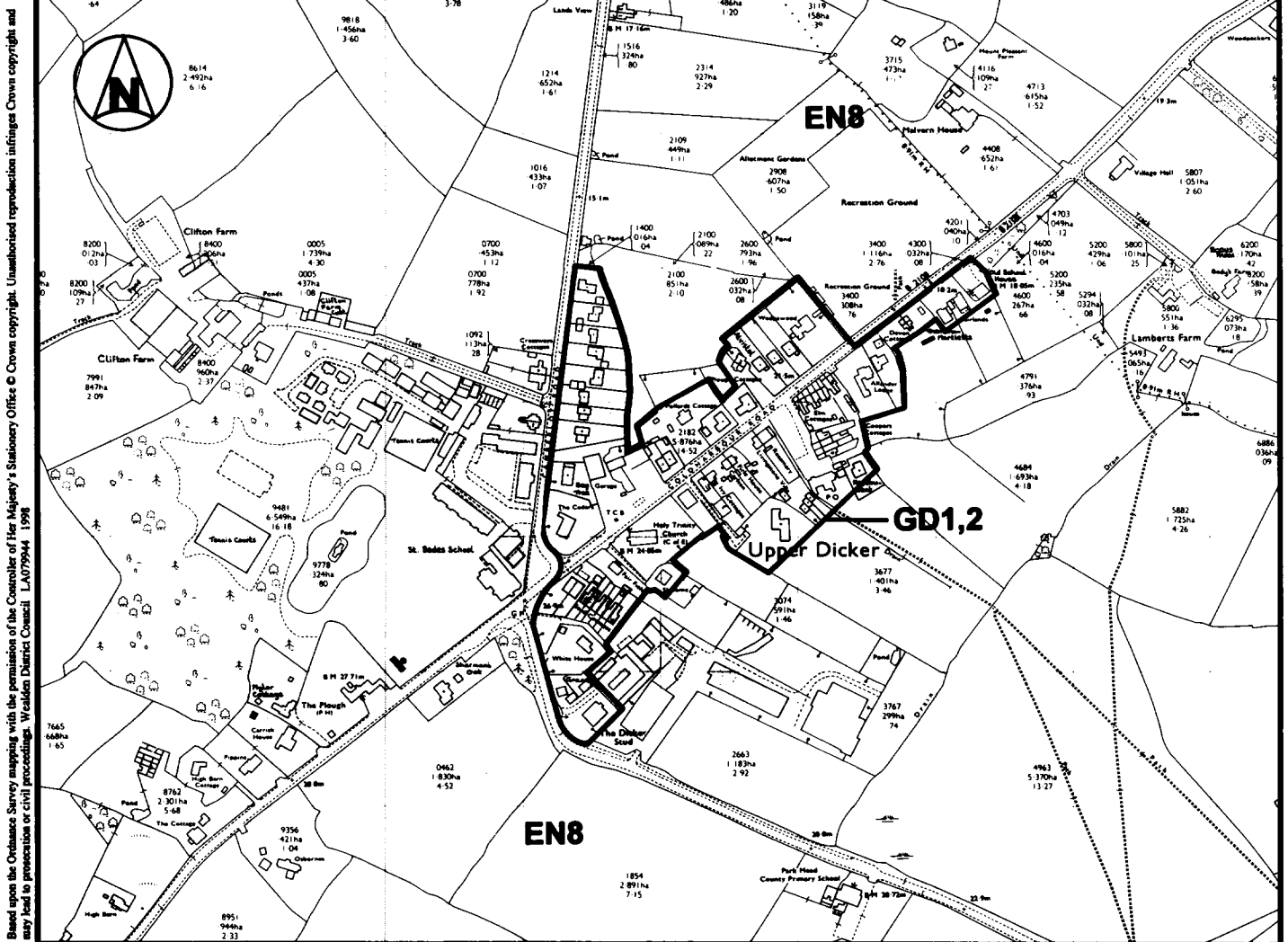
19.35.6 The more dispersed development to the north of the recreation ground is excluded since it is located in open countryside, well beyond the built-up confines of the village, while that along Coldharbour Road south of Camberlot Road is excluded from the development boundary since it is considered that any further intensification of development in this location would detract from its more rural character. The development of land and property owned by St Bede's to the west and south of the village is controlled by means of a legal agreement between the Council and

the school authorities, and its inclusion within the development boundary is therefore not considered to be appropriate. This agreement is currently being re-negotiated and will be the subject of consultation with the Parish Council and local residents.

19.35.7 Further housebuilding within the development boundary for the village may be appropriate, subject to satisfying normal planning requirements. However, in view of the aim to prevent encroachment of development into the surrounding open countryside and more rural fringe areas, there are only limited development opportunities by infilling, by the redevelopment of existing sites and by the conversion of buildings to residential use.

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KEY

- Inset Map boundary
- Development boundary



Proposals Map

Plan wide policies are listed on the main Proposals Map.

