

Windmill Hill

(Inset Map No.61)

Introduction

19.39.1 Windmill Hill is a compact ridge-top settlement situated one mile east of Herstmonceux on the busy A271. The village is essentially residential in character, and recent development has been contained within the triangle of roads formed by the A271, Victoria Road and Joes Lane.

19.39.2 The aim of the Council is to maintain the residential character of the village and to protect the high quality landscape setting.

Environment

19.39.3 The village's location on the crest of a ridge affords extensive views to the north-east across the High Weald Area of Outstanding Natural Beauty. Development within the main body of the village is fairly consolidated and is mainly single storey. South of the A271, the landscape is open in character with views over undulating countryside of high scenic value towards the South Downs. The village contains fourteen properties listed of architectural or historic quality, with an historic core of buildings around Posey Green.

19.39.4 The prominent windmill which gives the village its name is situated just north on the A271. The windmill, a Grade II listed building, is of both historic and scenic importance. The building had fallen into disrepair but with the help of Council grant aid it has now been made structurally sound. It is hoped that the windmill will be more fully restored in the future.

Development Boundary

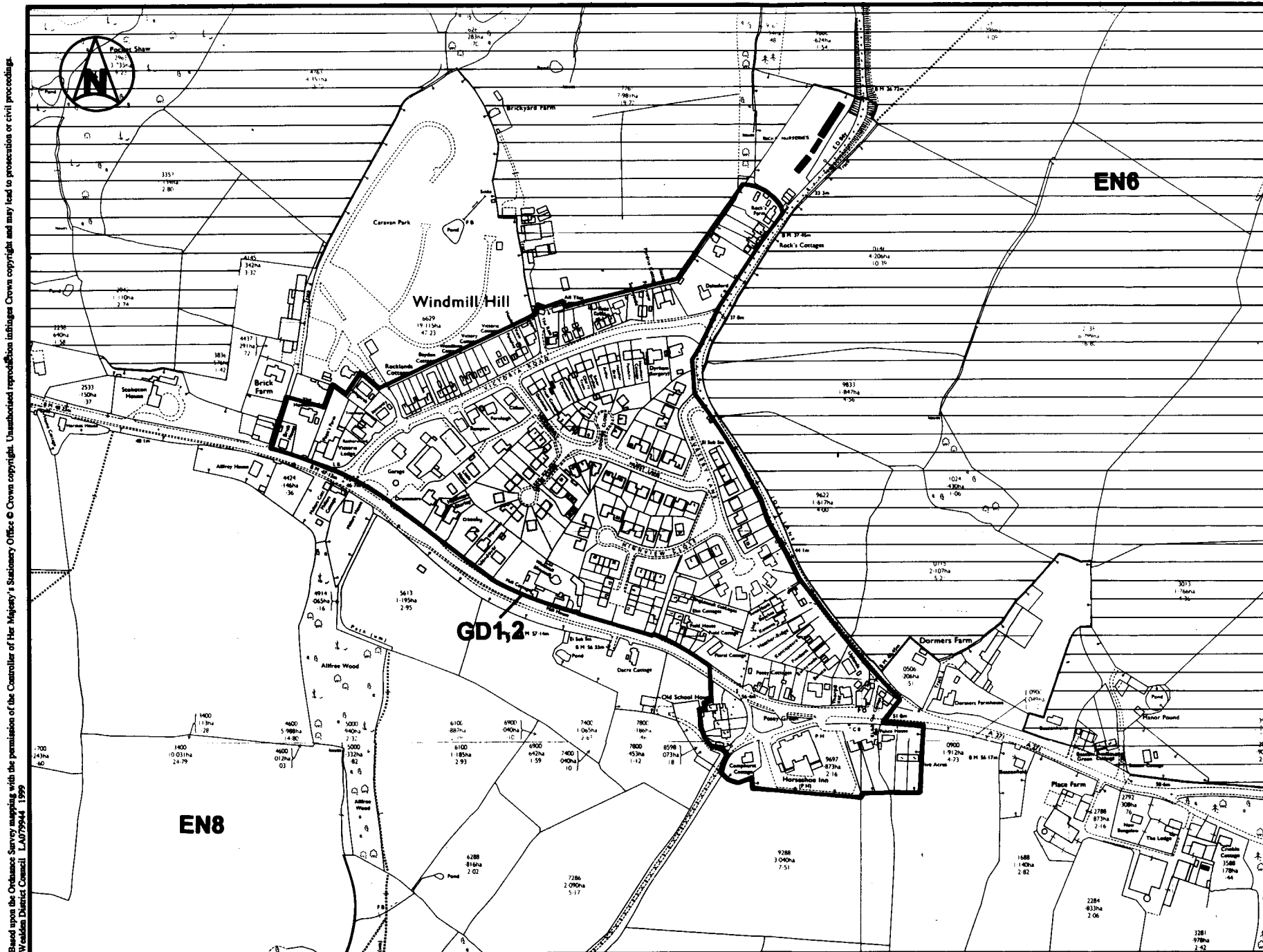
19.39.5 The elevated position of the village on the edge of the Area of Outstanding Natural Beauty imposes clear constraints to outward growth into the surrounding open and exposed countryside. The development boundary therefore encloses frontage development along Victoria Road and properties contained to the west of Joe's Lane and the north of the A271, with the exception of properties around Posey Green and adjoining the Horseshoe Inn.

19.39.6 Any intensification of the scattered development at the eastern and western ends of the village and elsewhere south of the A271 is resisted to maintain the more rural character of these exposed locations. At the northern end of Windmill Hill, the development boundary follows the residential curtilage of Rocks Farm, so resisting any further development to the north which would represent an extension of ribbon development and an intrusion into open countryside.

19.39.7 Orchard View Caravan Park, situated to the rear of properties on the north side of Victoria Road accommodates 150 caravans, over half of which provide holiday accommodation, the rest being residential. In view of the caravan park's position on the valley side adjoining the Area of Outstanding Natural Beauty and the mixed holiday and residential nature of development, it is considered that the site should not be included within the development boundary. In particular, the Council would not wish to see residential redevelopment of this area as it is considered that permanent accommodation would intensify development in the area to the detriment of its character and setting on the edge of the High Weald Area of Outstanding Natural Beauty. It would also be incompatible with retaining the valuable holiday caravan element within the site.

19.39.8 The compact nature of existing housing within the defined development boundary leaves little scope for further new housing other than by redevelopment of existing sites and by the conversion of buildings to residential use.

Inset Map No. 61 Windmill Hill



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Wealden District Council LA079944 1999

KEY

- Inset Map boundary
- Development boundary
- High Weald Area of Outstanding Natural Beauty

Plan wide policies are listed on the main Proposals Map.



Proposals Map

0 100 200 metres

1:5000