

Vines Cross

(Inset Map No.56)

Introduction

19.36.1 Vines Cross is a small compact village located 1.5 miles to the east of Horam with only limited facilities. The Council's aim for Vines Cross is to maintain its rural, residential character and protect its attractive countryside setting.

Environment

19.36.2 Vines Cross is set within gently undulating countryside on the southern edge of the High Weald Area of Outstanding Natural Beauty and is approached along narrow C-Class country lanes. It has largely developed around a triangle of roads, with a short eastern extension.

19.36.3 Apart from the modern development at Hurst Shaw, the village comprises principally tightly-knit frontage development. The rural character and setting of the village is emphasised by outward views to the farmed countryside and particularly by the gap provided by the field east of Ballssocks Lane.

Development Boundary

19.36.4 In order to maintain the rural character of the village and its landscape setting, the development boundary is tightly drawn around the lanes and well consolidated development which provide a clear distinction between the built environment and surrounding countryside

19.36.5 While the development boundary extends eastwards to include the frontage housing on the edge of the village, the intervening field is excluded as it is considered important in contributing to the strong rural identity of the village. Some scattered development around the rural fringes of the village is excluded from the development boundary in order to prevent development extending intrusively into the surrounding countryside.

19.36.6 In view of the compact nature of the existing housing within the development boundary, there are very few opportunities for new housing development other than through the redevelopment of existing sites and the conversion of buildings to residential use.

