Wealden District Council

# Development Boundary Topic Paper

Wealden Draft Local Plan (Regulation 18)

March 2024

Wealden
District Council

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# 1. Introduction

1.1 This Background Paper outlines the approach that has been taken to considering and drawing development boundaries for settlements included in the draft Wealden (Regulation 18) Local Plan (WLP). The work is linked to the identification of the settlement hierarchy and the sustainability of settlements and locations across Wealden District, as presented in the Council's Sustainable Settlement Strategy.

1.2 This Background Paper describes the national and local policy background that has informed the definition of development boundaries. It details the methodology and approach undertaken in reviewing development boundaries throughout the Local Plan process so far and provides a justification statement for the development boundaries that have been proposed. A map is also provided for each settlement demonstrating the newly drawn development boundary and the [1]previous development boundary that was adopted as part of the Wealden Local Plan (1998). The figures on the maps correspond to the accompanying table for each settlement that sets out the amendments between the 1998 and the development boundaries proposed in the Draft Wealden (Regulation 18) Local plan.

[1] Bells Yew Green, Frant and Ringles Cross were not previously provided with a development boundary as part of the 1998 Local Plan. Therefore, they have not been provided with an accompanying table as no amendments have been made.

## 2. What is a Development Boundary?

National Planning Policy

2.1 National policy remains largely silent on any specific requirement for development boundaries. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) do identify the need for certain specific policy boundaries, with town centres for retail-planning purposes and Green Belt being the main areas that feature.

2.2 It therefore falls to Local Planning Authorities (LPAs) to consider what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements.

Local Planning Policy

2.3 Development Boundaries feature in the extant Local Plans for Wealden (1998) and the 2013 Core Strategy Local Plan. Each of the plans has a number of policies (primarily related to housing development and development within the open countryside) that implicitly refer to development boundaries defined on the proposals maps for the relevant plan. The general intention of the policies is to guide development to appropriate settlements thereby promoting sustainable development patterns within Wealden.

2.4 A development boundary marks the limits of towns and villages, being the dividing line between built-up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply

Purpose of Development Boundaries

2.5 In planning terms, development boundaries are a policy tool used to indicate on a map where particular policies in the Local Plan apply, that either permit development within settlements or restrict development outside settlements. As such they prevent unplanned and inappropriate expansion into the countryside.

2.6 There are a number of advantages of development boundaries:

- They provide an easy-to-understand tool that gives certainty for landowners, developers and the community over where development is likely to be acceptable and where it is not;

- They can direct development to specific parts of the district, and this can help increase the viability of local services, as well as encourage new ones to establish;
- They ensure a plan-led and more controlled approach to future development, providing a firm basis for protecting the countryside from unnecessary encroachment or the coalescence of settlements, allowing settlements to retain their individual character and identity; and
- They can allow a presumption in favour of development of sites that are too small to be identified as formal allocations in a Local Plan.

2.7 There are however some disadvantages of development boundaries, as follows:

- By restricting development, development boundaries can artificially increase land values within the settlement compared with land outside, as the likelihood of successfully gaining planning permission differs;
- Where land directly adjoins a settlement boundary, landowners often give it 'hope value' because they are waiting for the possibility of the boundary being realigned at some point in the future to accommodate future growth of the settlement;
- The general presumption that development within settlement boundaries is acceptable can result in pressure for the development of valued open spaces within settlement boundaries; and
- The use of settlement boundaries can lead to the perception that they result in cramming development into already well-developed settlements, e.g. within the gardens of houses.

<u>Why Review Development Boundaries</u>

2.8 The existing development boundaries were adopted in 1998, in an era when the approach was to generally restrict development rather than accommodate full objectively assessed housing need. Furthermore, following the introduction of the NPPF, Councils are now required to apply the presumption in favour of sustainable development for plan-making or decision-taking purposes. The NPPF (December, 2023) states in Paragraph 11 that 'all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects'. Therefore, in order to ensure that the new Local Plan is formulated in accordance with the NPPF (December, 2023), development boundaries must be reviewed in order to ensure a sustainable pattern of development is achieved across the District.

## 3. Policy Approach in the Draft Wealden (Regulation 18) Local Plan

3.1 As part of the plan-making process we have undertaken work to understand the role and function of the District's settlements to help us to identify those which would be most appropriate to deliver sustainable growth. Those settlements with the most services and facilities and a good level of public transport and accessibility are considered to be the most sustainable settlements in the district. The work has provided a settlement hierarchy as set out in Table 1 below:

3.2 The settlements that were classified as Type 1, Type 2, Type 3 and Type 4 settlements were found to be the most sustainable locations for growth and have therefore been provided with a development boundary within the Draft Wealden Local Plan.

Table 1: Draft Settlement Hierarchy

| Settlement category | Settlement |
|---|---|
| Type 1 settlements (Town) | Crowborough, Uckfield, Hailsham and Heathfield |
| Type 2 settlements (Urban settlement) | Polegate, Willingdon, Stone Cross, Westham, Pevensey, Pevensey Bay |
| Type 3 settlements (Primary village) | Forest Row, Horam, Mayfield, Wadhurst. |
| Type 4 settlements (Secondary village) | Bells Yew Green, Berwick Station, Blackboys, Buxted, Cross in Hand, East Hoathly, Five Ash Down, Framfield, Frant, Groombridge, Hartfield, Herstmonceux, Isfield, Lower Horsebridge, Maresfield, Ninfield, Rotherfield |
| Type 5 settlements (Neighbourhood settlement) | Broad Oak, Cade Street, Chelwood Gate, Coleman's Hatch, Danehill, Erdige, Five Ashes, Hadlow Down, Halland, Hellingly, High Hurstwood, Laughton, Lower Dicker, |

| Settlement category | Settlement |
|---|---|
| | Little Horsted, Mark Cross, Maynards Green, Nutley Punnetts Town, Rushlake Green, Selmeston, Upper Dicker, Upper Hartfield, Windmill Hill, Withyham |
| Type 6 settlements (Residential settlement) | Arlington, Balls Green, Best Beech Hill, Blackham, Bodle Street Green, Boreham Street, Chalvington & Ripe, Chiddingly, Cowbeech, Cousley Wood, Fairwarp, Fletching, Hankham, Hooe, Magham Down, Muddles Green, Old Heathfield, Rosers Cross, Town Row, Vines Cross, Waldron, Warbleton, Wartling |

3.3 All sustainable settlements (Type 1 – Type4), as identified in the settlement hierarchy, are subject to development boundaries. This means that the principle of development within these boundaries is acceptable subject to other policies contained within the plan. The development boundaries have been carefully considered taking into account a number of factors including landscape studies, open space and greenspace provision, physical boundaries, committed and proposed growth and rural/countryside policies contained within the National Planning Policy Framework. Development within these boundaries is considered to be generally acceptable, regardless of scale, subject to other policies within the Plan. Policy SS1 provides the policy position for development boundaries.

**Policy SS1: Spatial Strategy for Wealden**

1 During the plan period up to 2040 the Local Plan will:

a) Deliver sustainable and high-quality development that meets the needs of our communities for homes and jobs, whilst balancing the impact of growth on our natural environment, protected landscapes and the countryside.

b) Contribute to the continued sustainability of our towns and villages. This will involve supporting the improvements that are required to local services, community facilities and infrastructure. Subject to other policies in the plan, we will safeguard our existing employment and tourism sites and seek to deliver new employment and tourism sites, ensuring that people can access jobs, services and facilities locally.

c) Support our towns and villages to be 'complete, compact and connected neighbourhoods' to help provide health, social, environmental and economic benefits to our communities.
Development boundaries

2 Subject to other policies in the plan, new development will be permitted within those settlements with an identified development boundary as shown on the Policies Map. This includes the following settlements:

> Crowborough, Uckfield, Hailsham, Heathfield, Polegate, Willingdon, Stone Cross, Westham, Pevensey, Pevensey Bay, Forest Row, Horam, Mayfield, Wadhurst, Bells Yew Green, Berwick Station, Blackboys, Buxted, Cross in Hand, East Hoathly, Five Ash Down, Framfield, Frant, Groombridge, Hartfield, Herstmonceux, Isfield, Lower Horsebridge, Maresfield, Ninfield and Rotherfield.

3 Within these settlements, development proposals should make the best use of previously developed land, apply an appropriate density to its use, ensure the creation of strong, sustainable, cohesive and inclusive communities including required infrastructure provision. Development proposals should also consider land take and the impact this may have on the natural environment and resources, whilst also relating well to the existing and surrounding character of the area.

Employment

4 The Council will support economic development proposals, which will deliver a growth in high-skilled jobs and an expansion of tourism that contributes towards the delivery of sustainable economic prosperity in the District.

5 New strategic employment floorspace will be allocated for development within this local plan and the district's strategic employment sites will also be protected, alongside non-strategic employment land. Improvements to existing strategic employment sites (redevelopment, conversion, upgrading, intensification or reconfiguration) will also be supported where this meets other policies in the plan in order to meet the district's employment need. These sites will contribute to meeting an increase in employment land and jobs within the plan period.

Town centres

6 The role of our district, service and local centres will be protected and enhanced by encouraging a range of uses consistent with the scale and function of the centre having regard to its position in the hierarchy. Retail growth during the plan period will be focused within these centres in accordance with the town centre hierarchy and policies TC1 (District, Service and Local Centre Hierarchy and 'Town Centre' First Principles) and TC2 (Sequential and Local Impact Test).

7 The Council will support improvements to district, service and local centres where this will support the vitality and viability of centres including improvements to the quality of our town centres and public realm, the provision of a diverse offer, the provision of community services, improvements to active travel infrastructure and the night-time economy. Development that is associated with the 'greening' of our town centres will be particularly supported.

Countryside

8 Land outside development boundaries will be considered as the countryside. The countryside will be protected unless development is supported by a specific policy referenced elsewhere in this plan.

## 4. Defining development Boundaries – Methodology/Criteria

4.1 Upon the identification of the sustainable settlements as part of the Sustainable Settlement Strategy, a four-staged approach was implemented to review development boundaries. The methodology is set out below:

Stage One – Desk Based Assessment

4.2 As a starting point previous development boundaries that were drawn as part of the Wealden Local Plan (1998) and also the Non Statutory Plan (2004) were considered. This method was followed for all settlements, including those that had their development boundary removed in the Core Strategy (2013). The premise of this was not possible for the settlements of Bells Yew Green, Frant and Ringles Cross, who have previously not had a development boundary within a Local Plan.

4.3 The desk-based assessment utilised GIS mapping, aerial and satellite imagery, street view technology, local knowledge and planning application records.

4.4 Internal GIS and other information was considered taking account of the following data:

- Strategic Housing and Economic Land Availability Assessment (SHELAA);
- The green network of open and amenity spaces;
- Areas of Flood Risk;
- Ancient Woodland (and required buffer areas);
- Areas of important biodiversity, landscape and other environmental designations;
- Heritage Assets, including listed buildings and conservation areas, for example.

4.5 Following the completion of the desk based assessment, a draft boundary was drawn using the above information along with identifying areas that required checking on site. . These sites or areas of land were then numbered for referencing purposes. These sites typically included:

- Properties with large curtilages;
- Areas previously excluded but using this new methodology could be included at the desktop stage;
- Small SHELAA sites;
- Adjacent land to existing development boundary currently excluded and not a SHELAA site. The purpose was to discuss whether this land should be included or excluded.

Stage Two - Site Visits

4.6 Officers undertook site visits to a number of locations across the district that had been identified for consideration following the desk-based assessment. Site visits provided an opportunity to understand the form and character of the area and its relationship to the countryside, environment, landscape and any other relevant constraints or considerations. Observations were noted and photographs were taken where necessary.

Stage Three – Consultation

4.7 Following Stages one and two, draft development boundaries were drawn, and a justification statement was prepared. This was provided for internal discussion with relevant planning officers. Further amendments were made at this stage which resulted in draft development boundaries that have been included within the Draft Wealden (Regulation 18) Local Plan. Consultation with Council Members also took place through the Local Plan Cabinet Advisory Group (CAG).

Stage Four – Drafting and Mapping Development Boundaries

4.8 Following the outcome of Stages 1-3, the development boundaries were drawn and mapped taking into account the site criteria below.

Criteria used to define development boundaries

4.9 Development boundaries followed clearly defined physical features such as hedgerows, walls, roads or watercourses to define the built area of a settlement. In exceptional circumstances it was necessary to consider the impact of backland development on the basis of other policy considerations, to restrict development by drawing a tighter boundary to the extent where development would be considered appropriate. The table below sets out the criteria used to help define development boundaries:

Table 2: Criteria used to help define development boundaries

| Criteria used to help define development boundaries | |
|---|---|
| 1 | Development allocations proposed to be included in the Wealden (Regulation 18) Local Plan. |
| 2 | Existing commitments for built development that are physically connected to the built form of the settlement. |
| 3 | Built out development that is physically connected to the built form of the settlement. |
| 4 | Contained residential curtilages that are functionally associated to the dwelling and visually form part of the urban area and are separated from the open countryside. |
| 5 | Small scale development opportunities or land that is too small for allocation, which would provide rounding off opportunities or infill development in areas physically and visually related to the settlement. This was on the basis that development would not result in environmental impacts including when considered either alone or in combination with other development |
| 6 | Existing employment sites if they are physically related to the settlement. |
| 7 | Existing retail sites if they are physically related to the settlement. |
| 8 | Existing community facilities on the edge of settlements if they are physically related to he settlement. |

Table 3: Criteria used for excluding areas from development boundaries

| Criteria used for excluding areas from development boundaries | |
|---|---|
| 9 | Isolated, freestanding, individual / loose knit dwellings or sporadic development which was clearly detached from the main built-up area, or which relates more to the open landscape or countryside. |
| 10 | Loose knit dwellings or buildings on the edge of the built-up area or settlement, including that which may relate to the economic or social function of a settlement. This included buildings relating to schools, employment, churches, community halls etc. |
| 11 | Farmsteads and other agricultural buildings on the edge of the built-up area where these relate more to the countryside than the settlement. |
| 12 | Large gardens or residential curtilages and other open areas (paddocks, orchards) that are functionally separate to the dwelling or where land has capacity to significantly extend the built form of the settlement. |
| 13 | Existing or proposed playing / sports fields or other open / green space at the edge of settlements such as allotments, Millennium Greens, cemeteries etc. |
| 14 | Agriculture, forestry, equestrian development, tourism assets, camping and caravanning sites, minerals extraction, landfill, water features, public utilities which are not associated with the settlement |
| 15 | Peripheral undeveloped or undefined areas that are isolated or are associated with flood risk; |
| 16 | Listed Buildings and / or associated curtilage with important landscape or heritage settings on the edge of the built-up area |

In addition to the above, the following was also considered:

- Improvements in Geographical Information System (GIS) technology that allows for settlement boundaries to be drawn more accurately.
- Whether more than one development boundary (co-located boundaries) would be appropriate for a settlement, where a continuous development boundary is not suitable.
- The consideration of legislative changes such as the General Permitted Development Order (GPDO) and other policy considerations such as those provided in the NPPF or other legislation.

4.10 Throughout the exercise it was important to apply criteria consistently alongside suitable justification as to whether an area is included or excluded from a development boundary.

# 5. Review of Development Boundaries

## Introduction

5.1 This section sets out the review of the development boundaries on a settlement-by-settlement basis. Background information and a description of the development boundary is provided for each settlement.

5.2 A map is provided for each settlement that shows the proposed development boundary for each settlement alongside the previous 1998 Local Plan development boundary (where there was one). The proposed amendments to the development boundary are numbered and a table is provided for each settlement, providing information and the justification for the changes. For the settlements with no existing development boundary, the correlating map only includes the newly defined development boundary, and no table is provided.

5.3 There is a distinction drawn between parcels of land lodged to the SHELAA that are close to, but beyond the development boundary and these are assessed individually as part of the Site Selection and Sustainability Appraisal process, along with other larger development areas submitted within the SHELAA.

Bells Yew Green

5.4 Bells Yew Green is a small village located on the B2169 Tunbridge Wells Road and has a railway station on the London to Hastings line. It lies within the attractive undulating landscape of the High Weald Area of Outstanding Natural Beauty, its rural setting enhanced by groups of trees and woodland to the north, south and east. The village is 1.3 miles east of Frant, approx. 4.5 miles north of Wadhurst and approx. 3.5 miles south of Tunbridge Wells.

5.5 Apart from the cricket club north of the settlement, the village is focused west of the crossroads with the B2169 Tunbridge Wells Road and either side of the road. There are some services and facilities within the village including the prominent Brecknock Arms public house, a chapel, a village hall, some commercial units and the railway station and its car park.

5.6 Bells Yew Green was not previously provided with a development boundary as part of the adopted Wealden Local Plan (1998). Therefore, the map provided for Bells Yew Green shows the proposed development boundary.

Bells Yew Green Description of Development Boundary

5.7 The development boundary for Bells Yew Green largely reflects the existing linear form of the settlement and seeks to prevent the significant outward encroachment of development into the surrounding High Weald National Landscape countryside while offering some small opportunities for growth.

5.8 At the northern edge of the village, the development boundary includes the area proposed for housing to the north of the industrial estate. The development is drawn to exclude agricultural land and loose knit residential development to the north in the view of their more rural character.

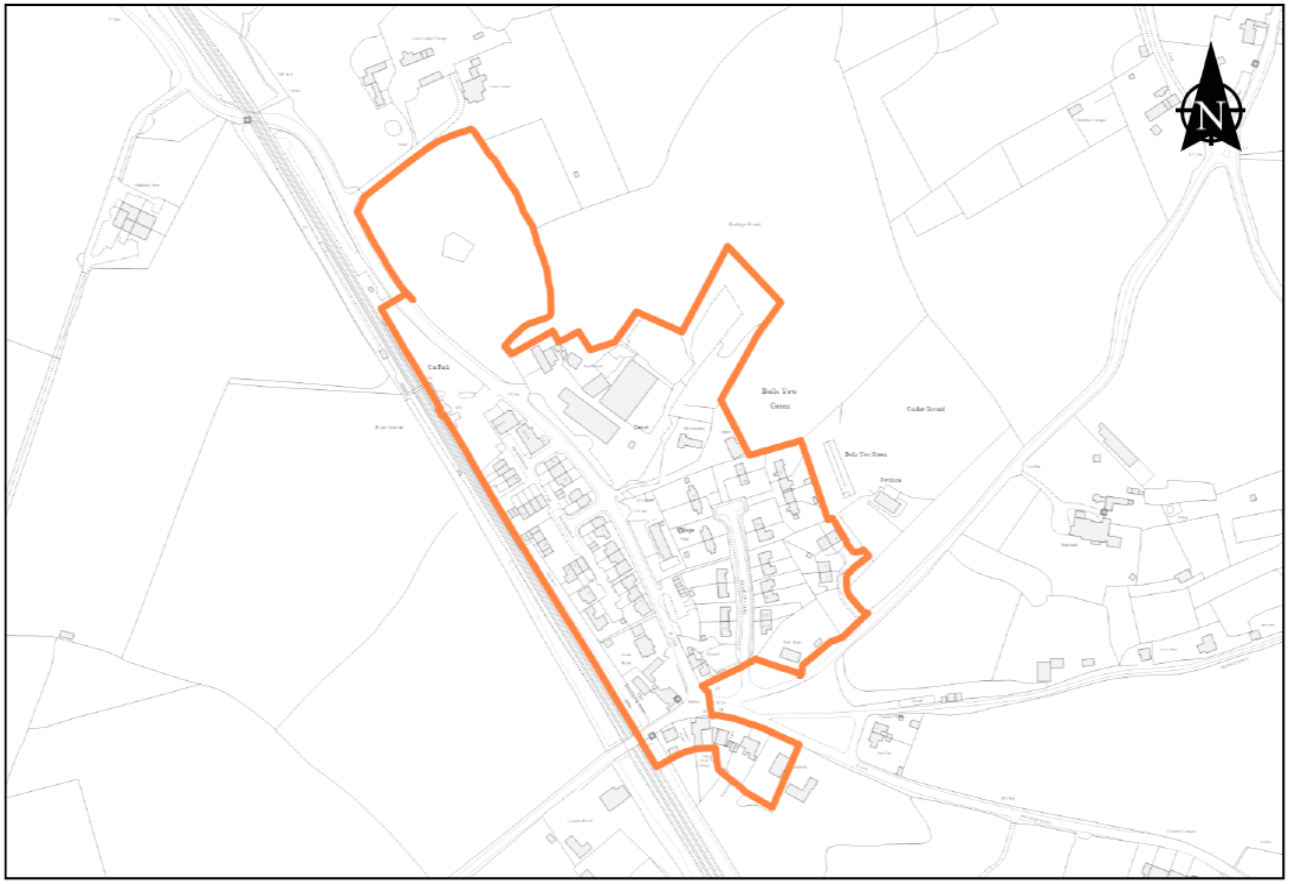
5.9 The development boundary to the east includes existing employment units, Bells Yew Green Village Hall and the residential dwellings located along Rushlye Close and Cricketers Close. These areas are included as they share a visual and physical relationship with the central parts of the village. Rushlye Wood and the Bells Yew Green Cricket Club are excluded and serve as the edge of the settlement, enclosing the village from the surrounding High Weald National Landscape to the east.

5.10 The development boundary is largely drawn to the north of Hawkenbury Road, excluding the village green and other green spaces to the south due to their important visual and amenity value. Existing development and agricultural fields along Middle Road and Bayham Road are excluded as they contribute to the rural setting and character of the village, where further development would not be acceptable.

5.11 To the south, the development boundary includes existing linear development located to the south of Bells Yew Green Road and Bayham Road that relates well to the existing built form of the village. The boundary is drawn tightly to the rear of these dwellings, excluding large gardens and fields where the potential for back land development would be detrimental to the sensitive High Weald National landscape and is resisted.

5.12 Frant Railway Station and the railway line serve as a physical demarcation for the western edge of the settlement. The development boundary does not extend beyond the railway line to include the existing sporadic development located to the south of Bells Yew Green Road as it is visually severed from the settlement by the railway line.

# Bells Yew Green



## Key

Development Boundary 2024

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

Berwick Station

5.13 Berwick is a small, primarily residential settlement to the north of the A27 in the south of the District. It has developed in a linear form along Station Road, either side of the Eastbourne to Brighton railway line with a railway station located in the centre of the settlement. The village is set within the attractive, gently rolling open countryside of the Low Weald and comprises essentially frontage development along the Alfriston to Upper Dicker Road.

5.14 The village lies approx. 6 miles to the south-west of Hailsham, 5 miles north-west of Polegate and just over 9 miles north-west of Eastbourne. The South Downs are located to the south of the village and there are clear and attractive views towards them. Arlington Reservoir, a designated Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS) lies a little to the north-east of the village.

5.15 Berwick Station was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.2). This development boundary was removed for Berwick Station as part of the 2013 Core Strategy; however, this has been used as the starting point for the consideration of a new development boundary for the settlement.

Berwick Station Description of Development Boundary

5.16 The development boundary for Berwick Station largely reflects the existing linear form of the settlement and seeks to prevent the significant outward encroachment of development into the surrounding countryside that offers attractive outward views towards the South Downs to the south.

5.17 To the north-west, the development boundary is drawn to include the existing residential development and Berwick Station Village Hall that front onto Station Road. Two fields located to the west of Station Road are included within the development boundary as they are residential allocations within the draft Local Plan. These fields are enclosed from wider views to the surrounding countryside by their topography and existing vegetation. Berwick Recreation Ground is excluded to protect this important community facility and to prevent the inappropriate extension of development into this attractive rural area.

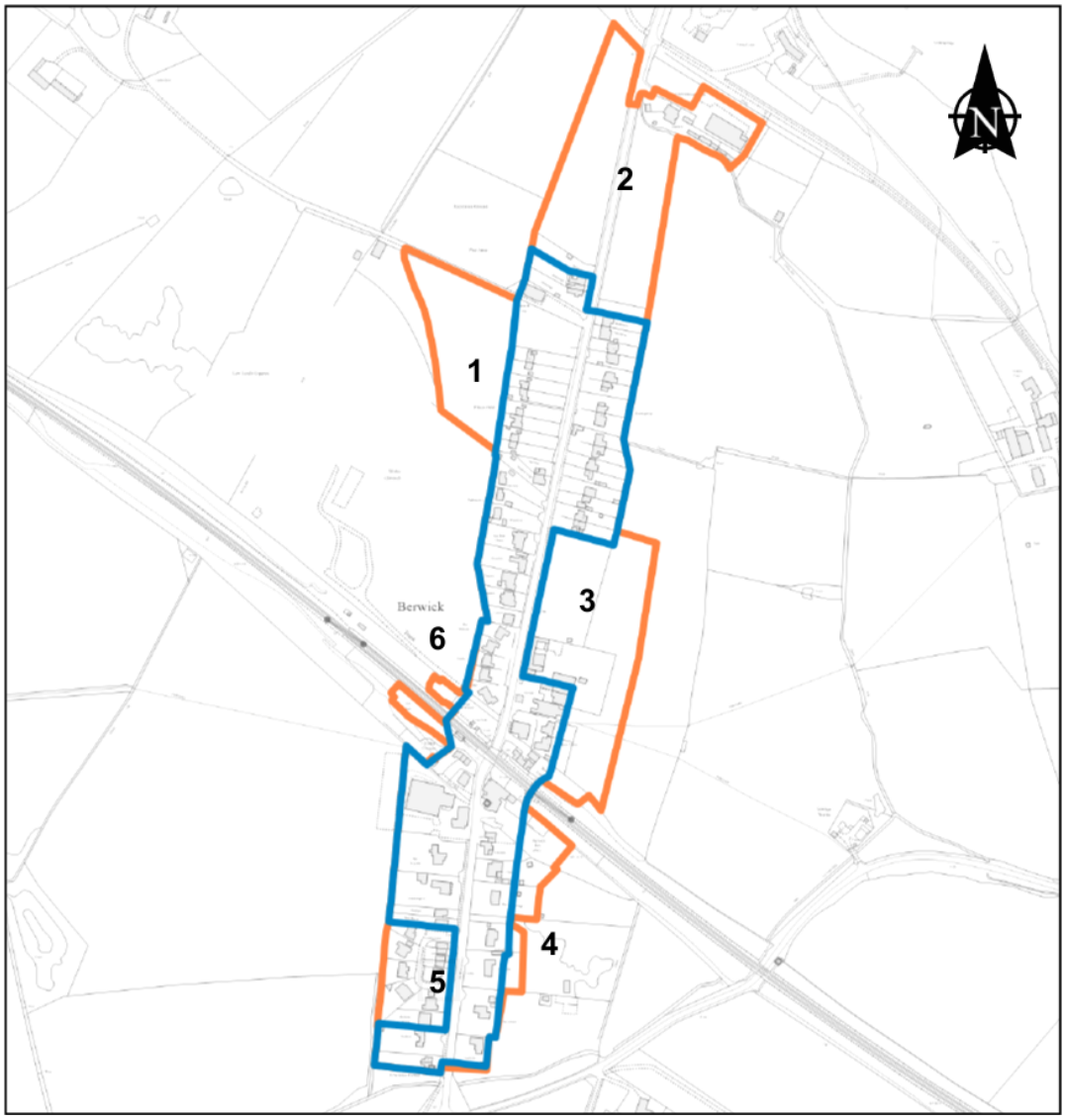
5.18 To the north-east, the development boundary includes the existing linear development that fronts onto Station Road. The boundary has been drawn to include residential development that has been granted planning permission as part of the redevelopment of the Cranford Industrial units. The development boundary includes land suitable for infill development that

fronts onto Berwick Station that would be visually contained from the wider landscape and would relate well to the existing linear form of the settlement.

5.19 To the east, the development boundary follows the curtilages of dwellings to the east of Station Road and includes land that has been permitted for residential development. The development boundary is drawn tightly around the site to prevent the further encroachment of development into the countryside.

5.20 To the southeast, The Berwick Inn and existing residential development located to the east of Station Road have been included, although this does not extend to the full depth of their curtilages. This will avoid inappropriate development that would be detrimental to the existing rural character of the settlement. Chilver Bridge Road and Common Lane serve as the natural end to the settlement to the south.

5.21 To the west, the development boundary includes the existing residential development to the west of Station Road. The development boundary includes Berwick Railway Station and associated car park, in addition to a large commercial warehouse and office that are located within the centre of the settlement. The development boundary is drawn tightly here to prevent the extension of development into the countryside to the west of Berwick Station.




# Berwick Station

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**February 2024**

**Wealden Local Plan**

| Amendment Reference | Description of amendment to development boundary from the 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land west of Station Road, Berwick Station, which has been allocated for 27 (net) dwellings, within the draft Local Plan under BE2. | 1 |
| 2 | The development boundary has been amended to include Land north of Recreation Ground, Berwick Station, which has been allocated for 10 (net) dwellings under BE1. The extension of the boundary also includes Cranford Industrial units, which are to be redeveloped into residential development under WD/2023/1517/O. The frontage of agricultural land to the east of Station Road is included to allow for infill development. | 2,3,5 |
| 3 | The development boundary is amended to include land that has gained a resolution to grant planning permission for 33 (net) dwellings, three shops and two offices (reference WD/2016/1659/MAJ) subject to a signed section 106 agreement. | 2 |
| 4 | The development boundary has been amended to include the full curtilages of residential properties to the east of Station Road that are functionally associated to the dwellings. | 4 |
| 5 | The development boundary has been amended to include 11 (net) dwellings that were granted planning permission under WD/2015/1443/MRM, which have now been completed. | 3,4 |
| 6 | The development boundary has been amended to include the full curtilage of Berwick Railway Station Car Park, which relates physically and visually to the settlement. | 8 |

Blackboys

5.22 Blackboys is located approx. 3.7 miles east of Uckfield and 4.4 miles west of Heathfield on the southern edge of the High Weald National Landscape, which bounds the north, south and east of the village. The village is primarily residential in character but also provides some local services for its community and the surrounding rural area including a primary school, a pub, a church and a village hall. The recreation ground lies just outside the village, to the west of School Lane.

5.23 The village developed originally along the B2102 road with later development extending southwards to the B2192 road. Its position on the western edge of a ridge, which runs through Cross-in-Hand and Heathfield, affords extensive views across the surrounding countryside, particularly to the north. The central and southern parts of the village have many large properties set in extensive curtilages while in contrast, older development at the eastern end of the village is more tightly knit.

5.24 Blackboys was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.3). This development boundary was removed for Blackboys as part of the 2013 Core Strategy; however, it has been used as the starting point for considering the new Wealden Local Plan development boundary for Blackboys.

Blackboys Description of Development Boundary

5.25 The development boundary for Blackboys seeks to prevent the outward encroachment of development from its elevated position into the attractive, relatively open countryside, some of which is located within the High Weald National Landscape. The development boundary seeks to resist an intensification of development in rural fringe locations whilst providing some opportunities for the sustainable growth of Blackboys.

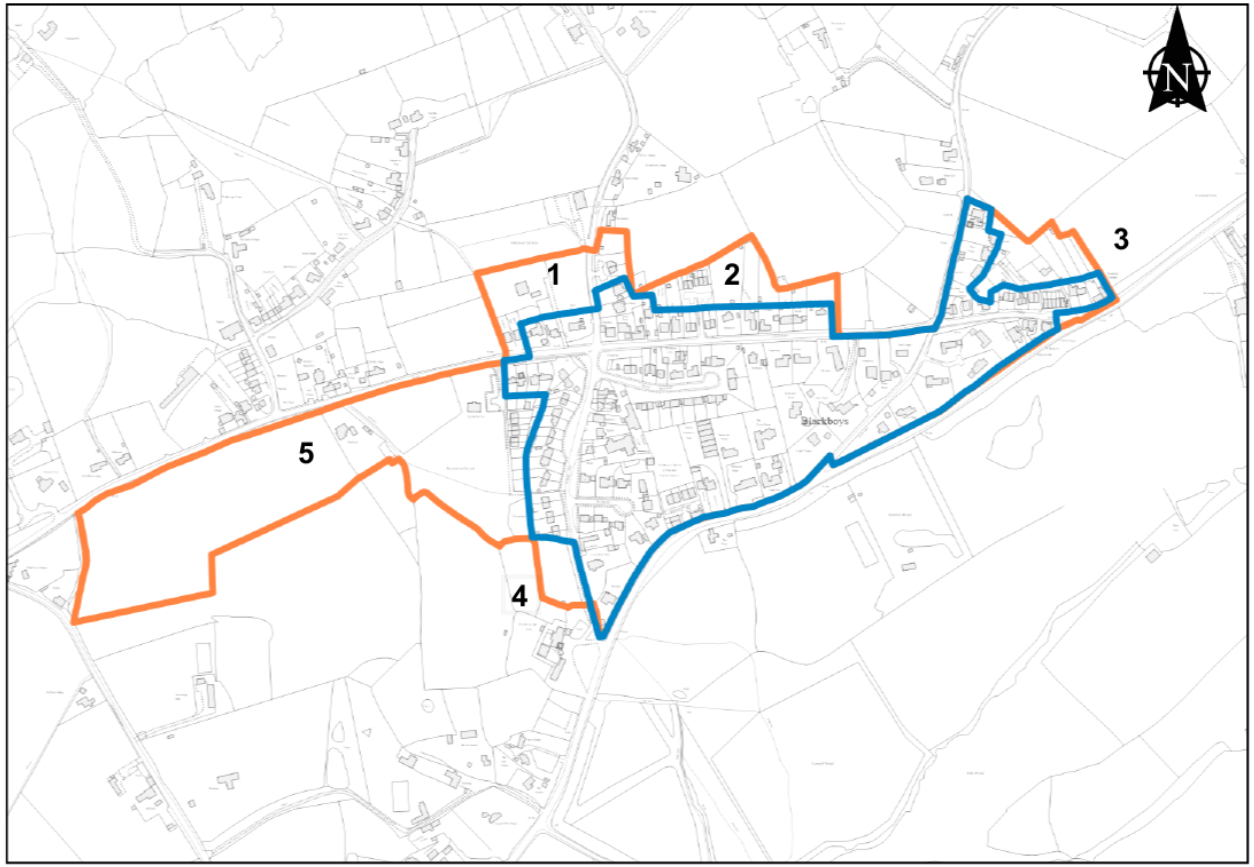
5.26 Along the northern edge of Blackboys, the development boundary is drawn to the rear of the properties that front onto the north side of the High Street, however, the development boundary now includes some newer residential development located to the east and west of Gun Road and to the north of the High Street. The development boundary excludes ribbon development along Gun Road and Chapel Lane that is more rural in nature.

5.27 At the eastern edge of Blackboys, the development boundary now includes the full curtilages of dwellings fronting onto Chapel Lane or the High Street to allow infill development that would relate well to the existing form of Blackboys outside the High Weald National Landscape. The development boundary is drawn to exclude land within the protected High Weald national landscape that surrounds Blackboys to the east and north.

5.28 To the south, the development boundary runs to the north of the B2192 (Lewes Road), which serves as the well-defined edge of the settlement. The development boundary does not extend to the south of the B2192 (Lewes Road) as any development would have a detrimental impact upon land that lies within an area of open countryside that provides far-reaching views across the High Weald National landscape. The scattered development extending south along Lewes Road remains excluded to prevent an intensification of development in this location.

5.29 To the west, the development boundary includes properties located to the east and west of School Lane that are well related to the built core of the settlement. The development boundary includes a field to the north of Blackboys Inn, at the south-western edge of the settlement, which is proposed to be allocated for development in the draft Local Plan. The development boundary excludes additional fields and the Blackboys Inn to the southwest to resist an intensification of development in this location, which would adversely impact the rural approach to Blackboys.

5.30 To the west, the development boundary extends to include permitted development located to the south of the B2102 (Framfield Road). The extension of the boundary results in the inclusion of Blackboys Recreation Ground, however, this is an important community asset that will be retained in its current use. The development boundary excludes large existing properties with a loose form and fields to the north of the B2102 (Framfield Road) as this land lies in a prominent position within the landscape and provides far reaching views into the attractive countryside setting to the north of Blackboys.




# Blackboys

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from the 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary is amended to include land to the west of Gun Road that was granted planning permission for 7 (net) dwellings under planning reference WD/2019/1003/FA and is currently under construction. Two recently completed dwellings (WD/2019/0945/F) to the east of Gun Road are also now included, in addition to land that has been granted planning permission for 1 dwelling under WD/2022/1908/F. | 2,3,4 |
| 2 | The development boundary has been extended to the north of the High Street to include 9 (net) dwellings granted under WD/2006/3363/F, that have since been completed. The boundary has been extended to the full curtilages of existing dwellings to allow for infill development outside the High Weald National Landscape. | 3,4,5 |
| 3 | The development boundary has been amended to include land at The Old Crown Pub to the north of the High Street that was granted permission for 8 (net) dwellings under WD/2019/1903/F, which has since been completed. The boundary has been extended to include the full curtilages of existing dwellings to allow for infill development outside the High Weald National Landscape. | 3,4,5 |
| 4 | The development boundary has been amended to include land to the north of Blackboys Inn, which has been allocated for 9 (net) dwellings within the draft Local Plan under FF3. | 1 |
| 5 | The development boundary has been amended to include land south of Framfield Road, which has been granted planning permission for 50 (net) dwellings under WD/2020/0700/MAO and land adjacent to the recreation ground, Blackboys, which has also been granted permission for 9 (net) dwellings under WD/2022/0560/F. The development boundary now also includes the Buxted Recreation Ground as this is no longer located at the edge of the settlement, although its current use is to be retained. | 2,8 |

Buxted

5.31 Buxted is one of the district's larger villages and is predominantly residential in character with a range of local shops, services and some employment provision serving the local community and surrounding rural area.

5.32 Buxted is located on the A272 which runs east to west connecting with the A26 and a number of smaller settlements by a network of minor roads. The village developed originally with frontage properties along the A272 but has subsequently grown north and south of the main road with estate development in the 1980s.The most recent development including the provision of the medical centre has taken place at Beechbrook Park.

5.33 Uckfield is the nearest town located approximately 2km to the south and provides a good range of shops, services and facilities including a secondary school and a hospital. Buxted has a train station which is served by the Oxted line between Uckfield and London Bridge providing good access to Uckfield and other centres for employment, shopping and leisure. A number of bus services call at Buxted providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.

5.34 The village sits on a plateau, providing long range views across the countryside, towards the High Weald National Landscape (though the village is not within the designation itself), which is located 0.3 miles to the north and 0.1 miles to the east. Buxted Park, a large property set in extensive parkland, is located to the southwest of the village and is a registered Historic Park and Garden, as well as a Site of Special Scientific Interest (SSSI). The property at Buxted Park estate is a country house hotel and therefore contributes to tourism in the local area.

5.35 Buxted was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.5). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Buxted Description of Development Boundary

5.36 The development boundary for Buxted seeks to prevent outward encroachment of development from its elevated position into the attractive, relatively open countryside, ribbon development along the main roads and an intensification of development in a number of rural fringe locations.

5.37 At the northwestern edge of Buxted, the development boundary follows the railway line and includes new residential development located along Queenstock Lane. The development boundary includes the area proposed for housing to the west of Great Totease Farm and to the north of Iron Plat Lane. The development does not extend beyond this to prevent intrusive development into the countryside.

5.38 To the north of the village, the development boundary continues to exclude a number of isolated residential dwellings located on the northern and southern sides of Church Road to prevent further encroachment into the High weald National Landscape to the north. The development boundary is drawn tightly behind the existing dwellings located on Littlewood Lane and continues to exclude dense woodland to the north due to its rural character and contribution to the setting of the village.

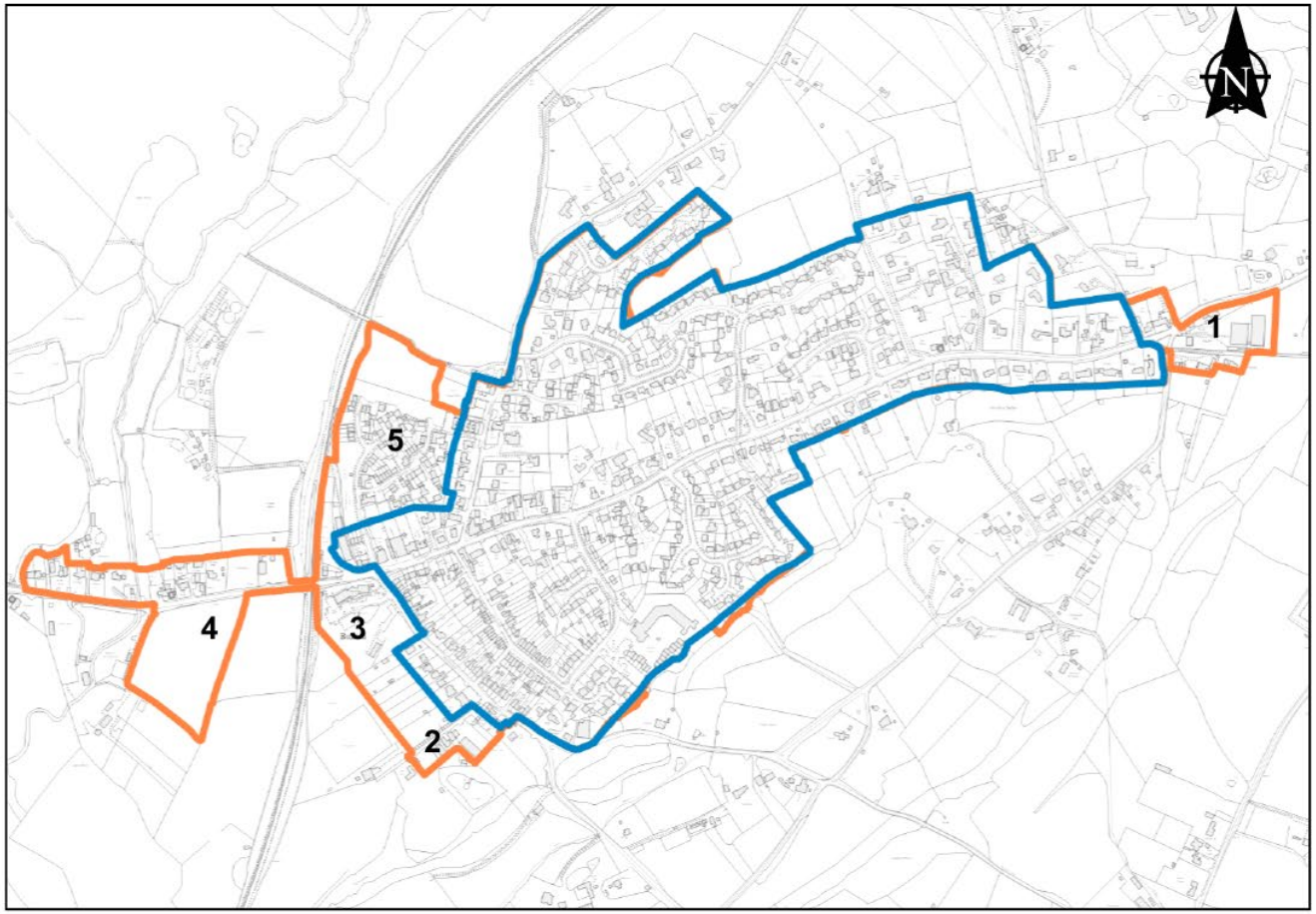
5.39 On the eastern edge of the village, along Redbrook Lane, a number of large properties in spacious grounds remain excluded from the development boundary due to their more rural character and exposure to the High Weald National Landscape to the northeast. The development boundary is drawn tight around already permitted development and the curtilages of dwellings that relate well to the built form of Buxted. The ribbon development to the north of the A272 remains excluded to prevent an intensification of development in this location.

5.40 Along the southern edge of the village, the development boundary excludes the full depth of curtilages of properties fronting the A272 in order to avoid backland development, which would be detrimental to the semi-rural character of this location. The development boundary excludes land beyond the clearly defined edge of residential development to prevent encroachment into the attractive countryside around Potters Green. Properties along Limes Lane are relatively isolated from the main confines of the village and visually separated by Ancient Woodland and a copse of protected trees. These dwellings are therefore excluded from the development boundary in order to prevent an intensification of development or expansion in this countryside location.

5.41 To the southwest along Framfield Road, the development boundary includes the Buxted Medical Centre and other community facilities now grouped in the area enclosed by the railway line to the west. The development boundary includes land that has been permitted for development and another land parcel that has been allocated for development in the draft Plan. The boundary has been extended to include the rear curtilages of larger houses abutting the recreation ground which may be suitable for infill development. The area to the south and east of Lower Totease Farm remains excluded as this continues to provide an important open setting to Taylors Shaw and the designated Ancient Woodland. Development projecting into these rural fringe areas would affect the character and setting of the village.

5.42 The development boundary has been extended to the west of the railway line to include a residential allocation. The boundary is drawn tightly to exclude land where far-reaching views are provided to the Grade II* listed park and garden (Buxted Park) to the southwest. The linear development to the north of the High Street is also included as it relates visually and functionally to Buxted. The development boundary is drawn tightly around these dwellings due to the presence of flood risk to the rear of the properties.

# Buxted




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Pound Green Nurseries, Pound Green, which has gained full planning permission for 9 (net) dwellings. A number of existing residential dwellings located to the north and south of the A272 now share a clear visual and functional relationship with the built form of Buxted. The development boundary has been amended to include these dwellings; however the boundary is drawn tightly to restrict the unacceptable extension of development into the countryside that surrounds Buxted in this location. | 2,3,4 |
| 2 | The development boundary has been amended to include Land at Lower Totease Farm, Framfield Road, Buxted which has been allocated for 10 (net) dwellings within the draft Local Plan (BU4). | 1 |
| 3 | The development boundary has been amended to include Land to the west of Framfield Road, which gained reserved matters planning permission for 5 (net) dwellings under planning reference WD/2022/0970/RM. Furthermore, the boundary also includes the Buxted Medical Centre, which was granted planning permission under WD/2010/1606/F and has since been completed. | 2,3,8 |
| 4 | The development boundary has been extended to the west of the railway line to include land that has been allocated for residential development within the draft Local Plan (BU5) for 20 (net) dwellings. Linear development located to the north of the A272 has now been included as this connects to the built form of Buxted. | 1,3,4 |
| 5 | The development boundary has been amended to include Land to the west of Queenstock Road, which has gained reserved matters planning permission for 9 (net) dwellings under planning reference WD/2020/0970/RM and has now been completed. Two existing employment units and Buxted Railway Station are now included as they demonstrate a clear physical and visual connection to Buxted. The development boundary includes land west of church road, which achieved planning permission for 67 (net) dwellings under WD/2009/1466/MAJ and which has since been completed. The draftLocal Plan has also allocated an additional 20 (net) dwellings in this location under BU6. | 1,3,4,6 |

Cross in Hand

5.43 Cross in Hand is a small, largely dispersed settlement outside of Heathfield Town. It has developed principally along the B2101 Uckfield Road adjacent to its junction with the main A267. The village is residential in nature but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade.

5.44 The settlement has an attractive elevated situation, on a principal ridge within the High Weald National Landscape and extensive views are afforded from the village to the south towards the South Downs, with the Cross-In-Hand Windmill a prominent local landmark. The dispersed form of development, interspersed with open fields and wooded areas enables the village and especially its fringe areas to retain an essentially rural character.

5.45 The nearest town is Heathfield, which offers a wide range of services and facilities including a supermarket and other shops, secondary school, leisure centre, post office and bank, pharmacy and doctors surgery.

5.46 There is no train station in Cross in Hand however it is well served by public transport, with half hourly bus services Mon – Sun (including evenings) to Heathfield.

5.47 Cross in Hand was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.2). The development boundary was removed for Cross in Hand as part of the 2013 Core Strategy; however, it has been used as the starting point for the consideration of a development boundary for Cross in Hand for the draft Local Plan.

Cross in Hand Description of Development Boundary

5.48 The development boundary for Cross in Hand seeks to prevent the outward encroachment of the settlement from its ridgeline position into the surrounding High Weald National Landscape. The development boundary seeks to prevent an intensification of development in rural fringe locations, whilst providing small-scale opportunities for the sustainable growth of the settlement.

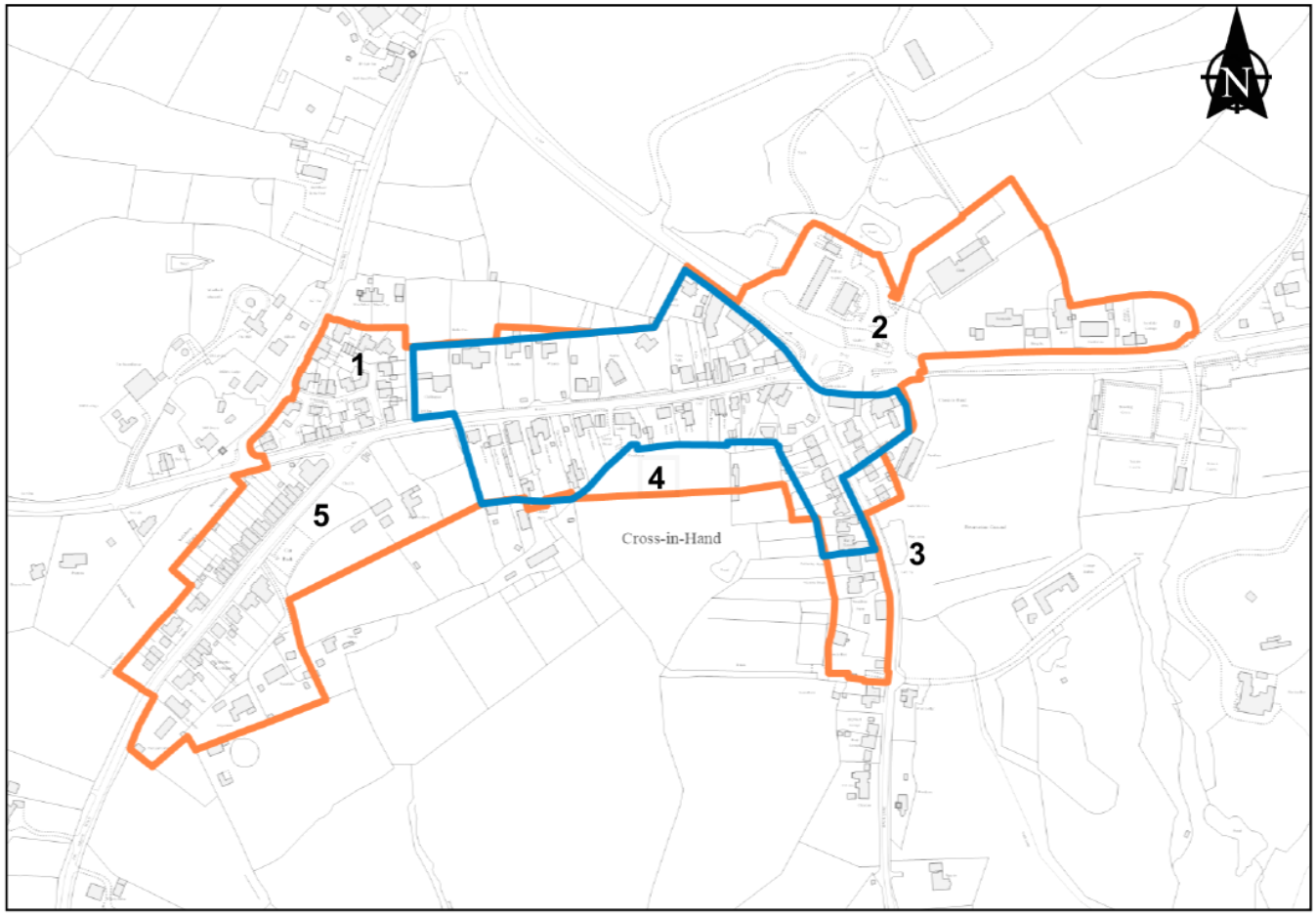
5.49 To the northwest of the settlement, the development boundary follows the well-defined physical barrier of Dads Hill, incorporating the newly completed residential development located at Windmill Place. The development boundary does not include the existing development located to the west of Dads Hill as this would have a detrimental impact upon the historic setting of two listed buildings in this location.

5.50 To the north, the development boundary is drawn tightly around properties that front onto the north side of the B2102 (Lewes Road), excluding the large residential curtilages and fields to the south of the A267. An intensification of development in this location would not relate visually or functionally to the existing built form of the settlement and would have a detrimental impact upon the rural character of the landscape to the north of Cross in Hand.

5.51 To the northeast, the development boundary includes existing commercial development, Cross in Hand Village Hall and a number of residential dwellings located to the north of the A267. This includes the large garden of one dwelling which has been allocated for residential development in the draft Plan. This area is visually well connected to the existing built form of Cross in Hand, although the development boundary is drawn tightly to prevent the inappropriate of expansion of development northwards into the High Weald National Landscape.

5.52 To the southeast, the development boundary excludes the recreation ground that contains a rugby club, tennis club/courts and a children's play space as it is located at the edge of the settlement. The development boundary extends to the southeast to include existing residential development to the east and west of Back Lane, which relates well to the built form of the settlement. The development boundary excludes residential dwellings located to the south of Woodbine Farm that are more rural in nature.

5.53 At the southern edge, the development boundary is drawn tightly around existing properties to the south of the B2102 (Lewes Road) and east and west of Fir Grove Road that forms the southern core of the settlement. This includes two areas of land that has been allocated for residential development that relate well to existing built form. This ensures the exclusion of sporadic rural dwellings and surrounding fields that do not relate to the built form of the settlement and where further development would have a significant impact upon the High Weald National Landscape due to the steeply sloping land that provides panoramic views across this landscape.




# Cross-in-hand

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include residential development located at Windmill Place, to the east of Dad's Hill, which was granted planning permission for 26 (net) dwellings under planning reference WD/2016/2691/MRM. | 3,4 |
| 2 | The development boundary has been amended to include commercial/retail development, existing residential dwellings and the Cross in Hand Village Hall located to the north of the A267. The development boundary also includes Land at Sunnyside, A267, which has been allocated for 9 (net) dwellings within the draft Local plan under HEA9. | 1, 3,4,6,7,8 |
| 3 | The development boundary has been amended to include completed residential development located to the east and west of Back Lane. This includes 4 (net) dwellings under planning reference WD/1996/2235/F, 2 (net) dwellings under WD/2003/1411/RM and 1 (net) dwelling under WD/2020/1957/F. Some existing residential dwellings in this location are also now included. | 3,4 |
| 4 | The development boundary has been amended to include land to the rear of Breton House, B2102, which has been allocated for 15 (net) dwellings under HEA6. Land suitable for infill development is also included. | 1,5 |
| 5 | The development boundary has been amended to include land to the east of Burnetts Farm, Firgrove Road, which has been allocated for 10 (net) dwellings under HEA1. The development boundary also includes existing linear development located on Fir Grove Road. A small parcel of land granted planning permission for 1 (net) dwelling under WD/2023/1363/F is also included. | 1,2,3,4 |

Crowborough

5.54 Crowborough is situated in the northwest of Wealden District, around 6 miles to the southwest of Tunbridge Wells and lies on the A26 Lewes to Tunbridge Wells Road. It is surrounded by the High Weald National Landscape and lies on the eastern edge of Ashdown Forest. The town occupies a prominent position on the northern forest ridge of the High Weald and its elevated position affords extensive views over the attractive, undulating landscape of woodland, farmland, ridges and ghylls, with distant southerly views towards the South Downs. The town sits within the Crowborough Parish, but the outskirts of the town also cross into Withyham Parish to the northwest and Rotherfield Parish to the east.

5.55 Crowborough is a large nucleated town which is dissected by the A26 main road corridor. The western edge of the town is served by a mainline railway which connects the town of Uckfield in the south, with the London mainline to the northeast. The majority of business activity within the town is contained on the Millbrook, Farningham Road and Lexden Lodge Business Areas and in the Park Road Area of the town centre, which also houses a variety of offices and other businesses. Elsewhere in the town, there are smaller areas of industrial and commercial activity at Park Road, Connors Yard and on the former railway goods yard off Western Road.

5.56 The town centre provides the commercial core of the settlement with a variety of shops and offices which have developed in linear form from London Road, north of The Cross, along the High Street, Broadway and Croft Road to the south, and in an east-west direction either side of The Cross. Overall, Crowborough has a variety of retail and community facilities including several supermarkets, post offices, a leisure centre, pubs, a hospital (with a minor injuries unit), numerous places to eat and recreational spaces, places of worship, pre-school nurseries, a secondary school and primary schools.

5.57 Crowborough also contains a large amount of residential development ranging from Victorian terraces, through post-war to modern housing estates. These housing areas or estates are set out along a network of roads and closes leading east-west off the main A26 road corridor. On the western side of the town, Crowborough Warren has a distinctive character of detached properties set within extensive gardens, where tree cover, hedgerows and landscaping are the dominant visual elements that result in an arcadian quality. There are several small pockets of woodland and open spaces scattered within the urban fabric.

5.58 A small part of the town (around the junction with the A26 / London Road and the B2100) is within the Crowborough Conservation Area. The Conservation Area relates to the core area of late Victorian and early Edwardian development within the town around The Cross and south into the High Street.

Crowborough Description of Development Boundary

5.59 The development boundary for Crowborough seeks to protect the sensitive landscape setting of the town and prevent outward encroachment of development into the most sensitive parts of the High Weald National Landscape and other areas of attractive countryside. The development boundary follows existing development, including current housing commitments, but excludes some peripheral areas in order to prevent an intensification of development that would be detrimental to their loose knit, more rural character, or an extension of ribbon development along the roads into the town.

5.60 Along the northern edge of the town, the development boundary largely follows the clear physical boundary provided by Eridge Road and the built-up area to the east of London Road. Development in this area occupies a prominent ridge-top location with extensive views over open countryside of the High Weald National Landscape. The development boundary is extended to the north of Eridge Road to include permitted residential development, however, the adjacent Crowborough Leisure Centre and associated land remains excluded. The boundary is also extended to the north of Eridge Road at Steel Cross to include existing residential development that relates well to settlement. The development boundary is drawn tightly in this location to prevent the further inappropriate expansion of development into the High Weald National Landscape to the northeast of Crowborough.

5.61 The development boundary includes the ribbon of development around Steel Cross, which relates well to the town. The loose knit development to the northeast along Eridge Road is excluded as it is more rural in nature. The boundary extends along Palesgate Lane to include linear development on the west side of the lane. The boundary extends eastwards to include land permitted for residential development and additional land that is allocated in the draft Plan. The boundary is drawn tightly to exclude parts of the landscape that are more sensitive to development.

5.62 The development boundary excludes land east and west of Green Lane, which has extensive tree cover and rises to a ridge at Pellings Wood andto the east where the open land falls to the wooded area around Crowborough Ghyll. These areas have been excluded to protect their landscape character. At Beacon Community College, the upper school buildings are included, but the extensive areas of playing fields and woodland elsewhere on the campus continue to be excluded. This is in view of the open nature of much of the landscape, which is exposed to long distance views to the north.

5.63 Along the eastern edge of the town, the development boundary follows the existing built-up area to protect the landscape and character of Crowborough Ghyll and the Palesgate area. An extension is made in the Poundfield area to include recently completed development along Nassau Drive. The Crowborough Ghyll is extensively wooded along its length and provides a buffer of Ancient Woodland which screens the eastern edge of the town. Beyond the Ghyll, the land rises steeply to Palesgate

Lane and is exposed to long distance views. The development boundary includes the Forest Rise housing development together with Millbrook Business Area.

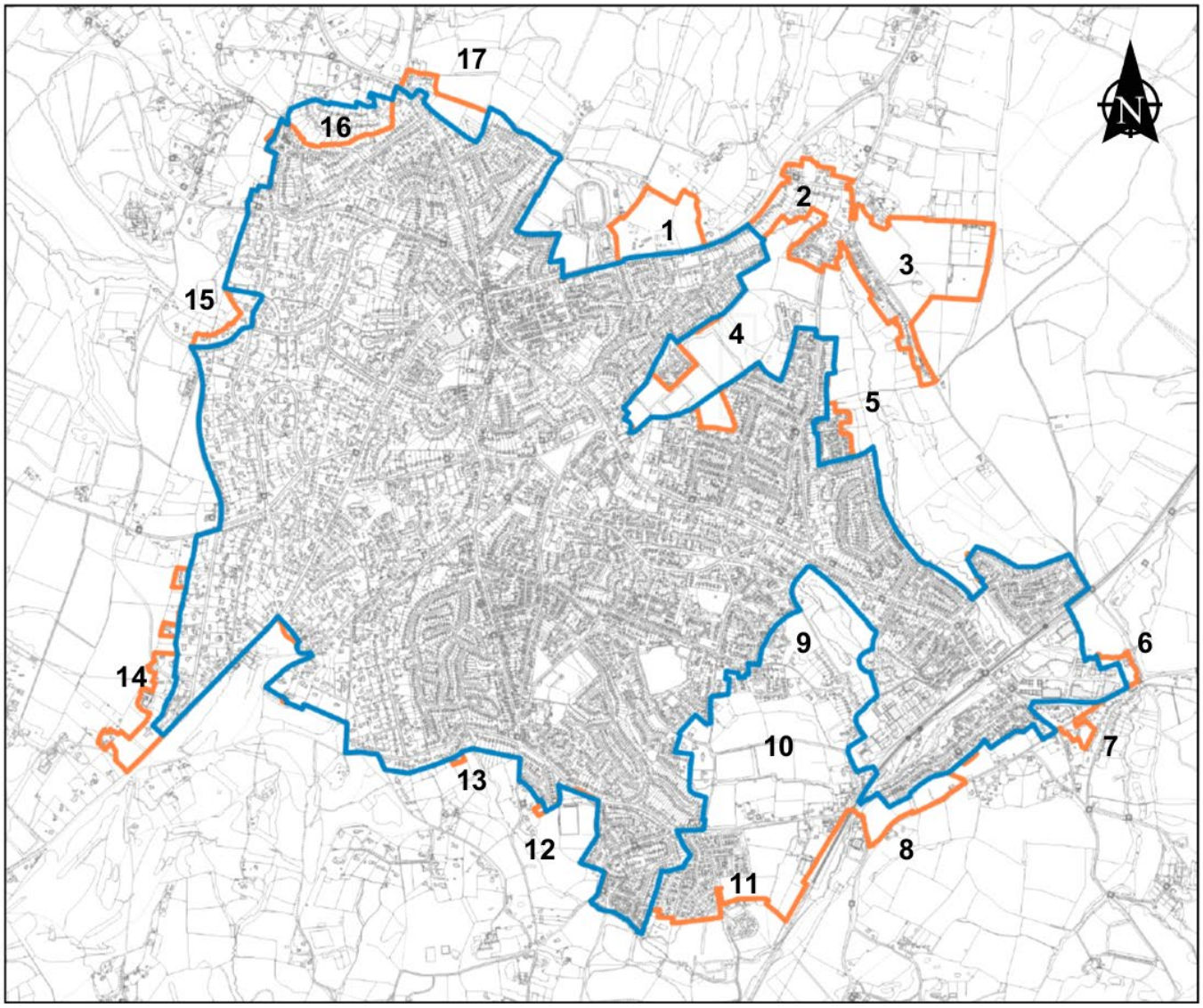
5.64 To the south-east the development boundary follows the curtilage of land that has been permitted to the south of Rotherfield Road, in addition to existing dwellings located along Western Road. The boundary excludes, the more loose-knit development around Clackhams Lane, Tubwell Lane and Tollwood Road where an intensification of development here would be detrimental to the semi-rural character of this location. The boundary extends beyond the curtilage of existing dwellings on Western Road to include land that has been permitted for development.

5.65 Along the southern edge, the settlement boundary is drawn to include growth that has occurred along Tollwood Road, Blackness Road and Walshes Road. This also includes a number of sites permitted for development and that are under construction. The boundary follows and includes the edge of land recently permitted for development to the south of Walshes Road, with the railway line to the east, serving as a physical barrier to expansion in this location. Moving westwards, the boundary follows the curtilages of development along Stone Cross Road, Fermor Road and Hurtis Hill. Once again, the boundary is drawn tightly in this location to restrict the outward expansion of Crowborough into the sensitive High Weald landscape to the south. The boundary is drawn tightly along the southern edge to protect the setting of the Walshes Road Suitable Alternative Natural Green Space (SANG) and additional land located within the high Weald National Landscape.

5.66 To the west, at Crowborough Warren, the development boundary is drawn tightly to the rear of existing development that fronts onto Beacon Road, Fielden Road, Glenmore Road, Old Lane and Coopers Lane. The development boundary has been extended at points to the west of Beacon Road, Fielden Road and Old Lane to include newly completed or permitted development. The development boundary has been drawn tightly around Crowborough Warren to restrict further development that would be detrimental to the rural character of the area as well as to existing residential amenity. Further west, the Horder Centre remains excluded from the boundary in view of its countryside setting and proximity to the Ashdown Forest.

5.67 To the northwest at St John's, the dwellings located along Innham’s Wood have been excluded from the development boundary in view of the loose-knit nature of development, together with the significant areas of open land and gaps between buildings which create a more rural character. The dwellings located along School Lane also remain excluded from the development boundary as they are visually and functionally separate from Crowborough. The development boundary is drawn to include existing residential development to the east of Gillridge Lane that relates to the built form of Crowborough. The development boundary extends to the north of London Road to include land that is put forward as an allocation in the draft Local Plan, but

that would be well integrated into the existing settlement. The boundary has been drawn tightly around this location to restrict the outward encroachment of development within the High Weald National Landscape in this location.




# Crowborough

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

200 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land north of Eridge Road, which was granted reserved matters planning permission for 119 (net) dwellings under planning reference WD/2021/0897/MRM and is under construction. | 2 |
| 2 | The development boundary has been amended to include Land at Hodges, Eridge Road, Steel Cross, Crowborough, which gained reserved matters planning permission for 4 (net) dwellings under planning reference WD/2018/2257/RM and has since been completed. The development boundary has been amended to include Land north of Eridge Road, Crowborough which has gained full planning permission for 2 (net) dwellings under planning reference WD/2020/1423/F. The development boundary has been amended to include Land at Steel Cross, Green Lane, Crowborough, which gained full planning permission for 44 (net) dwellings under planning reference WD/2007/0736/MAJ and has since been completed. Given the recent growth in this location, a number of existing dwellings that were previously excluded from the development boundary are now included. | 3,4 |
| 3 | The development boundary has been amended to include Land at Steel Cross Farm, Green Lane, Crowborough. The central part of the site gained outline planning permission for 103 (net) dwellings under planning reference WD/2022/0398/MRM. Additional land has been allocated for 60 (net) dwellings at Land at Steel Cross Farm within the draft Local Plan under CR3 and for 30 (net) dwellings at Land at Byeways under CR4. Existing residential development to the west side of Palesgate Lane is now also included. | 1,2,3,4 |
| 4 | The development boundary has been amended to include Land at Beacon Community College, Beeches Road, Crowborough, which gained reserved matters planning permission for 46 (net) dwellings under planning reference WD/2003/2806/RM and has since been completed. The development boundary has been amended to exclude an existing sports field associated with the Beacon Academy. The sports field is visually and functionally associated with a number of sports pitches that are located outside the development boundary to the north. | 3,4,13 |
| 5 | The development boundary has been amended to include Land at Heatherview Farm (Site 1), Green Lane, Crowborough, which gained reserved matters planning permission for 55 (net) dwellings under planning reference WD/2006/2671/MRM and has since been completed. A further 25 (net) dwellings, located at Land at Bethany, Green Lane, Crowborough were granted | 3,4 |

| | | |
|---|---|---|
| | full planning permission under planning reference WD/2011/2313/MAJ and have also been completed. | |
| 6 | The development boundary is amended to include employment land located at the eastern edge of the settlement that relates to the Millbrook Industrial Estate to the west. | 6 |
| 7 | The development boundary has been amended to include Land at Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough. The site has gained outline planning permission for 27 (net) dwellings under planning reference WD/2020/2164/MAO. The boundary also includes Land at Hideaway, Tubwell Lane, which has been allocated for 5 (net) dwellings within the draft Local Plan under RO1. A number of existing dwellings previously excluded from the development boundary in this location are now included. | 1,2,3,4 |
| 8 | The development boundary has been amended to include Land at Cherry Tree Nursery, Tubwell Lane, which gained full planning permission for 6 (net) dwellings under planning reference WD/2020/1175/F. The boundary also includes Land east of Hadlow Down Road, which gained full planning permission for 26 (net) dwellings under planning reference WD/2020/0893/MAJ. | 2 |
| 9 | This commentary describes the area to the north of Blackness Road and to the east and west of Tollwood Road. The development boundary includes the 18 (net) dwellings along Coppice End that was granted permission under WD/2017/1122/MRM. The boundary includes Land at Little Oaks and Kobek, Blackness Road, which was granted permission for 3 (net) dwellings under WD/2020/0063/F and is under construction. The extension of the boundary to include growth in these locations means that existing residential dwellings and Jarvis Brook Country park, that were previously excluded from the development boundary are now included. | 2,3,4,5,8 |
| 10 | This commentary describes the area to the south of Blackness Road, east and west of Luxford Road and north of Walshes Road. The development boundary includes 8 (net) completed dwellings along Saffron Grove that were granted under WD/2019/0292/RM. The boundary includes the 35 completed (net) dwellings granted along Greene Park Place under WD/2019/1169/MRM and WD/2016/1678/F. The boundary includes Land at Kingswood, Luxford Lane, which has been allocated for 6 (net) dwellings within the draft Local Plan, under CR1. The boundary includes 5 (net) dwellings granted to the north of Walshes Road under planning permissions WD/2017/0269/F, WD/2020/1916/F, WD/2020/1917/F and WD/2016/1509/F. The boundary includes Land at Kemps Farm, which was granted permission for 230 (net) dwellings under WD/2020/0369/FA and WD/2020/0596/MAO and is under construction. The extension of | 1,2,3,4,5 |

| | | |
|---|---|---|
| | the boundary to include this growth allows for opportunities for infill development and means that dwellings previously excluded from the development boundary are now included. | |
| 11 | This commentary describes the area to the south of Walshes Road. The boundary is amended to include Land at the Orchid Riding Centre, which has been granted outline permission for 150 (net) dwellings under planning reference WD/2022/0775/MRM. The boundary also includes Land adjacent to Walsh Manor Farm, which has been granted permission for 71 (net) dwellings under WD/2022/0168/MRM. The boundary includes Land east of Nightingales, which gained permission for 8 (net) dwellings under WD/2019/2640/F, and which has been completed. The boundary is amended to include Land at Walsh Manor Farm, Walshes Road, Crowborough, which has gained reserved matters planning permission for 160 (net) dwellings under planning reference WD/2017/2608/MRM and has since been completed. | 2 |
| 12 | The development boundary has been amended to include land suitable for infill development at Brooklands Close. | 5 |
| 13 | The development boundary has been amended to include a residential dwelling known as Hurtis Hill House that had previously been excluded from the development boundary. | 3, 4 |
| 14 | The development boundary has been amended to include a number of existing dwellings located to the west of the A26, that relate to the built form of the settlement. This includes six dwellings that have been completed under planning reference WD/2004/3223/F and WD/2017/2539/F. This includes land to the north of Beacon Road which has been granted outline planning permission for 18 (net) dwellings under planning reference WD/2020/0854. | 2,3,5 |
| 15 | The development boundary includes previously excluded residential dwellings to the north of Glenmore Road as they are visually and functionally related to Crowborough. | 3,4 |
| 16 | The development boundary has been amended to exclude existing residential dwellings located along Inhams Wood. The large, detached dwellings are distinctly separated from the built form of Crowborough by ancient woodland to the south known as ‘Inhams Wood’ that serves as a visual separation. | 9,12 |
| 17 | The development boundary has been amended to include Land to the rear of Cooks Corner Farm and to the north of houses fronting London Road, which has been allocated for 15 (net) dwellings within the Councils draft Local Plan, under WIT2. A small amount of land surrounding this site has been included as it offers some small-scale infill opportunities that would relate well to the existing settlement. The boundary has also been amended to include a number of existing dwellings to | 1,3,4,5 |

| | | |
|---|---|---|
| | the north of London Road and The Warren Day Nursery that relate to the built form of Crowborough. | |

East Hoathly

5.68 East Hoathly is located approximately 4 miles south-east of Uckfield and 6.2 miles northwest of Hailsham. The village is located just east of the A22, within the Low Weald landscape. Its slightly elevated position affords wide ranging views southwards to the South Downs National Park.

5.69 East Hoathly has a historic interest with the village dating back to Anglo Saxon times and contains a number of Listed Buildings within its original linear settlement form and it has a designated Conservation Area. Post war development has taken place to the east and west of South Street and the High Street.

5.70 The village itself has a number of services and facilities serving local residents including a primary school and nursery, doctor's surgery, church, pub, village hall and village shop. Uckfield is the nearest town centre in which a wider range of services and facilities can be accessed including the nearest secondary school and train station.

5.71 There is a regular daily (Mon – Sat) bus service to/from East Hoathly providing access to Uckfield, Tunbridge Wells, Brighton, Polegate, Hailsham and Eastbourne and Uckfield train station provides regular and direct trains to London.

5.72 East Hoathly was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.8). This development boundary was removed for East Hoathly as part of the 2013 Core Strategy; however, it has been used as the starting point for consideration of a development boundary for East Hoathly for the draft Local Plan.

East Hoathly Description of Development Boundary

5.73 The development boundary at East Hoathly seeks to provide opportunities for sustainable development whilst preventing significant outward encroachment of development into the surrounding open countryside in unsustainable locations.

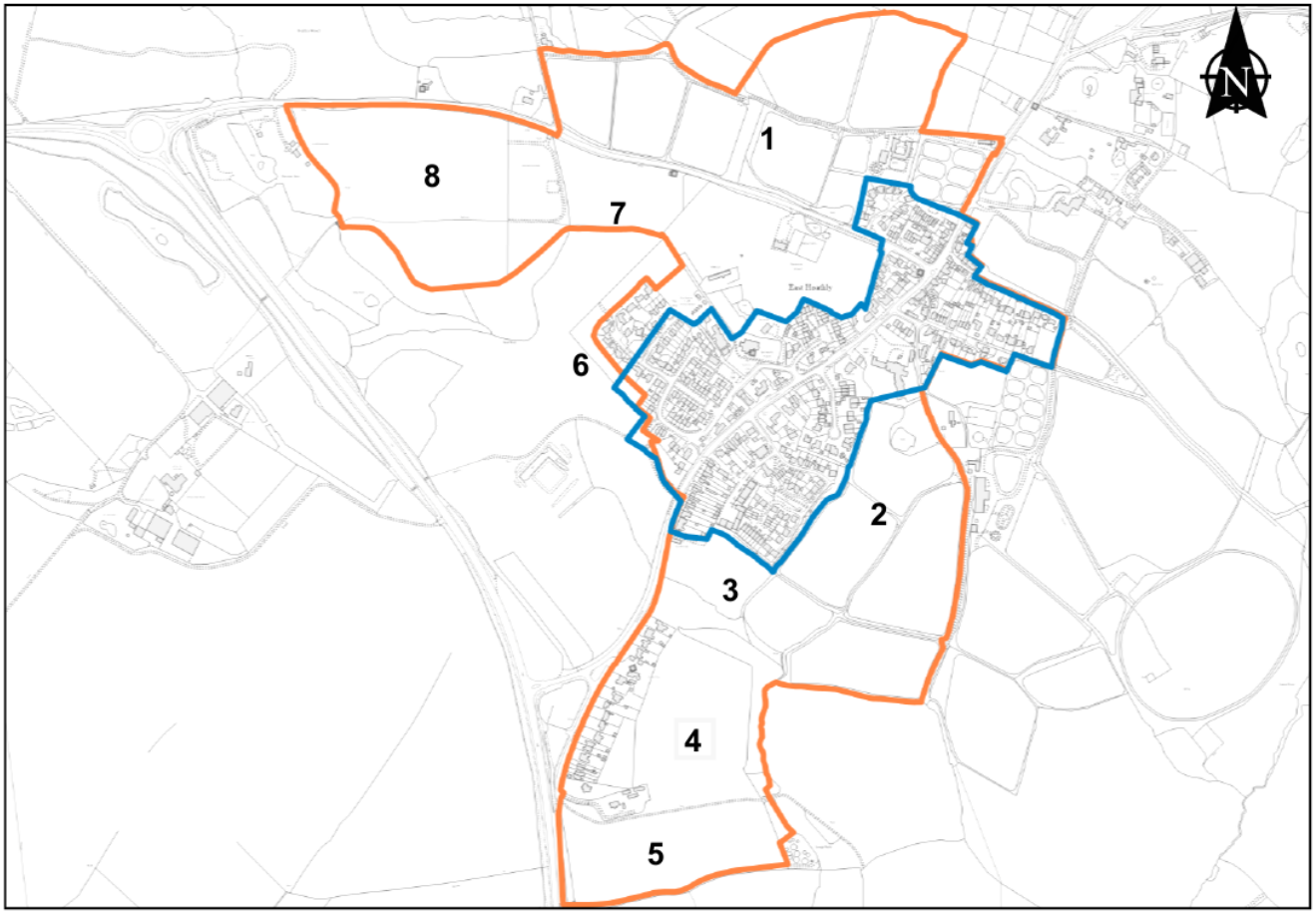
5.74 To the west of the settlement, the development boundary includes two fields that are proposed for residential development in the draft Local Plan. The community allotments and recreation ground that lie towards the centre of the village are also included. The development boundary is drawn to exclude the parcels of ancient woodland (Harrison's Shaw and Bentley Wood), which serve as the natural barrier between the built form of East Hoathly and the wider countryside to the west.

5.75 To the north, the development boundary extends to include land permitted for residential development at Hesmonds Stud. The development boundary has been drawn tightly around this planning permission to prevent the further expansion of development into the open countryside to the north.

5.76 To the northeast, the development boundary includes residential development along Thomas Turner Drive and Carpenters Croft. The boundary is drawn tightly around existing development located to the east of Waldron Road, south of Mill Lane and south of Buttsfield Lane that relates well to the centre of the settlement. The boundary continues to exclude the large dwellings that are set back from Waldron Road in extensive, landscaped grounds, since further development in this area would conflict with its essentially rural character.

5.77 To the southeast, the development boundary includes existing residential development fronting onto the east side of South Street and land permitted for residential development. The development boundary is also drawn to include fields proposed for residential development in the draft Local Plan. The development boundary is drawn around the edge of these fields to restrict the outward expansion of development into additional fields that rise higher within the landscape and provide far-reaching views over the countryside to the south of East Hoathly. The ancient woodland to the south (Martinland Wood) will provide a natural barrier for built development in East Hoathly and ensures the protection of the wider landscape to the south of the settlement.

5.78 To the southwest, the development boundary follows the clear physical edge of the settlement to the east of South Street, excluding Moat Wood (ancient woodland) that lies to the west and that clearly defines the edge of the built-up part of the village. The development boundary is drawn tightly around existing development on Nightingales and Church Mark Lane to restrict inappropriate development in close proximity to the ancient woodland.




# East Hoathly

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land at Hesmonds Stud, East Hoathly which has been granted full planning permission for 205 (net) dwellings under WD/2022/0341/MAJ and is under construction. | 2 |
| 2 | The development boundary has been amended to include additional land allocated for 170 (net) dwellings in the draft Plan under EH2. | 1 |
| 3 | The development boundary has been amended to include land off South Street, which is allocated for 20 (net) dwellings under EH1. | 1 |
| 4 | The development boundary has been amended to include Land East of South Street, which gained planning permission for 55 (net) dwellings under planning reference WD/2019/1674/MAO. The extension of the development boundary to include this site results in existing residential development to the east of South Street to also be included. | 1,3,4 |
| 5 | The development boundary includes land to the east of South Street, which is allocated for an additional 30 (net) dwellings under EH4. | 1 |
| 6 | The development boundary has been drawn tighter around existing residential development off Church Marks Lane. The boundary is also amended to include 24 (net) dwellings that were granted permission under WD/2005/2141/F, and which have been completed. | 3,4 |
| 7 | The development boundary has been amended to include Land at Broomy Lodge Field, London Road, which is allocated for 30 (net) dwellings under EH3. The extension of the boundary to include this site means that East Hoathly Recreation Ground is also now included. | 1,8 |
| 8 | The development boundary has been amended to include Harrison's, south of London Road, which is allocated for 150 (net) dwellings under EH5. The extension of the boundary to include this site means that the community allotments are now included. | 1,8 |

Five Ash Down

5.79 Five Ash Down is a small village in the parish of Maresfield and lies on the A26 between Uckfield and Crowborough. The village is linear in form and primarily residential in character with a limited number of local services, but has a post office, a church, a pub and a village hall.

5.80 The village is set within the gently undulating woodland and farmland of the Low Weald. Long distance views are afforded from the northern part of the village towards the Sussex Downs to the south and Buxted Park, which is a listed Historic Park and Garden, located to the south-east of the village.

5.81 The principally linear pattern of frontage development is indicative of the village's historical development along the route of the former A26 Uckfield-Crowborough road, immediately to the north of its junction with the A272 at Coopers Green. A number of the buildings in the southern part of the village and along the A272 are listed as being of special architectural and historic interest, and date from the 18th and 19th Centuries.

5.82 The closest town is Uckfield, which lies approximately 3 miles to the south of the village via the A26 and London Road or the A26 and A22 and offers a wide range and number of services and facilities including the nearest secondary school, supermarkets and other retail outlets, dentist, leisure centre and hospital.

5.83 Five Ash Down was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.10). This development boundary was removed for Five Ash Down as part of the 2013 Core Strategy; however, it has been used as the starting point for the consideration of a newdevelopment boundary for Five Ash Down for the draft Local Plan.

Five Ash Down Description of Development Boundary

5.84 The development boundary at Five Ash Down seeks to reflect existing, newly completed and recently committed development whilst providing opportunities for growth in suitable locations. The development boundary seeks to prevent the outward encroachment of development into the surrounding countryside landscape, which also contains a number of listed buildings.

5.85 To the north, the development boundary extends to the east of Five Ash Down to include residential development located on Ashengate Way and Linum Lane. Moving southwards, the development boundary is drawn tightly around dwellings located on

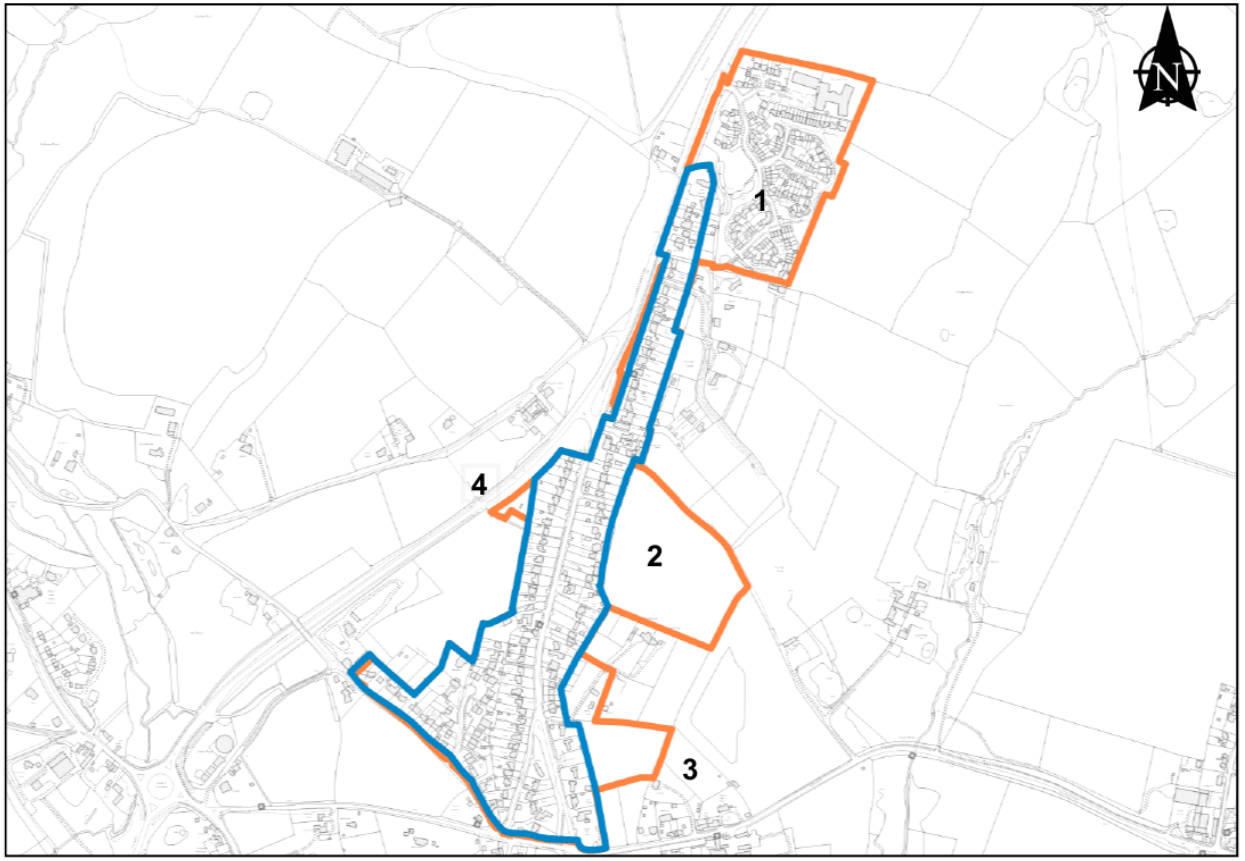
the east side of Five Ash Down (Road) to prevent the encroachment of development into the countryside. Loose knit dwellings beyond this linear form are excluded to prevent an intensification of development in this location.

5.86 In the central part of the settlement, the development boundary continues to be drawn tightly to the rear of linear development to the east and west of Five Ash Down Road. There are some extensions to include land granted permission beyond this linear form. The boundary is drawn tightly to prevent backland development and prevent further encroachment into the rural landscape.

5.87 To the southeast, the development boundary continues to follow the existing linear form of the settlement until the crossroads of the A272 and Five Ash Down (Road). However, the boundary does extend beyond this linear form to include land allocated for development in the draft Plan that is visually and functionally related to the settlement. The scattered development along the A272 to the east is excluded as the dwellings are rural in character and some are listed buildings, which are more sensitive to development.

5.88 At the southwestern edge, the development boundary tightly wraps existing residential development located on Court Lane, Millwood Lane and Millwood Close. The boundary excludes Willows Sawmill and the land located to the south of Millwood Lane due to their visual and functional detachment from the main built form of the settlement.

# Five Ash Down




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include a 70 (net) use class C2 care home off Ashdown Place, which was granted permission under WD/2011/2490/FA and has since been completed. The development boundary has been amended to also include 55 (net) dwellings granted under planning reference WD/2008/2209/MRM. An additional 13 (net) dwellings were granted under WD/2016/1946/MRM. These developments have now been completed. | 3,4 |
| 3 | The development boundary has been amended to include land at Coopers Row, which has been granted a resolution to grant outline planning permission for 40 (net) dwellings under WD/2021/1895/MAO. | 2 |
| 3 | The development boundary has been amended to include land suitable for infill development. The boundary also includes land at the Walled Garden, which is allocated for 20 (net) dwellings under BU5 in the draft Plan. | 1,5 |
| 4 | The development boundary has been amended to include land at Lynton, which has been granted outline planning permission for 3 (net) dwellings under WD/2021/2129/O. | 2 |

Forest Row

5.89 Forest Row is one of the largest villages in the District and is situated approx. 3.1 miles south-east of East Grinstead. The village lies on the northern edge of the Ashdown Forest where the Forest descends steeply to the Medway Valley. The village has grown along the main A22 road and eastwards along Hartfield Road between the edge of the Ashdown Forest and the disused railway. The village serves as an established residential area, as a local employment centre and as an important local shopping centre for its residents and surrounding rural area. The village has a pre-school/nursery, primary school, doctors surgery, convenience store and other essential / specialist shops, pharmacy, dentist, post office, church, pub, community centre, village hall, recreational spaces, cafes, restaurants and allotments.

5.90 The village draws its name from its proximity to the Ashdown Forest and has grown from its origins as a small hamlet, first with the establishment of a turnpike road in the 18th century and later with the opening of the railway line between East Grinstead and Tunbridge Wells in 1866 (which had an intermediate station at Forest Row). This line closed in 1967.

5.91 The historic core of the village lies around the convergence of the A22, B2110 Hartfield Road and Priory Road. Several buildings here, including the Holy Trinity Church and Village Hall, are Listed as being of special architectural and historic importance and the environmental quality of the historic core has been recognised through the designation of a Conservation Area in 1992.There are also a number of Listed Buildings around the village along the B2110; the A22 southwards and Priory Road.

5.92 Forest Row is situated within the High Weald AONB and as such enjoys a high quality and scenic setting. Ashdown Forest surrounds the village on three sides, and the upper reaches of the River Medway flow to the north. Weir Wood Reservoir is a Site of Special Scientific Interest (SSSI) to the west of the village; is also one of the largest areas of open water in the county and is an important recreational facility. To the south-east of the village lies Kidbrooke Park, a landscaped garden and park dating from the 17th century.

5.93 Forest Row also has very good accessibility with the A22 running north/south to the west of the village providing links to East Grinstead and beyond and the B2110 Hartfield Road running east/west connecting the village to Hartfield and Tunbridge Wells. Whilst the village does not have a train station, there are local bus services to and from Forest Row, many of these providing links to East Grinstead, Crawley, Eastbourne and Tunbridge Wells. These run hourly and half hourly 7 days a week and have some evening services.

5.94 A large proportion of the village to the north of the B2110 Hartfield Road is located within Flood Zones 2 and 3 which constrain development opportunities beyond the existing urban area. There are also smaller areas in these flood zones at the eastern and western ends of the village.

5.95 Forest Row was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.12). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Forest Row Description of Development Boundary

5.96 A key aspect of the conservation of the environment at Forest Row is the restriction of further outward growth into the countryside, which is recognised as having an outstanding quality through national designations. The development boundary reflects this aim and in a number of cases deliberately leaves peripheral housing areas outside the boundary in order to recognise and protect their scattered and more rural character.

5.97 To the northwest, the development boundary predominantly follows the curtilages of existing development located on the west side of the A22 (London Road). The boundary is drawn tightly to avoid inappropriate expansion of development into the open countryside to the northwest of Forest Row, much of which is associated with flood risk. The development located to the north and south of Wall Hill Road and the A22 (London Road) is excluded as the land is clearly severed from the main built form of Forest Row.

5.98 To the north of the settlement, the development boundary predominantly follows the curtilage of existing development located to the south of the Forest Way disused railway line. Along Station Road the development boundary includes the Forest Row Business Park and other commercial uses but further outward development into the adjoining water meadow, countryside areas and the flood plain of the River Medway is to be resisted.

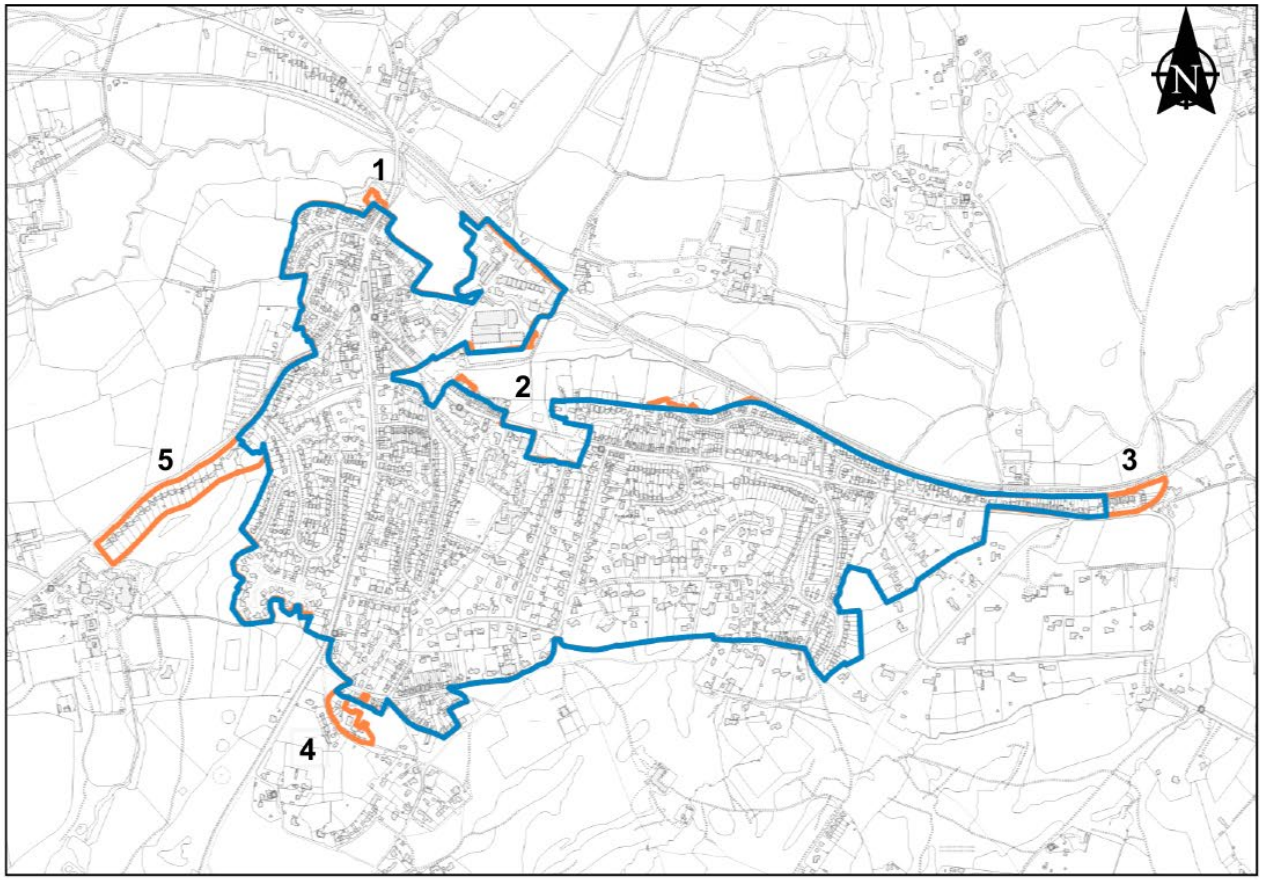
5.99 Along Hartfield Road, the development boundary is drawn tightly around existing development, together with a recent development towards Limes Close at the east end of Hartfield Road. The more open land to the north remains excluded in view of its countryside character and the fact that it lies within the flood plain of the River Medway. The village green and children's play areas along Hartfield Road have also been excluded from the development boundary in view of their important amenity and recreational use.

5.100 To the southeast, the development boundary is drawn tightly around development on the south side of Hartfield Road. The Rystwood Road area is characterised by low density development of large residential properties set well back into spacious grounds with extensive landscaping and mature tree cover, including areas of Ancient Woodland. Situated on the eastern approach to Forest Row, it represents a transitional area of a more rural character adjacent to the SSSI. In order to protect its high environmental quality and distinctive character, the area has been excluded from the development boundary. Further development in this area would be intrusive on the landscape, which is visible from the B2110 road and from Ashdown Forest. Furthermore, to the south of Rystwood Road there are few dwellings and the significant gaps between them afford long distance views over open countryside and Ashdown Forest. Any further development would be intrusive in the landscape and an undesirable encroachment into the countryside.

5.101 The scattered form of development on the southern edge of Forest Row is more rural in character and it is considered important to resist any intensification of development in this sensitive location. The development boundary therefore delineates the change between the dense development to the north of Primrose Lane, Shalesbrook Lane and Highgate Road and the more loose knit and scattered development along the roads and tracks extending further south into the sensitive Ashdown Forest. Similarly, the boundary excludes development south of Primrose Lane, where the detached residential properties set back in large gardens form an important transition between the golf course and the more densely built-up parts of Forest Row.

5.102 At the southwestern edge of the village, the development boundary has been drawn tightly around existing development to the south of Highgate Road and north of Tom Titts Lane where the higher density residential development and employment units relates visually and functionally to the settlement. The development boundary land does not include land towards the south in Tompset's Bank that is more rural in nature and comprises loose knit and scattered development along narrow country lanes.

5.103 On the western edge of the village, the development boundary is drawn tightly around the Freshfield Bank Estate and includes the ribbon development along Priory Road which relates well to the central part of the village. The development boundary does not extend westwards into the valley beyond Priory Road as an intensification of development would be intrusive into this sensitive landscape. The buildings associated with the Michael Hall Steiner Waldorf School on Priory Road serve as the natural end to the built form of Forest Row and remain excluded.




# Forest Row

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include a number of existing retail units located to the west of London Road, which are visually and functionally related to the settlement. | 7 |
| 2 | The development boundary is amended to include 4 (net) dwellings located on The Mews, which were granted planning permission under WD/2007/0927/RM and have since been completed. | 3,4 |
| 3 | The development boundary has been amended to include 20 dwellings located at Lines Close and Crown Wood that gained planning permission under planning references WD/2010/0568/MAJ and WD/2007/0372/MRM and have since been completed. | 3,4 |
| 4 | The development boundary has been amended to include a number of existing residential dwellings and employment units that are located between Tomtits Lane and Highgate Road, which are visually and functionally well related to the settlement. | 3,4,6 |
| 5 | The development boundary has been amended to include existing linear development located on the southern side of Priory Road that is well related to the built form of Forest Row. | 3,4 |

Framfield

5.104 Framfield is located approximately 2 miles southeast of Uckfield on the B2102 road and is primarily residential in character. The village is set within attractive countryside and has developed in a relatively compact form from an historic core.

5.105 The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village.

5.106 Framfield has an historic core centred on St Thomas-a-Becket Church and Church Approach. The special architectural and historic character of the area has been recognised by the designation of a Conservation Area. From this historic core the village developed eastwards along the B2102 Uckfield to Blackboys Road, with principally frontage development in contrast, to the south of The Street and along Sandy Lane, there has been more recent estate development, the largest being at Beckets Way.

5.107 The village has limited services and facilities, but it does have a primary school, pre-school/nursery, church, pub, community hall, recreation ground and allotments. The nearest retail services (convenience stores, supermarkets etc.) are located in Uckfield as is the nearest secondary school, post office, pharmacy, dentist and doctor's surgery.

5.108 Framfield was provided with a development boundary as part of the adopted Wealden Local Plan (Chapter 19.13). This development boundary was removed for Framfield as part of the 2013 Core Strategy; however, it has been used as the starting point for the consideration of a new development boundary for Framfield.

Framfield Description of Development Boundary

5.109 The development boundary seeks to prevent an inappropriate expansion of development in fringe locations, to protect the surrounding attractive countryside of the Low Weald and a number of historic areas of the settlement.

5.110 At the northwestern edge, the development boundary follows the boundary of recently permitted development to the east of the B2102 (The Street). Moving eastwards the boundary follows the curtilages of existing built development located to the north of the B2109 (The Street). Additional fields to the north are not included as development in this location would be detrimental to the character of the settlement and would not relate well to its existing historic character. The development

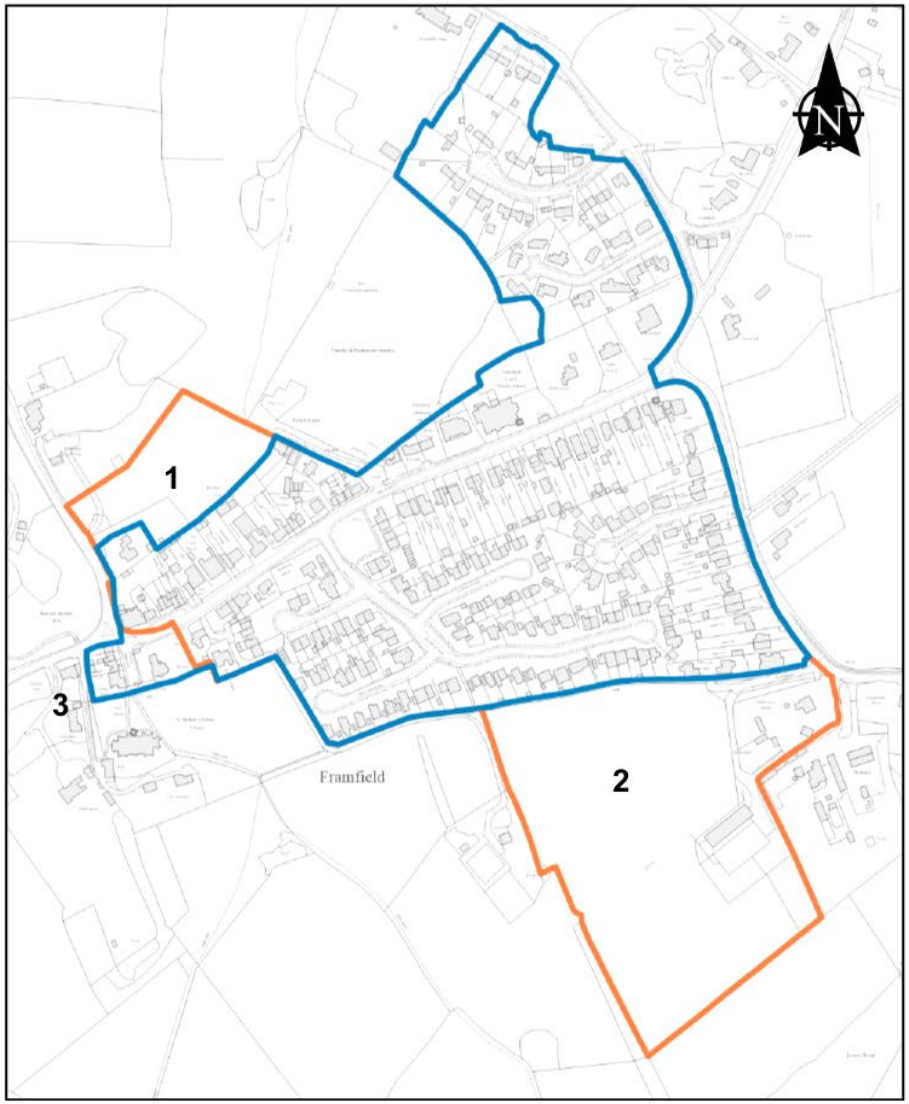
boundary excludes Framfield Recreation Ground that is located at the northern periphery of the settlement and serves as a visual gap to the countryside to the north.

5.111 To the northeast of the settlement, the development boundary is drawn tightly around the existing development located to the west of Sandy Lane along Framelle Mount and Preston Grove. The fields to the north of the settlement are excluded, as an intensification of development in this location would have a detrimental impact upon the Low Weald countryside to the north. The loose knit development along Gatehouse Lane is not included as these are large, detached properties set in large curtilages and surrounded by woodland, where intensification of development would be detrimental to its rural character.

5.112 Along the eastern edge of the settlement, the development boundary follows the physical demarcation of the B2102 (The Street). This excludes a number of large fields that are detached from the built-up area of the settlement and where housing development would be out of keeping with the generally rural character and appearance of the Low Weald landscape to the east of Framfield. The development boundary also excludes a number of listed buildings that are located to the south of the B2102 to protect their historic character.

5.113 Along the southeastern edge, the settlement boundary has been extended to include permitted development that relates visually and functionally to the core of the settlement.

5.114 Moving towards the southwest, the boundary is drawn tightly around existing dwellings along Becketts Way, Willows Rise and the B2102. The development boundary now excludes a number of listed buildings located to the south of the B2102 (The Street), including St Thomas a Becket Church that lie on the peripheral edge of the settlement. An intensification of development in these locations would have significant detrimental impact upon the rural character and historic nature of this part of Framfield.




# Framfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**February 2024**

**Wealden Local Plan**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include land at Hammonds Green Cottage, Hammonds Green, which has been granted full planning permission for 5 (net) dwellings under WD/2023/0508/F. | 2 |
| 3 | The development boundary has been amended to include land at Old Nursery House, which has been granted outline planning permission for 58 (net) dwellings under planning reference WD/2021/0573/MAO. The extension of the boundary to include this has resulted in a number of existing dwellings now also being included within the boundary. | 2,3,4 |
| 3 | The development boundary has been amended to exclude a number of listed buildings and St Thomas A Beckett Church. | 10,16 |

Frant

5.115 Frant is a small village located within the High Weald National Landscape, located approx. 2.5 miles south of Tunbridge Wells, 4.4 miles northwest of Wadhurst and 6.9 miles northeast of Crowborough.

5.116 It lies in an elevated ridge-top position which affords extensive views across the surrounding countryside. The majority of the village is located to the east of the A267 road, but also includes some buildings fronting onto the west side of the road. The historic core of the village is centred around the church of St. Alban, the High Street and on the village green.

5.117 There are a high number of listed buildings in the village and, in recognition of its special architectural and historic character; the majority of the settlement is a designated Conservation Area.

5.118 In addition to the church, amenities include two pubs, a primary school, convenience store and post office. A wider range and choice of services and facilities, including shops, supermarkets and medical facilities are available in Tunbridge Wells as well as in Crowborough. Wadhurst also provides access to a doctor's surgery.

5.119 Whilst Frant doesn't have a train station, the nearest is 1.5 miles away at Bells Yew Green (which is called Frant Station) and this provides direct services to London and Hastings.

5.120 Frant did not receive a development boundary as part of the Wealden Local Plan (1998). The settlement was to be provided with a development boundary as part of the Strategic Sites and Delivery and Site Allocations DPD, following the adoption of the 2013 Core Strategy, however, this document was not progressed.

Frant Description of Development Boundary

5.121 The development boundary for Frant seeks to prevent the outward encroachment of the village into the surrounding High Weald National Landscape, as well as preventing an intensification of development in parts of the settlement where development would be detrimental to its historic character.

5.122 Along the northern edge of the settlement, the development boundary follows the physical demarcation of the B2102 (The Street). The development boundary excludes the land to the north of Church Lane, which contains Frant Primary School and

the Parish Church of St Alban. The fields to the north are highly exposed within the High Weald National Landscape; therefore, development would be inappropriate in this location due its high-quality landscape.

5.123 To the north-east of the settlement, the development boundary is drawn around existing properties located on Home Farm Court and Sellbourne Park that relate visually and functionally to the existing built form of the settlement. Development beyond these existing properties would have a detrimental impact upon the High Weald landscape to the east. The development boundary does not include a number of larger properties located along Bells Yew Green Road that are at the periphery of the settlement and relate more to the rural character of the surrounding countryside.

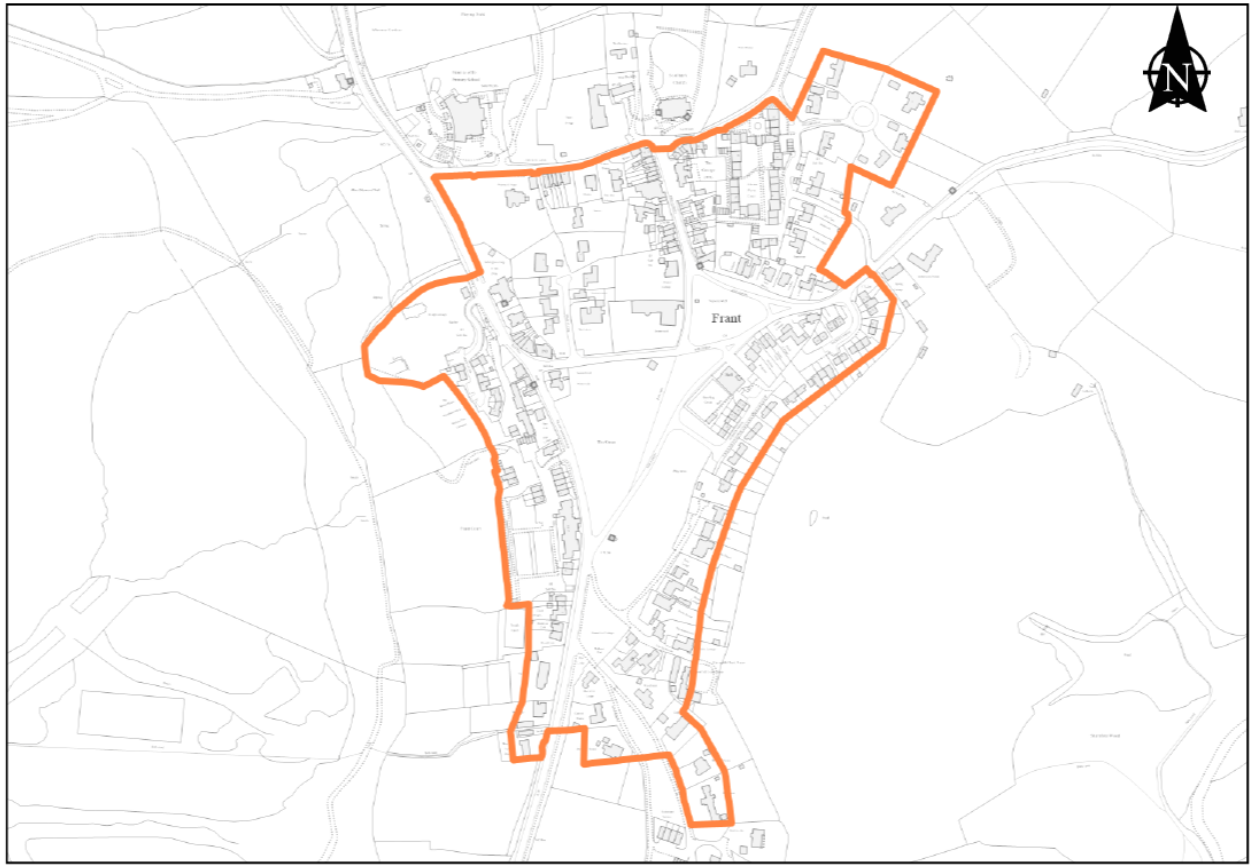
5.124 To the south-east, the development boundary includes existing properties located on Warren Ridge and The Green that are visually and physically connected to the existing built form of the settlement. The development boundary excludes the large residential curtilages of these dwellings to prevent an outward extension of backland development that would be detrimental to the highly sensitive wider landscape of the High Weald.

5.125 To the south, the development boundary includes a number of large properties in linear form that are located along Shernfold Park that relate visually and physically to the settlement. The development boundary excludes residential dwellings at the southern end of Shernfold Park that are more loosely knit and rural in character. The development boundary includes Frant Recreation Ground as it lies adjacent to these dwellings within the centre of the settlement. Development of this community asset would be strongly resisted as it contributes to open space provision and residential amenity within the settlement.

5.126 To the south-west of the settlement, the development boundary includes properties located on the A267 that relate well to the central built form of the village. The development boundary is drawn tightly to prevent inappropriate backland development that would have a detrimental impact upon the high quality AONB landscape, to the southwest of Frant, much of which is formed by woodland.

5.127 To the west, the development boundary is drawn around existing properties to the west of the A267. The development boundary is drawn to allow for additional opportunities for infill development that would relate well to the existing form of the settlement and would be visually separate from the wider landscape due to Whitehill Wood to the west. The development boundary is drawn tightly around development at Fern Close, to restrict the outward expansion of development into an area that slopes down considerably and is highly exposed within the High Weald National Landscape.

# Frant




## Key

Development Boundary 2024

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

Groombridge

5.128 Groombridge is a village on the B2110 in the High Weald National Landscape which straddles the border between Kent and East Sussex, around 5 miles north of Crowborough. The main part of the village lies within Withyham Parish whilst across the border in Kent lies the much smaller and older part of the village.

5.129 Groombridge has an attractive setting within the undulating High Weald National Landscape. There are fine views from the village out into the surrounding countryside and floodplain of the River Grom, and northwards to the historic Bird in Hand Street and Groombridge Place.

5.130 The village is primarily residential in character, providing a number of local services and recreational facilities for its residents and the surrounding rural area including a primary school, a doctor's surgery, a convenience store, a pre-school/nursery, post office, a church, a pub, a village hall, recreation ground and village bakery.

5.131 Tunbridge Wells is the nearest town (4.5 miles northeast) and offers a wide variety of leisure facilities, retail, business services and secondary school provision. The closest train station is at Eridge, 2.5 miles to the south of the village, and this offers train services to Tunbridge Wells/London/Crowborough.

5.132 The village is well served by an hourly bus service (including some evenings) Mon – Sun to/from Tunbridge Wells, with a journey time of approx. 13 minutes to Tunbridge Wells. This is the Metrobus service number 291 (Tunbridge Wells to Crawley, which also stops at Forest Row, East Grinstead, Three Bridges and Crawley.

5.133 Within the village there is a tight-knit older core around Station Road and Corseley Road, whilst to the south there are a number of more extensive estate developments. Along the southern edge of the village the mature gardens, substantial tree cover, embankments and hedgerows all contribute to the more rural character of Corseley Road and Florance Lane.

5.134 To the north of the main village, over the Kent border, the special architectural and historic character around Bird in Hand Street and Groombridge Place has been recognised by its designation as a Conservation Area. Groombridge Place is itself a Grade I Listed Building set amidst a Registered Historic Park and Garden. Groombridge Place has become a tourist attraction and is noted for its formal gardens, vineyards and a bird of prey sanctuary. The gardens at Groombridge Place were opened to the public for the first time in 1993, thereby providing a major tourism attraction adjoining the village.

5.135 Groombridge stood on the Three Bridges to Tunbridge Wells Central Line and had a station, which was closed in 1985. The village now forms the southern terminus of the Spa Valley Railway, a heritage railway which runs between Tunbridge Wells west railway station to High Rocks in Groombridge and beyond to Eridge where it links with the Oxted Line. This is a popular visitor attraction in the area. The current Groombridge Station is on the east side of Station Road.

5.136 Groombridge was provided with a development boundary as part of the adopted Wealden Local Plan (Chapter 19.14). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Groombridge Description of Development Boundary

5.137 The development boundary seeks to prevent an intensification of development in the rural fringe areas of Groombridge by restricting further ribbon development and an outward encroachment of the village into the surrounding open countryside.

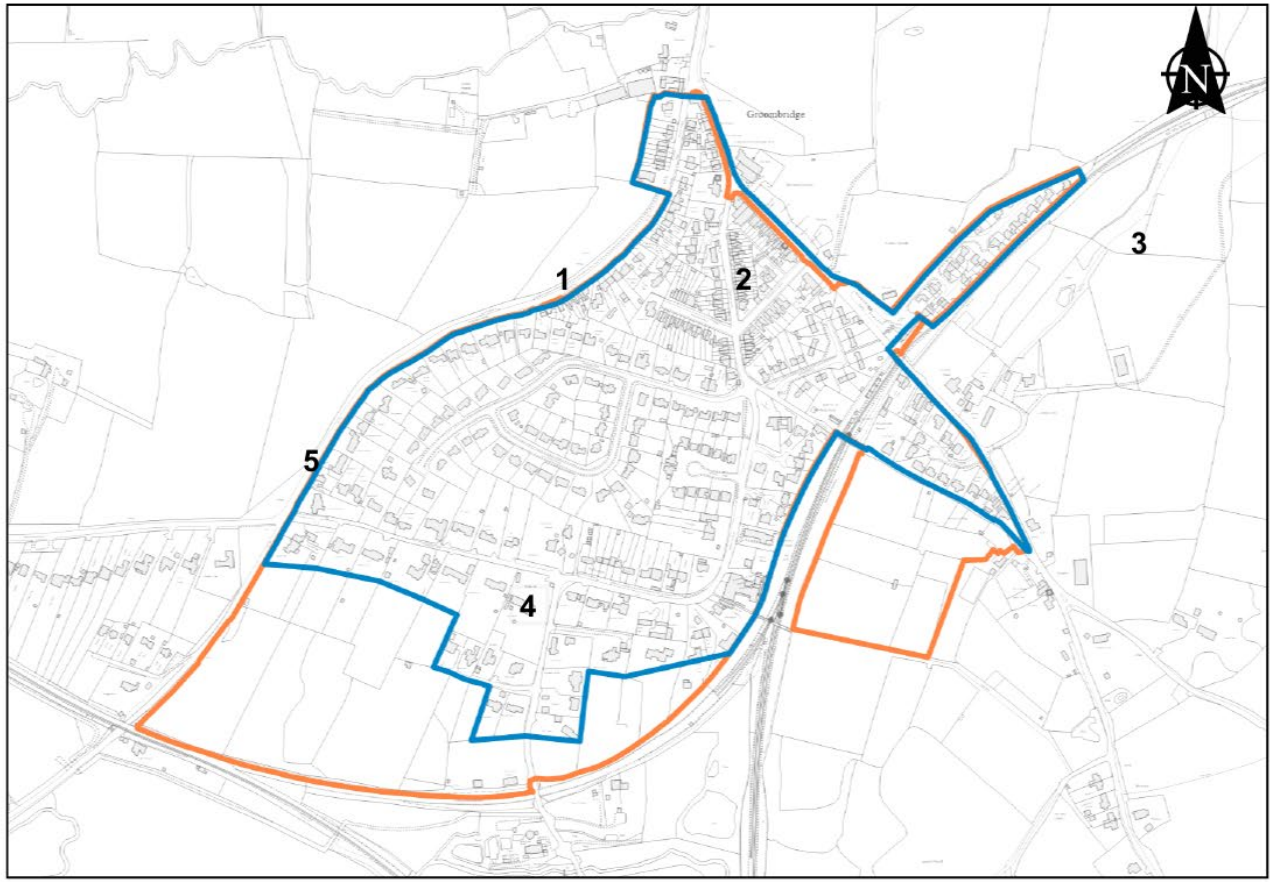
5.138 To the east of the settlement, the residential dwellings located west of Station Road form a well-defined boundary. The development boundary excludes the Groombridge Village Hall and Groombridge Cricket Club that lies to the east of Station Road, in order to protect these community assets. The development boundary extends to the east of Station Road to include Groombridge Railway Station and the residential development located at Newton Willows. The boundary is drawn tightly around this existing development, to prevent the expansion of development into the countryside landscape to the east.

5.139 To the southeast, the development boundary extends eastwards beyond the railway line to include development located at Lealands Close. The settlement boundary extends to the south of Back Lane to include land allocated for residential development in the draft Plan. The boundary excludes the loose knit dwellings located in large landscaped plots to the north of Station Road and south of Eridge Road as these are more rural in character. Agricultural fields to the southeast are also excluded to prevent the expansion of Groombridge in this location.

5.140 To the south, the boundary includes land to the south of properties along Florence Lane and Corseley Road, which slopes in a southerly direction and is well enclosed from the surrounding countryside by the railway line, which serves as a well-defined boundary. This will allow for infill development opportunities that will have limited impact on the wider countryside landscape and will visually and functionally associate with the built form of Groombridge to the north.

5.141 On the western side of the village, Withyham Road provides a well-defined boundary beyond which development would encroach into open countryside and have a detrimental impact upon the high-quality landscape. The ribbon of development

westwards along Withyham Road remains excluded from the development boundary to prevent any further intensification of development.




# Groombridge

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| | | |
| 1 | The development boundary has been amended to include Land south of Back Lane and to the east of the railway line, Groombridge which is allocated for 21 (net) dwellings within the draft Local Plan, under WIT1. | 1 |
| 2 | The development boundary has been amended to include Withyham Parish Council offices, which were granted full planning permission under planning reference WD/2013/0141/F. | 8 |
| 3 | The development boundary has been amended to include land located to the rear of dwellings on the south side of Corseley Road and Florence Lane. This will regularise the development boundary in this location and will provide small scale opportunities for infill development that would be visually and functionally related to Groombridge. | 4,5 |

Hailsham

5.142 Hailsham is situated approximately three miles to the north of Polegate, in the central southern part of Wealden. It is the largest settlement in the southern half of the District and is situated between the middle reaches of the River Cuckmere to the west and the Pevensey Levels to the east. The extensive Wilmington Wood abuts the south-western edge of the town. The Pevensey Levels has a number of important environmental designations associated with its wetland habitat. To the south of the town there are views towards the South Downs National Park.

5.143 Hailsham is a historic market town which developed from the 13th century. The town expanded, especially during the 19th century, and contained many trades and industries, including rope works, brick works, an important livestock market and breweries. Trade was boosted by the development of the railways, firstly with the Polegate line in 1849 and then the Heathfield line in 1880. Many Victorian buildings survive in the town from this phase of expansion. In the modern era the railway line was disbanded and more recently has been redeveloped into a cycle and footpath connecting the town to both Polegate and Heathfield. It is a large nucleated settlement, which has grown around several north-south orientated road corridors. The town has experienced considerable growth during this century, with significant residential estate development occurring in the Post-War years. More recently, house building has taken place on the western and southern edges of the town. Hailsham also boasts the only stretch of dual carriage way in the District which separates it from the adjoining Arlington Parish.

5.144 Shops are concentrated within the town centre and also at The Quintins and St Mary's Walk. A variety of shops, offices and other businesses provide facilities for the town. The majority of the town's business activity is contained within two business areas at Diplocks Way and Station Road. A number of smaller, light industrial units are also located at Old Swan Lane and Leap Cross Business Centre on London Road. There are few large areas of recreational open space or playing fields within the town.

5.145 The town doesn't have a train station (the nearest being in Polegate approx. 3.7 miles to the south) however it is very well served by a number of bus routes providing access to Eastbourne, Polegate, Bexhill, Hastings, Heathfield and beyond.

5.146 Hailsham was provided with a development boundary as part of the adopted Wealden 1998 Local Plan (Chapter 14). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Hailsham Description of Development Boundary

5.147 The Hailsham development boundary has been carefully considered taking into account a number of factors including location of existing development, existing physical and natural barriers, land availability, landscape impact and landscape character.

5.148 Towards the north of Hailsham the development boundary respects the areas of flood risk and functional flood plain of the River Cuckmere. It respects the natural severance of Lower Horsebridge from Hailsham by the flood risk areas which surround the settlement. Towards Upper Horsebridge the development boundary follows the edge of the Cuckoo trail to the end of the built development within Hellingly Parish. This part of the development boundary encompasses a number of developments which were once rural and disjointed but are now associated to the built form of Hailsham, due to completed housing development, newly permitted sites and housing allocations located to the east and west of Park Road and north and south of New Road.

5.149 The development boundary encompasses the Roebuck development (Former Hellingly Hospital Site) and follows the edge of Park Wood Ancient Woodland. This part of the development boundary encompasses both new proposed development and that contained within the draft Wealden Local Plan and connects North Hailsham to Roebuck Park, which was previously severed from Hailsham and acted as a standalone housing area.

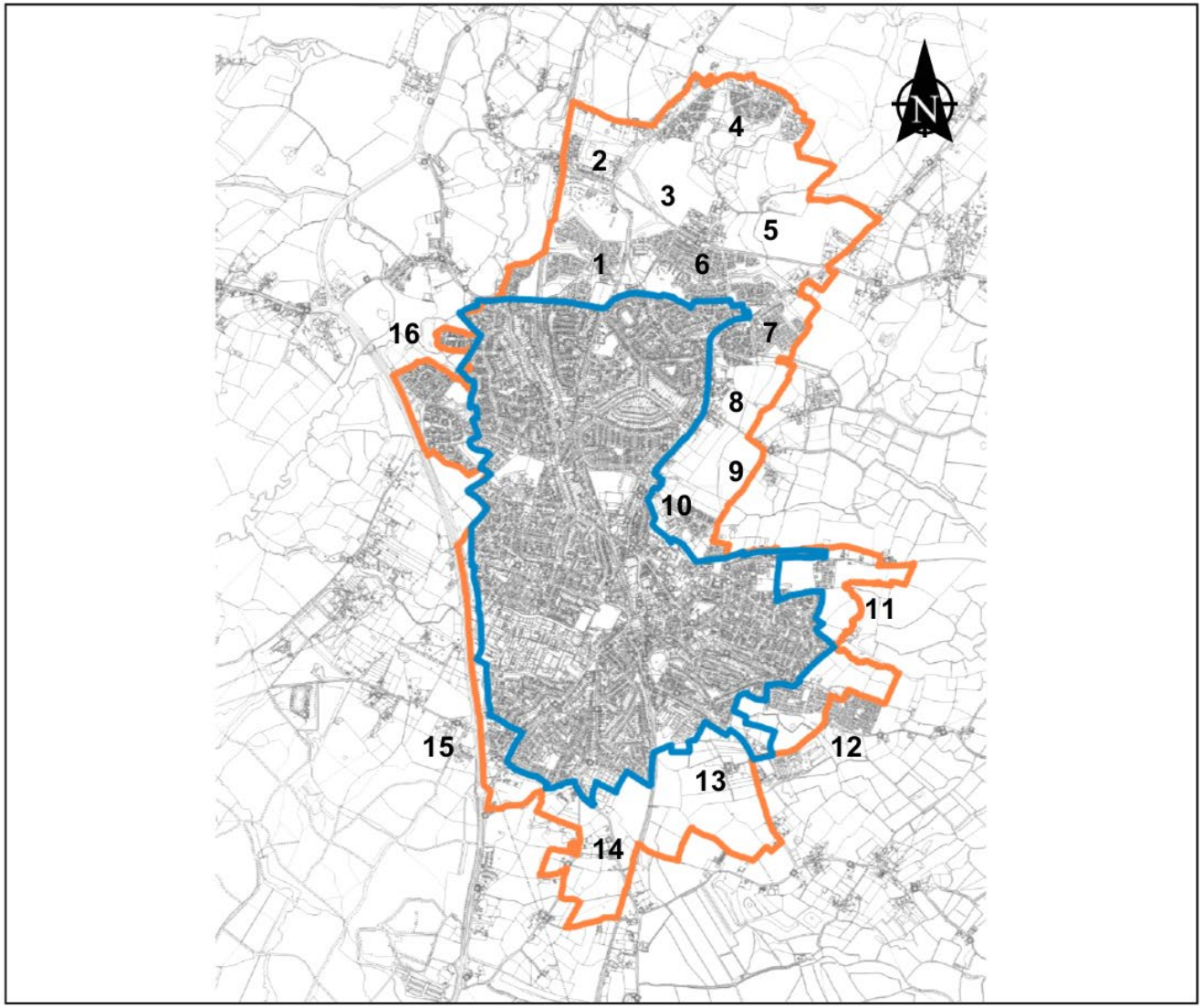
5.150 From Amberstone, where it joins with North Hailsham, the development boundary runs roughly parallel to Battle Road. The boundary extends eastwards at points to include newly completed development, permitted sites and draft Local Plan allocations located to the east of Battle Road. The boundary has been drawn tightly around these sites to restrict the further expansion of development into the wider countryside to the east of Hailsham. This will ensure the protection of the Pevensey Levels and will protect the functioning of the Hailsham North Wastewater Treatment works, whilst also acknowledging the listed farmstead buildings that form part of the historic fabric of the landscape.

5.151 The development boundary then follows the rear of Marshfoot Lane, where linear development sits in an elevated position above the Pevensey Levels. The development boundary now includes the Maurice Thornton Recreation Ground and the new development constructed along Marshfoot Lane. The boundary is extended to include land allocated for residential development and recently permitted development. The boundary is drawn tightly in this location to exclude areas of flood risk that surround Hailsham in this location.

5.152 Moving to the southeast of Hailsham, the development boundary follows, but is set back from, the areas of flood risk which forms a natural barrier to encroachment of development. The development boundary follows the flood risk area to the south of Hailsham where it meets the Cuckoo Trail and then where the Cuckoo Trail meets Ersham Road. The boundary includes a completed development site to the south of Mill Road and land allocated for development off Howard Close. Old Swan Lane serves as a physical barrier for the development boundary, where development of this area would be particularly rural and has features similar to the Pevensey Levels crossed with drainage ditches and the Pevensey Levels itself.

5.153 From Ersham Road, the development boundary takes into account the existing consents at Oaklands and Cuckoo Fields and the ancient woodland edge that bounds small areas of fields. The development boundary has been extended southwards to include the permitted sites along Coldthorn Lane and Summerhill Lane. The development boundary is drawn tightly to the boundary of these sites to ensure the protection of the countryside to the south of Hailsham. This will also serve to prevent the coalescence of Hailsham and Polegate to the south. The settlement boundary follows the natural boundary provided by Bolneys Wood and Colthorn Wood to the south of Hailsham.

5.154 To the southwest, the boundary includes recently completed development and additional allocations located to the west and east of the A295. To the west of Hailsham, the development boundary largely follows the physical barrier provided by the A22 to the west. Gleneagles Playing Fields and a parcel of woodland are excluded to prevent development in this location. Residential development located to the north and south of Hempstead Lane has now also been included within the boundary. The boundary is drawn tightly to this development to exclude surrounding land which is at risk of flooding.




# Hailsham

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

200 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | This commentary relates to the area to the north of Upper Horsebridge Road, west of Park Road and south of Station Road. The development boundary has been amended to include Land to the north of Little Horselunges Road that gained reserved matters planning permission for 2 (net) dwellings under planning reference WD/2017/0782/RM and 4 (net) dwellings under planning reference WD/2017/0783/RM that have now both been completed. The development boundary has been amended to include Land west of Park Road, Hailsham, which achieved outline planning permission for 240 (net) dwellings under planning reference WD/2013/1294/MEA. The site achieved reserved matters planning permission for 62 (net) dwellings under planning reference WD/2015/2789/MRM and 178 (net) dwellings under planning reference WD/2016/2022/MRM and is now complete. In this location, the development boundary also includes Land at Sussex Plants, which was granted permission for 160 (net) dwellings under WD/2019/1744/MRM and is under construction. The development boundary has been amended to include Land at Upper Horselunges, Park Road, Hellingly, which gained outline planning permission for 10 (net) dwellings under planning reference WD/2018/2608/MAO. The development boundary has been amended to include Land at Station Road, Hellingly, which achieved full planning permission for 7 (net) dwellings under planning reference WD/2019/2622/F, which has now been completed. The new boundary also includes Land opposite Danecroft Place, Station Road, Hellingly, which achieved full planning permission for 2 (net) dwellings under planning reference WD/2019/2623/F and has been completed. Existing residential development in this location, community allotments and retail development has been included within the boundary also. | 2,3,4,5,7,8 |
| 2 | This commentary relates to the area to the north of Station Road, west of Park Road and south of Mill Lane. The development boundary has been amended to include Land at Former Danecroft Nurseries, Station Road, Hellingly, which gained reserved matters planning permission for 17 (net) dwellings under planning reference WD/2018/0463/MRM and full planning permission for 1 (net) dwelling under planning reference WD/2019/1501/F. These developments have both now been completed. This location also includes land at Danecroft Nursery, Station Road, which has been granted outline planning permission for 80 (net) dwellings under WD/2019/1136/MAO. Land at Park Road, which gained full planning permission for 8 (net) dwellings under planning reference WD/2021/2202/F has also been completed. The boundary also includes Land adjoining | 1,2,3,4,5,6 |

| | | |
|---|---|---|
| | 13 Station Road, which is allocated for 10 (net) dwellings under HEL1. A number of existing dwellings and commercial units are now also included as well as opportunities to provide for infill development to the south of Mill Lane. | |
| 3 | The boundary includes land at Park Farm, which has achieved outline planning permission for up to 370 (net) dwellings under planning reference WD/2022/2135/MRM. | 2 |
| 4 | This commentary relates to the area to the east of Park Road and Grove Hill, west of Featherbed Lane and north of New Road. The development boundary has been amended to include Land at Bowhill, The Drive, Hellingly that gained permission for the conversion of an office block into 10 (net) dwellings under planning reference: WD/2015/2653/P01. An additional 4 (net) dwellings on the site were also granted full planning permission under planning reference WD/2021/1075/F. The developments have both been completed. The development boundary has been amended to include Land at the Former Hellingly Hospital that was granted reserved matters planning permission for 400 (net) dwellings under planning reference WD/2008/0220/MRM. An additional 2 (net) dwellings were granted planning permission under a change of use application from a vacant retail unit under planning reference WD/2017/1672/F. A development of 8 (net) dwellings was also granted full planning permission under planning reference WD/2016/3095/F. The Hellingly Community Hub gained full planning permission under planning reference WD/2017/2544/F and the Roebuck Park Cricket Pavilion, was granted full planning permission under planning reference WD/2014/2333/F. Hellingly Country Park is also included in this location. Further development occurred on The Drive, including Land at Rosslyn House, The Drive, Hellingly, which gained planning permission for 1 (net) dwelling under planning reference WD/2013/1245/FR and 2 (net) dwellings under planning reference WD/2014/0265/F. These developments have all been completed. Furthermore, whilst much of the former Hellingly Hospital buildings were demolished, some facilities were retained and are also included within the development boundary. The boundary in this location also includes some existing residential development and further opportunities for infill development. | 2,3,4,5,6,7,8 |
| 5 | The development boundary has been amended to include Land at Park Farm, Hellingly, which has been allocated for 360 (net) dwellings within the new Local Plan under HEL2. | 1 |
| 6 | This commentary relates to the area to the east of Park Road, south of New Road and west of Battle Road. The development boundary has been amended to include Land at Manor Mobile Home Park, New Road, that gained planning permission for the permanent siting of 15 residential park homes under planning reference WD/2008/2076/FA and has since been completed. Land | 1,2,3,4,5,6 |

| | | |
|---|---|---|
| | east of Park Road and south of New Road, which was granted planning permission for 460 (net) dwellings, a new Primary School, up to 300 sqm of retail floor space, employment provision and open space including community allotments under planning reference WD/2019/0913/MFA is also included The site has largely been constructed, however, there are parts of the site that are still under construction. This location includes land at Amberstone Council Depot, Amberstone, Hailsham, which is allocated for 15 (net) dwellings, under HA10. An existing commercial business and residential dwellings are also included. | |
| 7 | This includes Land at Poplar Cottage Farm (East), Amberstone, which gained planning permission for 45 (net) dwellings under planning reference WD/2020/1690/MAO. The boundary includes land granted for 110 (net) dwellings under WD/2017/1952/MRM, 47 (net) dwellings under WD/2018/1328/MAJ, 124 dwellings under WD/2012/0996/MAJ, 3 (net) dwellings under WD/2014/2031/F and 18 (net) dwellings under WD/2009/2541/F/WD/2009/1578/MAJ. These developments have all been completed. | 1,3,4,5 |
| 8 | The boundary includes land south of the A271 and north of Harebeating Lane, which is allocated for 180 (net) dwellings, under HA2. Land at 150 and 152 Battle Road is also allocated for 5 (net) dwellings under HA7. Existing residential development to the east of Battle Road is now also included. | 1,3,4 |
| 9 | The boundary includes land allocated for 10 (net) dwellings at Harebeating Nursery, Harebeating Lane, under HA4. The boundary includes land to the east of Battle Road, which is allocated for 100 (net) dwellings under HA3 and 300 (net) dwellings under HA1. | 1 |
| 10 | The development boundary has been amended to include Land adjacent to Reef Way, Hailsham, which gained full planning permission for 6 (net) dwellings under planning reference WD/2018/1271/F. An adjacent site known as 60A Battle Road and land to rear, Hailsham, also gained outline planning permission for 9 (net) dwellings under planning reference WD/2020/1220/MAO. Land at Burfield Valley, also achieved permission for 35 (net) dwellings under planning reference WD/2018/0122/MAJ in this location. The boundary includes 170 (net) dwellings, a recreation ground, a care home facility and education facility that were approved under WD/2009/2705/MEA and have all been completed. | 1,2,3,4,5,8 |
| 11 | This commentary relates to the area at the eastern end of Harebeating Lane and to the north of Mill Road. The boundary includes land allocated for 20 (net) dwellings at Harebeating Farm under HA14. The boundary includes the Hailsham East Community Centre which was granted full planning permission under planning reference WD/1999/2185/DC and has since been completed. | 1,2,3,4,5,8 |

| | | |
|---|---|---|
| | Maurice Thornton Playing Field is now also included as it is surrounded on all sides by built development. Completed residential development for 40 (net) dwellings along Mabel Way, granted permission under WD/2013/0889/MAJ is included. The boundary includes 300 (net) dwellings granted outline permission under WD/2021/0424/MRM and 220 (net) dwellings granted under WD/2023/0999/MRM. The extension of the development boundary to include these sites means that some residential development, completed prior to the adopted 1998 Local plan is included within the boundary. | |
| 12 | This commentary relates to the area to the south of Mill Road and north of Old Swan Lane. The development boundary includes 183 (net) dwellings granted under WD/2017/1708/MRM and WD/2019/0965/MA, which have been completed. The boundary includes the full curtilage of land at Hamlins Mill, Mill Road, which is allocated for 6 (net) dwellings under HA5. Land south of Howard Close, Hailsham is allocated for 40 (net) dwellings under HA9. The boundary also includes land that may be suitable for infill development if the odour from the Hailsham South Wastewater Treatment Works can be mitigated. | 1,3,4,5 |
| 13 | This commentary includes the area to the west of Station Road and east of Ersham Road. The boundary has been amended to include Land adjacent to 154 Station Road, which has gained outline planning permission for 9 (net) dwellings under planning reference WD/2023/0699/MAO. The development boundary is drawn to include land granted permission for 700 (net) dwellings under planning references WD/2019/1864/MAO, and WD/2018/0475/MAO and WD/2020/2509/MAO. This site has had a number of reserved matters applications approved pursuant to these outline consents under planning references WD/2021/1485/MRM, WD/2021/2265/MRM and WD/2022/1505/MRM and is currently under construction. The extension of boundary has resulted in some limited opportunities for infill development. | 2,3,4,5 |
| 14 | This commentary is in regard to the area to the west of Ersham Road, north of Summerhill Lane and south of Sandbanks Close. The development boundary has been amended to include Land at Oaklands, Ersham Road, Hailsham, which has achieved full planning permission for 169 (net) dwellings under planning reference WD/2018/2543/MAJ. The boundary also includes Land adjoining Summerhill Lane, which has achieved planning permission for 241 (net) dwellings under WD/2023/1924/MRM. The boundary includes Coldthorn Barn, Coldthorn Lane, which achieved outline planning permission for 31 (net) dwellings under planning reference WD/2020/1504/MAO. The extension of the development boundary to include these sites means that some residential development, completed prior to the adopted 1998 Local plan is included within the boundary. | 2,3,4,5,8 |

| | | |
|---|---|---|
| | There are also some opportunities for infill development. The southern half of Hailsham Cemetery is now included within the boundary as it is surrounded on all sides by residential development. | |
| 15 | This commentary is in regard to the area to the east of the A22 and east and west of South Road. The development boundary has been amended to include Land at Bolneys Farm, South Road, Hailsham which is allocated for 60 (net) dwellings, under HA6 in the draft Local Plan. Land at the Paddocks, South Road is also allocated for 8 (net) dwellings under HA15. The boundary includes 70 (net) dwellings on Woodacres Way, granted permission under planning reference WD/2010/0216/MRM and have been completed. The boundary now extends to the A22, which serves as a physical barrier for the settlement. | 3,4 |
| 16 | This commentary relates to the area to the north and south of Hempstead Lane, east of the A22 and on Lundy Walk. The development boundary has been amended to include Land to the east of Woodside Farm, Hempstead Lane, Hailsham, which was granted reserved matters planning permission for 75 (net) dwellings under planning reference WD/2008/0631/MRM and has since been completed. The development boundary has been amended to include Land at Welbury and Woodholm Farms, Hempstead Lane/Lundy Walk, Hailsham that was granted full planning permission for 460 (net) dwellings under planning reference WD/2008/2354/MAJ and has been completed. This development also included the James West Community Centre that was granted reserved matters planning permission under planning reference WD/2012/1679/MRM, which has also been completed. | 3,4,8 |

Hartfield

5.155 Hartfield lies approx. 6.2 miles southwest of Tunbridge Wells where the B2110 between Groombridge and Forest Row meets the B2026 road between Edenbridge and Maresfield. The Ashdown Forest lies to the south and the village is located in the broad gentle valley of the upper reaches of the River Medway. The central core of the village has been designated a Conservation Area of special architectural and historic interest and was designated in 1983.

5.156 The whole of Hartfield has an attractive setting within the undulating landscape of the High Weald National Landscape near the northern edge of the Ashdown Forest. There are clear views of the surrounding countryside from many parts of the village, and this contributes to its more rural character. Within the village there are a large number of Listed Buildings, which together with other attractive buildings, mature trees, hedgerows and open spaces give the settlement its particular character.

5.157 In the northeastern part of the village there is some older estate development around Castlefields and Motte Field whilst to the northwest there is a new small estate development at Sackville Lane. This development includes the medical centre and a farm/coffee shop. The historic character and tightly-knit nature of much of the development fronting the High Street and along Church Street is a distinct feature of the village.

5.158 The village has a good level of amenities serving the residents and wider rural area including a pre-school/nursery, a primary school, a doctor's surgery, a convenience store, a church, a pub, a village hall and sports pavilion, recreation ground, butchers and Scout group.

5.159 Forest Row (4.4 miles west) and Crowborough (5.6 miles southeast) are the closest larger settlements to Hartfield offering a wider range of services and facilities. Tunbridge Wells is also located to the north-east..

5.160 There is no train station at Hartfield however there is a frequent hourly bus service (with evening services) 7 days a week, providing access to Tunbridge Wells, with a journey time of approx. 22 mins and East Grinstead. This provides access to secondary schools as well as wider amenities offered by these destinations.

Hartfield Description of Development Boundary

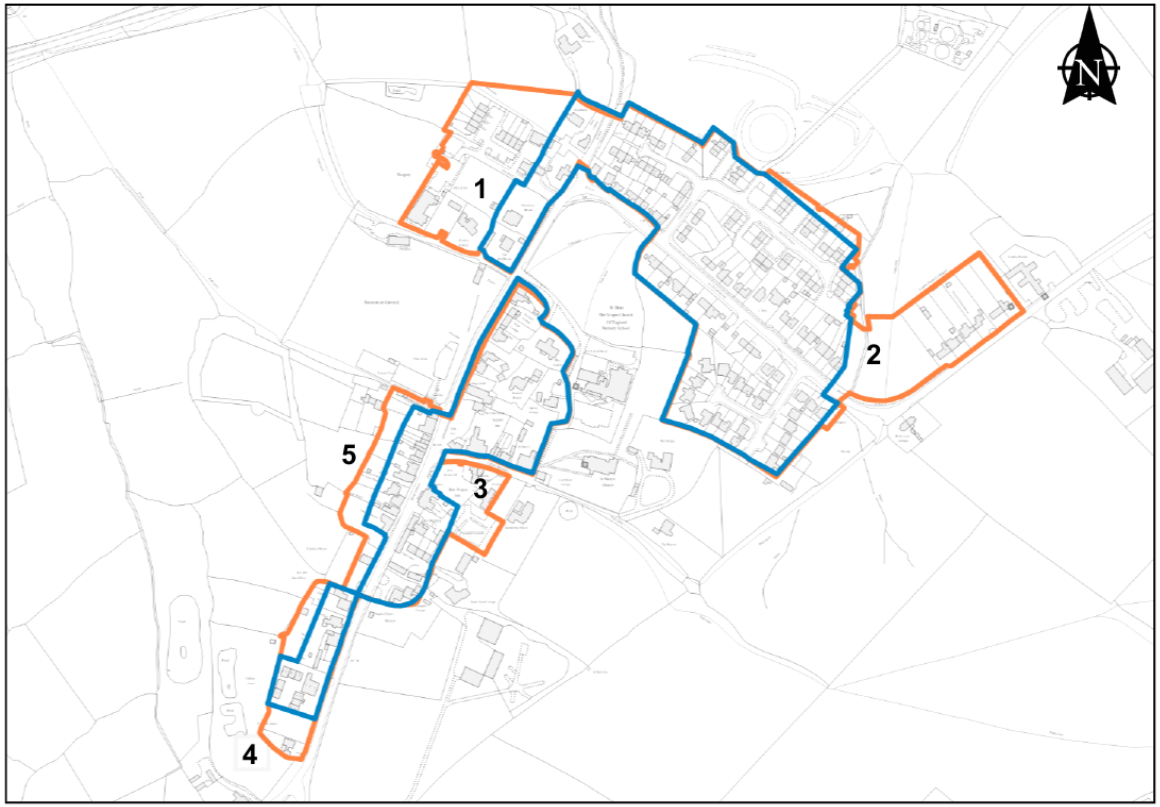
5.161 The development boundary for Hartfield seeks to prevent the outward encroachment of the village into the surrounding countryside and an intensification of development in a number of rural fringe areas, as well as those parts of the village where new development would be detrimental to its special architectural and historic character.

5.162 To the northwest, the development at Sackville Lane is included within the development boundary as it is visually and functionally connected to the main village. The development boundary follows tightly the curtilages of the properties and medical centre so as to prevent further backland development that would be detrimental to the highly sensitive wider landscape of the High Weald Area National Landscape. The boundary extends to the northwest to include a small parcel of land allocated for residential development.

5.163 The development boundary runs tightly to the north of estate development at Castlefields and Motte Field, before including land at Castle Farm within the boundary which is considered suitable for small scale infill development. Moving southwards, the development boundary is drawn tightly around existing development located at Rectory Field in order to protect the sensitive urban edge and the wider landscape, which contains small blocks of woodland and ancient field patterns that provide a wooded backdrop to the village.

5.164 The development boundary continues to exclude the village green, Recreation Ground and Pavilion within the centre of Hartfield to protect these important visual and amenity features and ensure the retention of their existing use. The development boundary includes the properties on the north side of Church Street/east side of High Street (opposite the recreation ground) and this incorporates the Anchor Pub and the former Haywagon Pub. Although the built form here is loose knit, it is physically and functionally related to the village, however the development boundary is drawn tight to the curtilages of the properties to prevent further encroachment into the wider sensitive landscape of the High Weald.

5.165 The development boundary includes properties on the west of the High Street and incorporates the full depth of their curtilages, although it follows tightly to these to prevent extensive backland development that would impinge on the wider landscape of the High Weald, characterised here by undulating ridges and valleys. The gap between the post office and Chestner House continues to be excluded to protect and maintain the attractive views it provides over the open countryside. The boundary has extended southwards to include a dwelling and car park to the west of the High Street.




# Hartfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include the Groombridge and Hartfield Medical Centre, which gained planning permission under planning reference WD/2007/3143/F and has since been constructed. The 9 residential dwellings and Farm Shop located to the north of Sackville Lane that were granted full planning permission under planning reference WD/2008/1604/F are also included. Existing dwellings that were previously excluded from the development boundary are now included as they are physically and visually connected to the built form of Hartfield. Land at Old Crown Farm, Edenbridge Road is allocated for 6 (net) dwellings within the draft Local Plan under HAR2. | 1,3,4,8 |
| 2 | The development boundary has been amended to include Land at Castle Farm, Withyham Road, which is allocated for 5 (net) dwellings within the Local Plan under HAR1. Existing residential development to the east is also included as it will become physically and visually connected to Hartfield. | 1,3,4 |
| 3 | The development boundary has been amended to include the former Haywagon Pub, which was converted into residential use under planning reference WD/2016/0847/LB and has now been completed. The development boundary now includes two existing residential dwellings and the Memorial Garden, which both form a logical extension to the existing development boundary and are physically connected to the settlement. | 3,4,8 |
| 4 | The development boundary has been amended to include an existing car park that is associated with Oaklea Court and an existing dwelling located to the south of Oaklea Court and to the west of the High Street. This land demonstrates a physical and visual connection to the built form of Hartfield. | 3,4 |
| 5 | The development boundary has been amended to include Medhurst Funeral Directors and the curtilages of dwellings located to the west of the High Street. This location demonstrates a clear physical and visual connection to the built form of Hartfield and is separate from the open countryside to the west. | 3,4,6 |

Heathfield

5.166 Heathfield is a small rural town near the junction of two main roads the A267 and the A265 from Hawkhurst, located approximately 8 miles north of Hailsham, 16 miles north of Eastbourne and 14 miles south of Tunbridge Wells. The town occupies a prominent position on one of the principal ridges crossing the High Weald landscape in the heart of the district.

5.167 Historically, the town owes its popularity as a place to live and work to the railway which arrived in 1880 providing access to the London market, however this closed in 1968. Despite this, the parish, and town, has continued to grow and Heathfield is currently the fourth largest Parish in the District. Considerable growth occurred in the 1980s where estate development increased the size of the town by around 50%.

5.168 Today the town acts as a service centre to a wide rural catchment of a number of small villages and hamlets. It has a number of firms established in several business areas and the town centre has undergone environmental improvements within the main shopping street. The town has a pre-school/nursery and primary school, a secondary school, a doctor's surgery, a Tesco Express, supermarkets, a pharmacy, a dentist, a bank, leisure centre, pub, community centre, recreation ground, hospital, various other convenience/essential/comparison and specialist retailers, cafes and restaurants and allotments.

5.169 The town is bisected by the A265 and many of the roads around the periphery of the town are B roads or narrow country lanes creating access difficulties. However, the town is served by direct bus services to Tunbridge Wells,, Eastbourne, and Haywards Heath.

5.170 The town is surrounded by the High Weald National Landscape, and its elevated setting provides long distance views out into the surrounding countryside, including views towards historic Mayfield to the north and towards the South Downs National Park to the south.

5.171 Heathfield Park is a large wooded parkland comprising areas of Ancient Woodland, trees protected by Tree Preservation Orders and a steep ghyll cutting through the parkland. The eastern half of Heathfield Park is also designated as a Site of Special Scientific Interest for its ancient ghyll woodland habitat and associated flora and fauna. Gibraltar Tower, a scheduled Ancient Monument and a Grade II* Listed Building is located in the north west of the park and is a prominent feature in the landscape. The elevated position of the Park and its character contributes to its overall value to the setting of the town and its nearby villages.

5.172 Heathfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 15). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Heathfield Description of Development Boundary

5.173 The boundary seeks to manage and deliver growth to the town, whilst safeguarding more open and sensitive parts of the town from the intrusion of new development.

5.174 At the northwestern edge of the settlement, the boundary has been drawn to include land that is allocated for residential development or where development has already been permitted. The boundary is drawn to exclude woodland located to the north of Heathfield and agricultural land to the west to protect this sensitive landscape and to prevent the coalescence of Heathfield and Cross in Hand.

5.175 Moving eastwards, the boundary generally follows the line of existing development on the northern edge of the town. The boundary includes land that is suitable for infill development or is allocated in the draft Plan. The boundary is drawn tightly around residential development to the north of the High Street, Springwood Road and Mutton Hall Lane, including recent development along Fallow Drive and Millennium Way, so as not to allow an intensification of development in this sensitive location.

5.176 To the north-east of the town, the boundary includes development along Burwash Road and commercial estate east of Newick Lane, which are visually and functionally related to the settlement. To the south of Burwash Road, land which has been allocated for residential development is included. Larger residential dwellings including the Grade II Listed Old Half Moon, are excluded to protect the rural nature and historic setting of this area.

5.177 Along the eastern edge of Heathfield, the boundary follows the built-up edge to the town, and does not extend beyond Park Road, which serves as a physical barrier to the rural landscape of Heathfield Park beyond. Tower Recreation Ground and Heathfield Park are both excluded to ensure their protection and to protect their character and setting from development.

5.178 The Parkside Primary School is retained within the development boundary and a small field to the south is also included, which has been granted permission for development. The boundary continues along the north side of Sandy Cross Lane, a narrow country lane. The rural character of the lane itself is emphasised by its narrowness, and the mature tree cover and hedgerows.

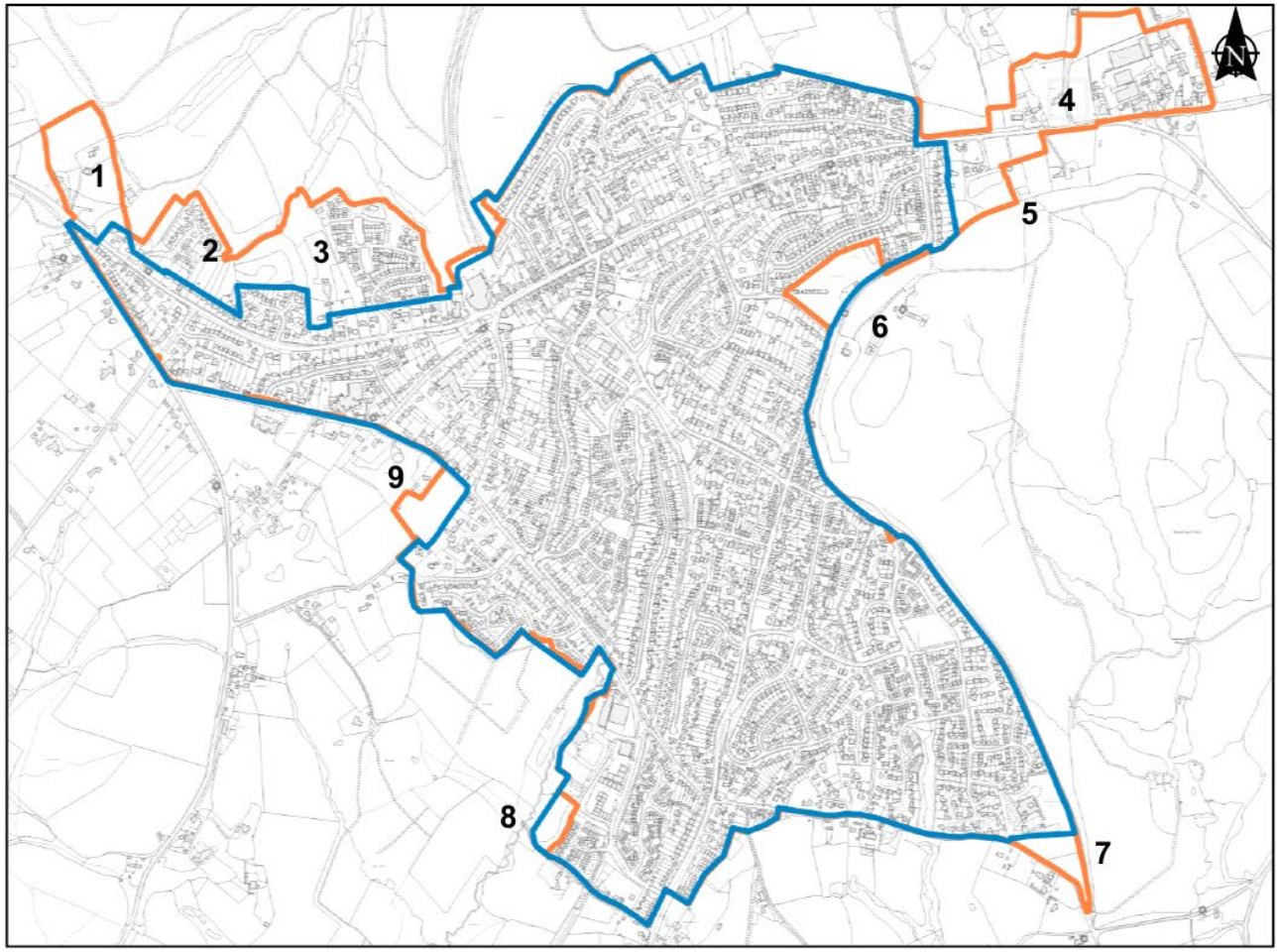
It therefore forms a well-defined southerly edge to development beyond which any intensification of development would not be appropriate.

5.179 To the south-west, the development boundary wraps around the edge of existing development around Theobalds Green, Treetops Way and the Ghyll Road Business Area. There is a small area of vegetation to the south-west of the commercial area where the boundary is re-drawn to reflect constraints and lack of development potential. Beyond the Business Area, the boundary continues to exclude the mature woodland of Geer's Wood and the High Weald National Landscape where there is no development potential.

5.180 To the north-west of the Business Area, the development boundary follows the clearly defined edge of the Geers Wood Estate and the well-established area of residential development to the north of Pook Reed Lane. The exception is the inclusion of a single field located to the south off Ghyll Road that is visually well enclosed and would be read against the existing built form along Ghyll Road, Pook Reed Close and Wayside Walk and is allocated for development.

5.181 Elsewhere, Sheepsetting Lane provides clear physical boundaries to further development in the north-west of the town. The development boundary excludes the recreation ground and community buildings, and the large, detached properties south of Sheepsetting Lane opposite the Cross-in-Hand Primary School, which are set within spacious grounds. Here the mature landscape and tree cover contribute to the more rural character. The boundary continues northwards along the eastern side of the A267. The dwellings located to the west of the A267 are of similar form to the detached dwellings located to the south of Sheepsetting Lane and are also excluded.

# Heathfield




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include land located to the north of the junction of the A265 and A267. This includes Land at Tilsmore Wood, Cross in Hand Road which has gained full planning permission for 4 (net) dwellings under planning reference WD/2020/2540/F and a small number of existing dwellings located adjacent to this site on the northern side of the A265 that are physically and visually connected to Heathfield. This also includes Land at Snatchells Farm, A265, which has been allocated for 24 (net) dwellings within the Wealden Local Plan under HEA8. | 1,2,3,4,5 |
| 2 | The development boundary has been amended to include the residential development along Fallow Drive, which was granted full planning permission for 23 (net) dwellings under planning reference WD/2016/1877/MAJ and has since been completed. This area also includes the curtilages of dwellings to the east and a vacant field, which may be suitable for infill development. | 3,4,5 |
| 3 | The settlement boundary is amended to include Land at and surrounding Rothershaw, which is allocated for development for 22 (net) dwellings in the draft Local Plan under HEA5. The settlement boundary has been amended to include Land to the rear of the Police Station, High Street, Heathfield, which was granted reserved matters planning permission for 112 (net) dwellings under planning reference WD/2015/1782/MRM and has been completed. | 1 |
| 4 | The development boundary has been amended to include Land at The Cart Barn, Burwash Road, Heathfield, which was granted reserved matters planning permission for 14 (net) dwellings under planning reference WD/2019/2321/MRM has been completed. The boundary was amended to include Land at Dairy Mead, Newick Lane, Heathfield, which was granted reserved matters planning permission for 10 (net) dwellings under planning reference WD/2019/1083/MRM, which has also been completed. The settlement boundary has been amended to include Land at Heatherlea, Newick Lane, Heathfield, which was granted full planning permission for 5 (net) dwellings under planning reference WD/2017/2957/F and is under construction. The extension of the settlement boundary to include these sites means that some residential development, completed prior to the adopted Local plan is included within the boundary. The employment units to the north of Burwash Road are also included as they are visually and functionally related to the settlement. | 2,3,4 |

| | | |
|---|---|---|
| 5 | The development boundary is amended to include Land south of Burwash Road and east of Tower Street, which is allocated for 20 (net) dwellings within the draft Local Plan under HEA3. The boundary also includes Land at 15 Tower Street, Heathfield, which has been allocated for 10 (net) dwellings under HEA4. The boundary includes 4 (net) dwellings on Blackberry Mews, which were granted under WD/2018/2625/F and have been completed. The extension of the development boundary to include these sites results in some residential development, previously not included within a development boundary now being included. | 1 |
| 6 | The development boundary has been amended to exclude Tower Recreation Ground that lies to the west of the B2203. The Recreation Ground is located on the eastern peripheral edge of Heathfield and is visually and physically connected to the semi-rural landscape setting of Heathfield Park to the east. | 13 |
| 7 | The development boundary has been amended to include Land at junction of Sandy Cross Lane and Park Road, Heathfield, which was granted outline planning permission for 8 (net) dwellings under WD/2021/1606/O. | 2 |
| 8 | The development boundary has been amended to exclude a parcel of woodland located on the edge of Heathfield, which relates more to the surrounding rural landscape. | 14 |
| 9 | The development boundary has been amended to include Land southwest of Ghyll Road, Tilsmore, Heathfield, which isallocated for 35 (net) dwellings within the draft Local Plan under HEA2. | 1 |

Herstmonceux

5.182 Herstmonceux is a historic village which lies approximately 4 miles to the east of Hailsham, along the A271, with the High Weald National Landscape adjoining the village to the north and the Pevensey Levels a little way to the south. The wider settlement of Herstmonceux has developed around several historic cores; Gardner Street; Chapel Row; Flowers Green and the original village site in the vicinity of the church. Herstmonceux has grown from a linear settlement which followed the route of the A271 to a larger built-up area extending principally to the northwest.

5.183 Herstmonceux Castle lies just 2 miles south east of the village and is one of the oldest significant brick buildings still standing in England. In 1957 the Herstmonceux Castle grounds became the home of the Royal Greenwich Observatory and remained so until 1988, when the observatory relocated to Cambridge. The Castle is now home to the Bader International Study Centre of Queen's University, Kingston, Canada.

5.184 Herstmonceux has a reasonable provision of services and facilities including a village hall, primary school, and pre-school, as well as a variety of stores, a health centre and pharmacy, a post office and small eateries.

5.185 The Parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald AONB, whilst its southern tip falls within the Pevensey Levels RAMSAR site and Special Area of Conservation (SAC). The surrounding countryside is gently undulating and of high scenic quality with far reaching views extending southwards across the Pevensey Levels.

5.186 The landscape around the village is varied in its nature and value. Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced to the north and west of the settlement but is more dispersed to the south and east. The AONB to the north of the village provides an attractive, open and rural backdrop to the settlement with key views northwards.

5.187 Herstmonceux has reasonably good accessibility, with the A271 linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east. Whilst there is no train station within the village, it has a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approx. 14 mins. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service. This allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate.

5.188 Herstmonceux was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.18). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Herstmonceux Description of Development Boundary

5.189 The development boundary for Herstmonceux takes full account of the environmental considerations and seeks to prevent outward encroachment of development into the attractive, relatively open countryside and an intensification of development in some fringe locations.

5.190 The development boundary is drawn tightly to the existing residential curtilages along West End and James Avenue in order to prevent further encroachment into the High Weal National Landscape. Development projecting into these rural areas would affect the character and setting of the High Weald landscape and affect the rural setting of this part of Herstmonceux. However, the development boundary has included four dwellings granted planning permission to the rear of James Avenue. The development boundary has been drawn tightly to the boundary of the site to prevent further encroachment into the High Weald National Landscape.

5.191 Along Fairfield and Bagham Lane, the limits to the built-up area are clearly defined by the rear gardens of the properties which abut the boundary of the High Weald National Landscape, and so the development boundary here is drawn tightly to the existing curtilages.

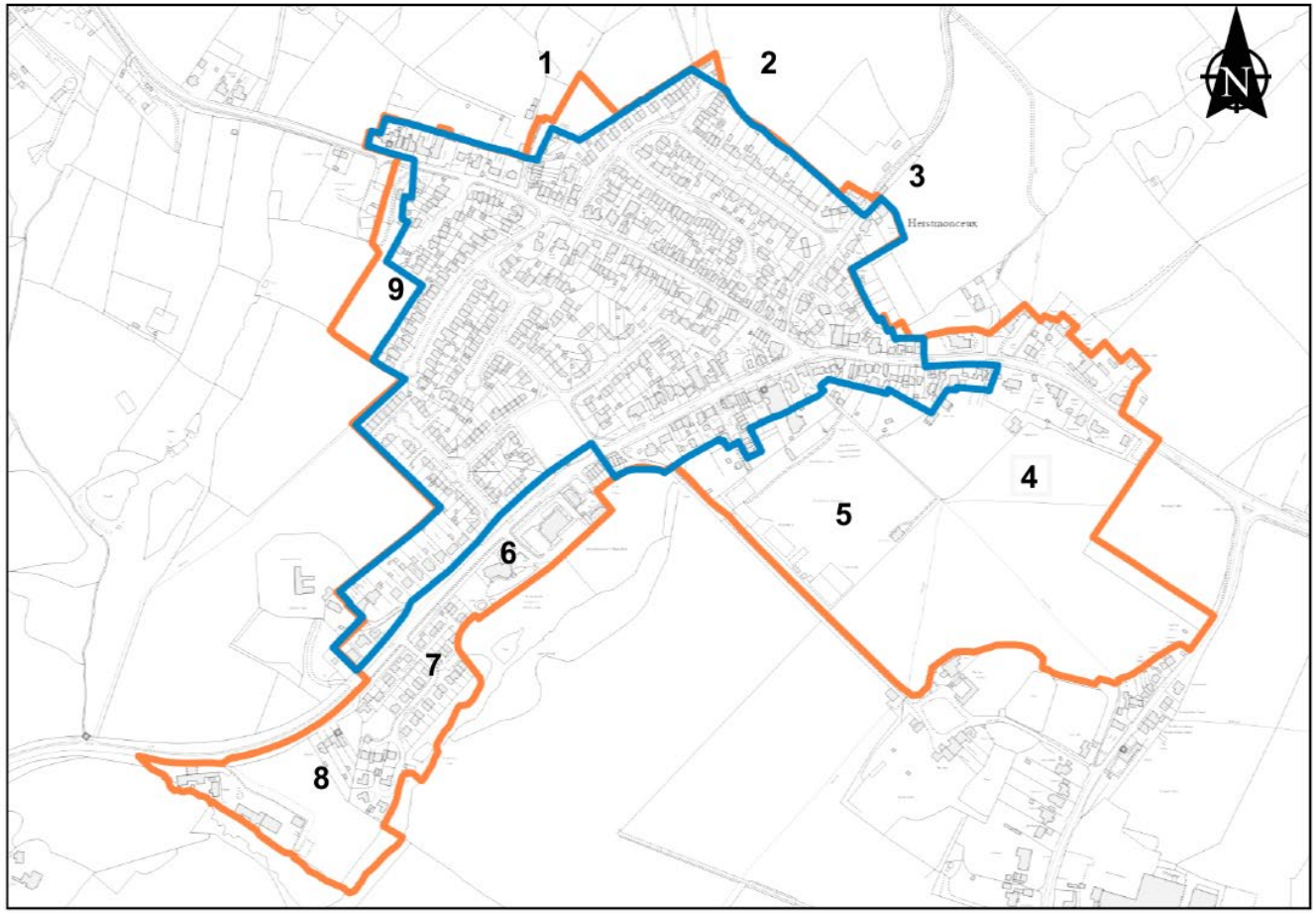
5.192 To the east of Bagham Lane, the development boundary excludes the large rear curtilages of Braemar and Wallscroft, seeking to prevent any undesirable and intrusive backland development and to protect the sensitive urban edge. At the eastern end of Herstmonceux along Gardner Street, the Sundial Restaurant, Meadow View, and Elm Tree House are included in the development boundary as is land adjacent to Elm Tree House fronting Gardner Street, which has received planning permission for four dwellings. These are all visually and functionally related to the core of the settlement. However, the development boundary is tightly drawn to the existing curtilages here to protect the High Weald National Landscape and wider open countryside from intrusive development.

5.193 At the eastern end of the village, to the south of Gardner Street, the boundary includes the 70 permitted dwellings on land adjacent to the Lime Cross Recreation Ground and the existing properties fronting the main road. This results in Herstmonceux Recreation Ground being included within the boundary; however, this will be retained in its current use.

5.194 Along the southern edge, the boundary is drawn tightly to the rear of development fronting onto Hailsham Road and includes school grounds to the southeast. The boundary includes the new Integrative Health Centre and village hall. The development boundary includes residential development along Oak Way and two separate land parcels, one which has been permitted and the other which is allocated in the draft Plan to the south of this. The boundary is tightly drawn in this location to prevent harm or encroachment into the countryside to the southeast of the settlement and to provide protection to parcels of ancient woodland.

5.195 Along the western edge of the village, the boundary follows tightly to existing residential dwellings. There are some opportunities for infill development that would relate well to the built core of the settlement and the boundary has been drawn to include these. The loose knit dwellings to the north and south of West End Road have been excluded as they are more rural in nature.

# Herstmonceux




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land off West Terrace, West End, which has been granted reserved matters permission for four (net) dwellings under planning reference WD/2019/0543/RM. | 2 |
| 2 | The development boundary has been amended to include five garages and a garden that is associated with dwellings located on James Avenue. The garages and garden demonstrate a clear physical and functional relationship to the existing built form of Herstmonceux. | 3,4 |
| 3 | The development boundary has been amended to include an existing dwelling located to the west of Bagham Lane. The dwelling demonstrates a clear visual and functional relationship with the existing built form of Herstmonceux to the south. | 3,4 |
| 4 | This commentary includes the area to the north and south of Gardner Street and to the rear of Herstmonceux Church of England Primary School. The boundary has been amended to include Land adjacent to Elm Tree House, Gardener Street, Herstmonceux that was granted reserved matters planning permission for four (net) dwellings under planning reference WD/2017/0501/RM and has been completed. The development boundary includes Land adjacent to Lime Cross Recreation Ground, which gained reserved matters planning permission for 70 (net) dwellings under planning reference WD/2018/1584/MRM. The granting of these planning permissions extends the built-up boundary of Herstmonceux eastwards and therefore a number of existing residential dwellings and commercial premises which were not previously within a development boundary are now included. | 1,2,3,4,6, |
| 5 | The extension of the development boundary results in Herstmonceux Recreation Ground now being included within the boundary. | 8 |
| 6 | The development boundary has been amended to include Land at North Lodge, Hailsham Road Herstmonceux that gained full planning permission for 16 (net) dwellings under planning reference WD/2007/3290/MAJ and has since been completed. The settlement boundary has been amended to include Herstmonceux Village Hall, which gained full planning permission under planning reference WD/1996/3300/F and has been completed. The boundary has also been amended to include the Herstmonceux Integrative Health Centre and Warwick & Radcliffe Pharmacy that gained planning permission under planning reference WD/2012/1088/F and has been completed. | 3,4,8 |

| | | |
|---|---|---|
| 7 | The development boundary has been amended to include Land off Hailsham Road, Herstmonceux that gained reserved matters planning permission for 40 (net) dwellings under planning reference WD/2017/1174/MRM and has since been completed. | 3,4 |
| 8 | The development boundary also includes Land adjacent to Collins Honda, Hailsham Road, which has been granted full permission for 21 (net) dwellings under WD/2022/1080/MAJ. The boundary also includes Land at Collins Honda, Hailsham Road, which is allocated for 9 (net) dwellings as part of the new Local Plan under HMX1. | 1,2, |
| 9 | The development boundary has been extended to include land suitable for infill development located to the rear of dwellings on The Ridgeway and Chestnut Close. | 5 |

Horam

5.196 Horam is one of the District's larger villages and is situated approx. 1.6 miles from Heathfield on the A267 which runs between Hailsham and Tunbridge Wells.

5.197 Horam lies immediately south of the High Weald National Landscape, positioned on the side of a valley above Waldron Ghyll, which affords views out into the surrounding countryside. The High Weald landscape to the north of Horam is characterised by stream corridors lined with mature trees and belts of Ancient Woodland. To the southwest, long ranging views are afforded over the Low Weald countryside which includes large areas of Ancient Woodland. The landscape to the southeast is fairly enclosed, characterised by a patchwork of fields and east to west running stream corridors.

5.198 Although there are houses dotted along the many rural lanes that lead into Horam, development is mostly concentrated on the eastern side of the A267 around its commercial core located on the High Street near to the junction of the B2203 Heathfield Road. The village centre provides a range of shops, services and community facilities including a doctor's surgery, pharmacy, dentists, a Co-Op convenience store (open 7 days a week 7am – 10pm), post office, fish and chip shop, tea rooms and recreation ground.

5.199 There are also a number of leisure and tourism facilities located both within and on the edge of the village. These facilities along with the many businesses located within Horam provide opportunities for local employment.

5.200 Until 1965, Horam had a railway station and was on the Eastbourne to Tunbridge Wells route. The former railway line now forms part of the Cuckoo Trail, which is a major route for recreation providing a 21km footpath and cycleway (National Cycle Network Route 21) between Eastbourne and Heathfield. The Cuckoo Trail passes through the centre of the village contributing to its tourism and supporting local businesses. A number of other footpaths also connect with the Cuckoo Trail providing good accessibility to the surrounding countryside.

5.201 The nearest primary and secondary schools are in Maynards Green and Heathfield, respectively. A once daily school bus runs from Horam to Heathfield and back again, with a journey time of approx. 12 mins.

5.202 Whilst there is no longer a train station at Horam, it has a very frequent bus service providing half hourly services between the village, Eastbourne, Hailsham and Heathfield..

5.203 Horam was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.20). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Horam Description of Development Boundary

5.204 The development boundary at Horam seeks to provide and manage growth in locations adjacent to built up areas, whilst preventing significant outward encroachment of development into the surrounding countryside, particularly to the north and west.

5.205 At the western edge, the boundary follows to the rear of dwellings located on Merrydown Way and Bramley Avenue. The development to the west of this is more scattered and rural in character and is therefore excluded.

5.206 To the north, the development boundary tightly envelops the more compact development along the eastern side of the A267 around Manor Close, Manor Road and The Avenue. The boundary excludes loose knit development set within the large, landscaped plots to the northwest along Little London Road to prevent an intensification of development in this location. Dwellings fronting the B2203 to Stream Bridge are also included, but land beyond this is recognised for its landscape value by its inclusion within the High Weald National Landscape. The boundary has been amended to include some additional backland development to the rear curtilages of dwellings fronting the B2203 that has been completed.

5.207 The development boundary follows the curtilages of development along the B2203 and Vines Cross Road. The boundary is tightly drawn here as the area is subject to flooding, which restricts development in this location. Beyond Horham Bridge to the east, the development boundary includes houses north and south of Vines Cross Road, but does not include dwellings where these become more rural in character. The boundary does not include the full length of curtilage in order to prevent backland development.

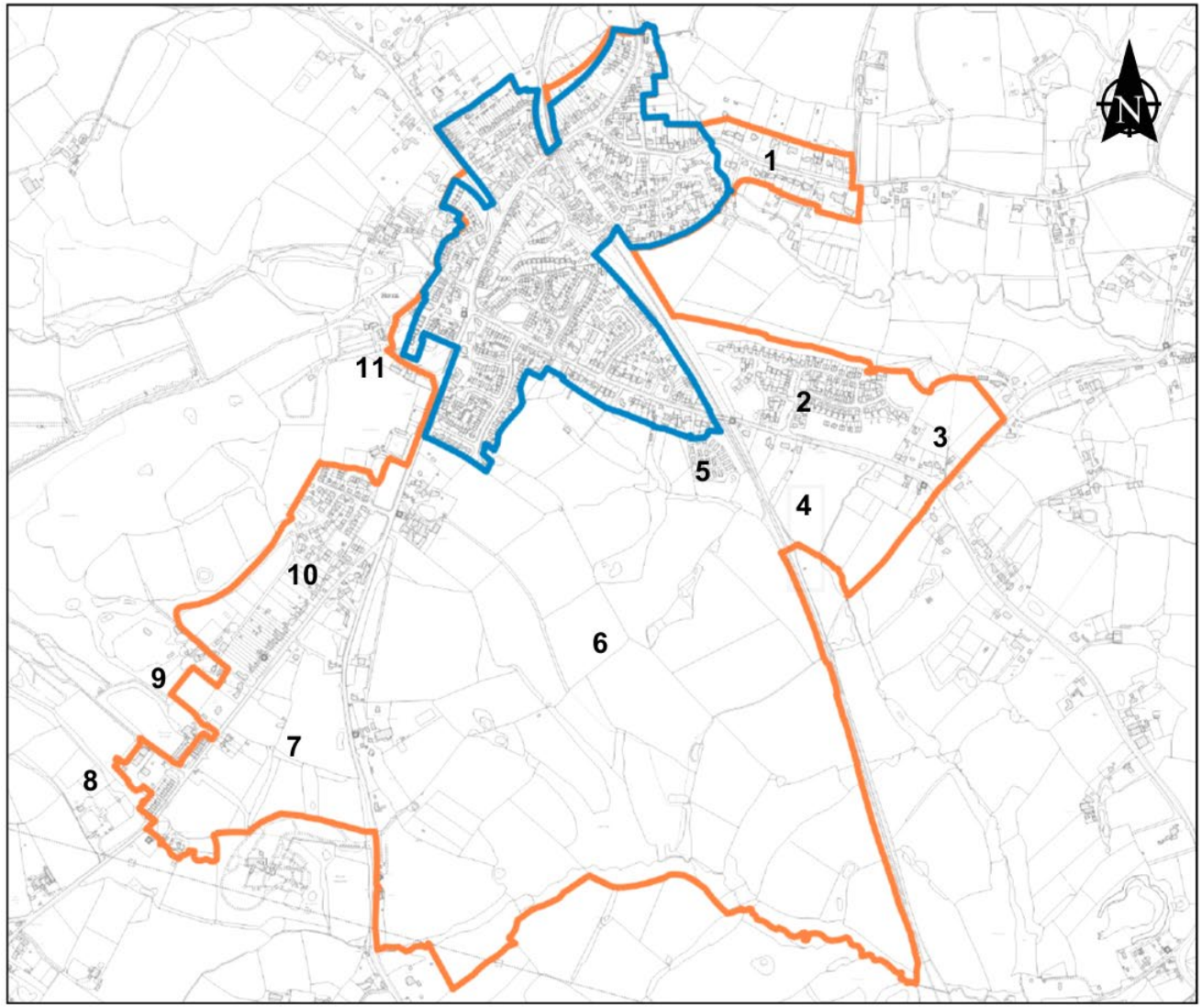
5.208 On the eastern side of the village, the development boundary is drawn to include land either side of Horebeech Lane up to Laundry Lane, which is considered a natural break and therefore forms the boundary. This includes the recently completed development along Poppy Drive and Marigold Avenue and land allocated for residential development in the draft Plan to the west of Laundry Lane.

5.209 To the south of Horebeech Lane, the development boundary includes the committed development at Colyet Farm and the Woodland View Touring Park. The boundary is significantly extended to the southeast of Horam to include Land at Coxlow

Farm, which has been identified as a housing allocation within the draft Local Plan. The ancient woodland to the south of Coxlow Farm represents the end of the development boundary and separates the site from the wider countryside beyond. Therefore, land beyond this is excluded from the development boundary.

5.210 Moving westwards, the settlement is drawn to include recently permitted and completed developments located to the west of the A267 and east of Chiddingly Road. The Wealden Crematorium is excluded from the development boundary and serves as the natural end point to the settlement in this location and separates the settlement from the countryside beyond. The boundary follows the curtilages of existing residential and employment development to the west of Chiddingly Road. It also includes land that has been permitted and allocated for residential development in the draft Plan. The boundary is drawn tightly in this location to prevent the expansion of development into the rural landscape to the west and to protect parcels of ancient woodland.

5.211 Moving northwards, the boundary excludes the community facilities and recreation ground, which relate to the rural landscape to the west. The boundary is drawn to include land allocated for development in the draft Plan and to provide for some opportunities for small scale infill development, that relates to the built form of Horam.




# Horam

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include residential dwellings located on the north and south sides of Vine Cross Road, which can demonstrate a physical and visual connection to the built form of Horam and are distinctly separate from the open countryside. | 3,4 |
| 2 | The development boundary has been amended to include 123 (net) dwellings along Poppy Drive and Marigold Avenue, which have achieved planning permission under WD/2017/2651/MRM and have been completed. | 3,4 |
| 3 | The development boundary has been amended to include Land at Cauldavon, Horebeech Lane, which is allocated for 45 (net) dwellings within the draft Local Plan under HOR2. | 1 |
| 4 | The development boundary has been amended to include Land south side of Horebeech Lane, Horam, which has been granted outline planning permission for 38 (net) dwellings under WD/2021/2356/MAO. The extension of the settlement boundary to include these sites means that some residential development that was previously excluded from the boundary is now included. The boundary also allows for opportunities for infill development. | 2,3,4,5 |
| 5 | The development boundary has been amended to include 20 static residential caravans (Use Class C3), which gained permission for permanent residential occupation under planning reference WD/2017/0022/F and which has now been completed. | 3,4 |
| 6 | The development boundary has been amended to include Land at Coxlow Farm, Horam Road, which is allocated for 750 (net) dwellings, 4,000sqm of employment floor space and 2FE Primary School with early years provision as part of the draft Local Plan under HOR6. The extension of the development boundary to include these sites means that some residential development that was previously excluded from the boundary is now included. | 1,5 |
| 7 | This commentary relates to the area to the east of Chiddingly Road and west of the A267. The development boundary has been amended to include Land at Hedgerows, Eastbourne Road, Horam which gained reserved matters planning permission for 53 (net) dwellings under planning reference WD/2020/2306/MRM and has been completed. The boundary is amended to include Land at Two Oaks, Chiddingly Road, which has been granted outline permission for 24 (net) dwellings under WD/2020/0950/MAO. The boundary includes Land at Chiddingly Road, Horam, which gained planning permission for 22 (net) dwellings under planning reference WD/2020/2667/MAO. The boundary includes Land at Horeham Flat Farm, Chiddingly Road, Horam, which has gained planning permission for 36 (net) dwellings under planning reference | 1,2,3,4,5 |

| | | |
|---|---|---|
| | WD/2018/2526/MAO. Horeham Flat Farm is also allocated for 6 (net) dwellings as part of the draft Local Plan under HOR5. The extension of the development boundary to include these sites means that some residential development, completed prior to the adopted Local plan is included within the boundary. | |
| 8 | The development boundary is extended to include employment units that relate to the built form of the existing settlement. The development boundary includes 9 (net) completed dwellings along Chiddingly Road that were granted permission under planning reference WD/2010/0658/F. | 3,4,6 |
| 9 | The development boundary has been amended to include Land at Horam Park Golf Course, Chiddingly Road, Horam, which gained outline planning permission for 5 (net) dwellings under planning reference WD/2020/1746/O. The boundary has been amended to include Land at Great Easterfields, Chiddingly Road, Horam which is allocated for 6 (net) dwellings within the draft Local Plan under HOR3. | 1,2 |
| 10 | The development boundary has been amended to include Land at Clearview Farm, Chiddingly Road, Horam which is allocated for 35 (net) dwellings within the draft Local Plan under HOR4. The development boundary includes 58 (net) dwellings on Autumn Drive granted permission under planning reference WD/2017/2952/MAJ and which have now been completed. The extension of the development boundary to include these sites means that some residential development that was previously excluded from the boundary is now included. | 1,3,4 |
| 11 | The development boundary has been amended to include Land adjoining Discovery Way and Village Hall, Horam which is allocated for 5 (net) dwellings within the new Local Plan under HOR1. The development boundary is also extended to include some opportunity for infill development at Manor Farm Bungalow, which would relate well to the built form of Horam. | 1,5 |

Isfield

5.212 Isfield is located 3.4 miles to the south-west of Uckfield. Isfield is a relatively small linear settlement which has developed along the minor C9 road, extending northwest from the A26 Uckfield to Lewes road.

5.213 Isfield is situated within attractive open countryside east of the River Ouse and south of the River Uck. The village comprises three distinct areas separated by tracts of open countryside which provide long distance views out of the village, enhancing its rural setting.

5.214 Isfield offers a limited number of services and facilities to the residents and wider rural area including a church, a pub, a village hall, a recreation ground and farm shop. The nearest primary school is in Little Horsted (1. Miles away), the nearest pre-school and secondary school is in Uckfield (3.1 miles away). Uckfield is the closest town and offers a wide range of services and facilities including retail, medical, train services to London and leisure.

5.215 Whilst there is no train station at Isfield, it is served by a regular bus service to Lewes, Brighton, Uckfield and Tunbridge Wells.

5.216 Isfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.21). This development boundary was removed for Isfield as part of the 2013 Core Strategy. The 1998 boundary has been the starting point for considering a new development boundary for Isfield.

Isfield Description of Development Boundary

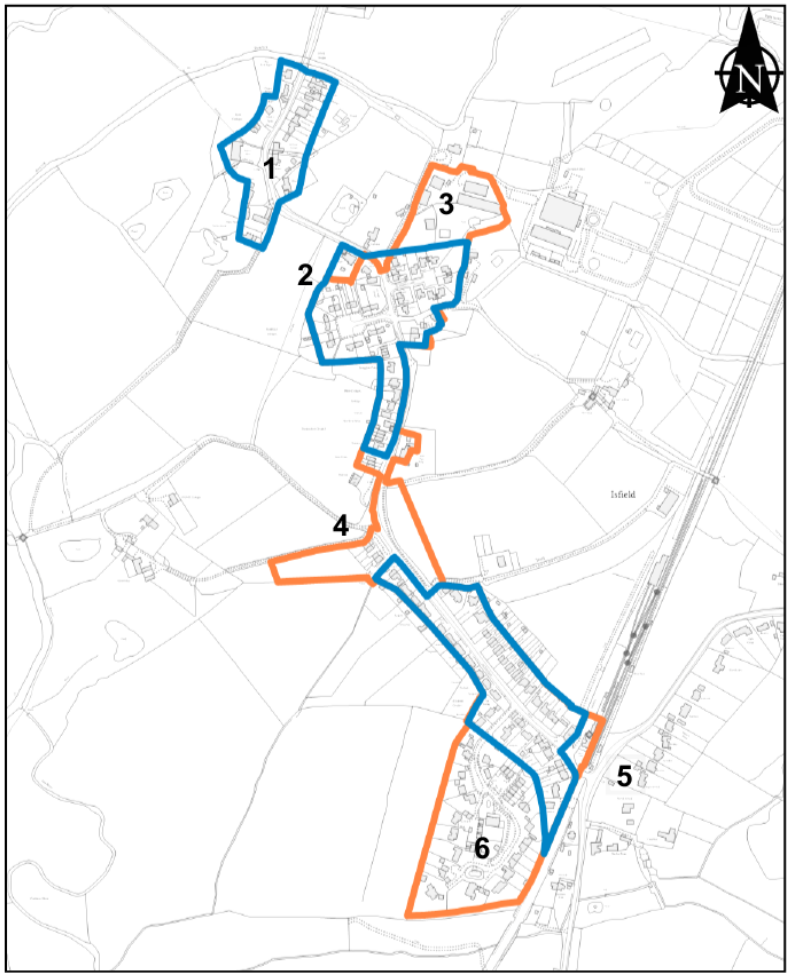
5.217 The development boundary seeks to protect the sensitive landscape setting of the settlement whilst preventing an intensification of development in inappropriate locations, much of which is subject to flood risk. The development boundary provides opportunities to develop land that connects well to the built form of the settlement and is allocated for development within the new Local Plan.

5.218 At the north-western edge of the settlement, the development boundary follows the built-up edge provided by properties along Northfield Cottages. The development boundary excludes Isfield Village Hall and a grade II listed building known as Faulkners, which lie at the periphery of the settlement and do not connect to its built form. To the northwest of the settlement, the development boundary excludes residential properties along Station Road that are visually and physically associated with the rural countryside landscape to the north.

5.219 To the northeast, the development boundary follows the clearly defined edge to the rear of properties at Tile Barn Close. The boundary extends northward to include allocated land at Sandpit Cottage.

5.220 Moving towards the central part of the settlement, the development boundary is drawn tightly to the rear of properties along Station Road. The development boundary excludes the Isfield Recreation Ground and Cricket Club, as they visually relate to the countryside to the west and are community assets. The development boundary excludes land to the east of Station Road that slopes significantly upwards to the east. An intensification of development in this location would dramatically alter the existing landscape character of the settlement and would not relate well to Isfields existing built form. The development boundary includes the frontage of a large agricultural field which is allocated for residential development in the draft Local Plan, which would reflect existing linear development in the centre of Isfield.

5.221 To the southern edge, the development boundary follows the curtilages of residential development located along Lavendar Fields, Culpepper Close and Station Road. The development boundary excludes land, some of which is at risk of flooding, beyond this existing development as it would impact the rural setting of Isfield. The railway line at the southeastern edge of the settlement serves as the physical boundary for Isfield. The development boundary does not include the scattered development along Horsted Lane as an intensification of development in this location would have a detrimental impact upon the general rural character of the countryside in this location.




# Isfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**February 2024**

**Wealden Local Plan**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to exclude linear development to the east and west of Station Road, which are not visually and functionally connected to the main central core of the settlement. | 9 |
| 2 | The development boundary has been amended to exclude Isfield Village Hall, which lies at the edge of the settlement and is associated with the more rural landscape. | 10 |
| 3 | The development boundary has been amended to include Land to rear of Sandpit Cottage, Station Road, which is allocated for 10 (net) dwellings within the draft Local Plan under IS2. | 1 |
| 4 | The development boundary is amended to include 12 (net) dwellings on Culpepper Close that were granted permission under planning references WD/2020/2058/MRM and WD/2023/1594/F and have since been completed. The development boundary is also amended to include Land at Holly Gap Farm, Station road, which is allocated for 10 (net) dwellings within the draft Local Plan under IS1. | 1,3,4 |
| 5 | The development boundary has been extended to Isfield Railway Station, which serves as the physical end to the settlement. This includes the Station House, which was granted permission for 2 (net) dwellings under planning reference WD/2002/2383/F and has since been completed. | 3,4,8 |
| 6 | The development boundary has been amended to include the residential development located along Lavender Fields, which was granted permission under planning reference WD/2010/1684/MAJ and has since been completed. | 3,4, |

Lower Horsebridge

5.222 Lower Horsebridge is a settlement closely associated, but not contiguous, with Hellingly Village on the outskirts of Hailsham town. It mainly consists of linear development and is separated from Hailsham by the River Cuckmere Flood plain.

5.223 Lower Horsebridge is dissected by the A271 which is one of the main access routes from north Hailsham and settlements to the east of Hailsham including Herstmonceux and Ninfield. The A271 at Lower Horsebridge meanders through this settlement which restricts traffic movement. It is close to Boship Roundabout which provides the link to follow on journeys to the A22 and A267 including access to Lewes, Uckfield, Crowborough and Tunbridge Wells.

5.224 Within Lower Horsebridge there are two pubs and a veterinary practice but otherwise no other services or facilities. It is served by the nearby Hellingly Primary School. Other facilities such as secondary school provision, GP services and retail and leisure are provided by nearby Hailsham.

5.225 There is no train station at Lower Horsebridge, however it is served by a half hourly bus service 7 days a week, with a journey time of approx. 10 mins to Hailsham. This service also provides access to Polegate Rail station and beyond.

5.226 Lower Horsebridge was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.23). This development boundary was removed for Lower Horsebridge as part of the 2013 Core Strategy; however, the 1998 boundary has been used as the starting point to define a new development boundary for Lower Horsebridge.

Lower Horsebridge Description of Development Boundary

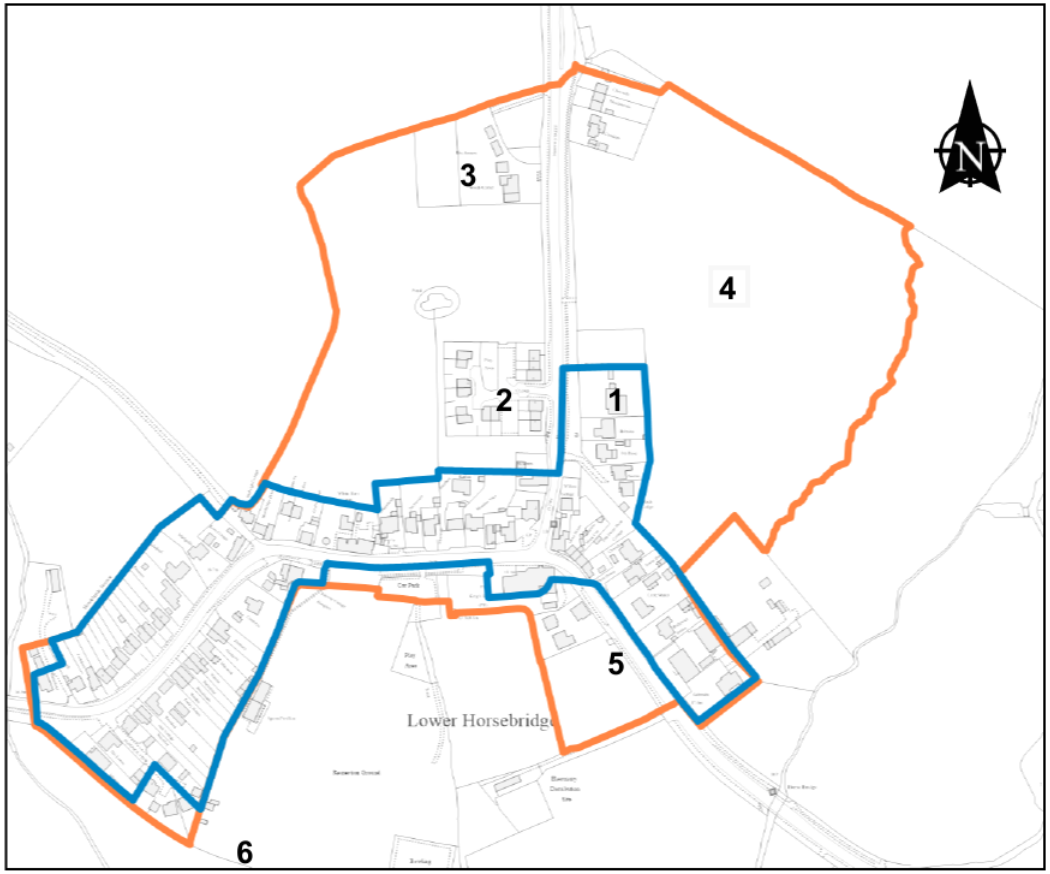
5.227 The development boundary seeks to protect Lower Horsebridge from an intensification of development in inappropriate locations, much of which is constrained by flood risk or is rural in nature. The development boundary reflects the existing built form of the settlement, but also includes that which has been granted planning permission or is allocated for development within the draft Local Plan.

5.228 At the northern western edge of the settlement, the development boundary is drawn around permitted development and land which is allocated for residential development in the draft Plan to the west of North Street. The boundary excludes the agricultural fields to the north and west as development here would be intrusive within the countryside and would be out of keeping with the rural character and appearance of the surrounding countryside.

5.229 To the east, the development boundary is drawn around land to the east of North Street that has been permitted for residential development. The boundary continues to follow the curtilage of existing residential dwellings and employment units to the east of the A271. The boundary does not extend to include fields to the east as these are at risk of flooding and serve as a visual and physical gap between Lower Horsebridge and Hailsham.

5.230 At the southern edge, the development boundary is drawn around existing development located along the A271 (Horsebridge) that is visually and functionally related to the settlement. The development boundary includes the King's Head Pub and recent residential development to the south of this. Once again, fields to the south that are located within flood risk and serve as a visual and functional gap between Lower Horsebridge and Hailsham are excluded.

5.231 To the south-west, the development boundary excludes Lower Horsebridge Recreation Ground to protect an important community facility from the potential of development. The development boundary is then drawn to the rear of properties located to the north and south of the A271 (Horsebridge), including the recently completed development on Paddock View. Surrounding fields are excluded due to the presence of flood risk and also to prevent inappropriate backland development that would extend beyond the established road frontage development located along the A271 (Horsebridge).




# Lower Horsebridge

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include 14 (net) dwellings on Field Close that were granted permission under WD/2012/0829/MAJ and have since been completed. | 3,4 |
| 2 | The development boundary has been amended to include Land west of North Street, which has been granted outline planning permission for 55 (net) dwellings under WD/2021/2056/MAO. | 2 |
| 3 | The development boundary has been amended to include Woods Corner, North Street, Lower Horsebridge, which is allocated for 15 (net) dwellings within the draft Local Plan under HEL3. | 1 |
| 4 | The development boundary has been amended to include Land east of North Street, which was granted outline planning permission for 130 (net) dwellings under planning reference WD/2019/1575/MAO. Given the granting of this residential development, a small number of adjacent residential dwellings previously excluded from the development boundary are now included. | 2,3,4 |
| 5 | The development boundary has been amended to include the full curtilage of The Kings Head Pub. The boundary includes three (net) dwellings granted under WD/2016/0094/F and WD/2018/1308/F, which have now been completed. The development boundary includes Land to south of the King's Head Pub and east of recreation ground, which was granted full planning permission under WD/2017/2419/MAJ and since been completed. | 3,4,8 |
| 6 | The development boundary includes four (net) dwellings on paddock Way that were granted planning permission under planning reference WD/2016/0077/RM and have since been completed. | 3,4 |

Maresfield

5.232 Maresfield is a relatively large village located about a mile to the north-west of Uckfield and is primarily residential in character. The village, now bypassed, has developed from an historic core to the north and west of the former A272 and A22 routes. There is a range of local services and recreational facilities including a primary school, pre-school/nursery, village store, post office, church, pub, village hall and recreation ground. Secondary school provision is in Uckfield, as are a wider range of retail and leisure facilities and medical services.

5.233 The village is bound to the south and east by open countryside of the Low Weald while to the north and west, areas of open land, mature tree cover and scattered dwellings display a strong rural character.

5.234 The historic core of the village is located around the junction of London Road and Batts Bridge Road where several of the fine old buildings date from the 17th and 18th Centuries. The special architectural and historic character of the centre of the village has been recognised by its designation as a Conservation Area.

5.235 Maresfield Park is an extensive area of low-density housing to the north-west of the village centre where large, detached properties in extensive curtilages, together with mature tree cover and landscaping, create a high-quality parkland environment. In contrast, development to the north of Batts Bridge Road has been in the form of an in-depth estate, originally of local authority housing, whereas to the south of the road, more limited cul-de-sac development has taken place.

5.236 There is no train station at Maresfield, although Uckfield train station is around 2.3 miles away and can be reached by bus, although there are no evening services. Haywards Heath can also be reached by bus.

5.237 Maresfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.24). This development boundary was removed for Maresfield as part of the 2013 Core Strategy; however, it has been used as the starting point for the new Wealden Local Plan development boundary for Maresfield.

Maresfield Description of Development Boundary

5.238 The development boundary for Maresfield seeks to provide and manage growth in locations adjacent to built up areas, including land that has recently been granted planning permission or is newly completed. The development boundary seeks to prevent

the significant outward encroachment of development into the surrounding countryside, particularly to the south and to the east.

5.239 To the north of the settlement, the development boundary is drawn tightly around existing properties located to the north of Middle Drive and to the west of Straight Half Mile. The development boundary does not extend beyond these properties to include land that is characterised by loose-knit sporadic development. This development is set in extensive curtilages and surrounded by woodland and is not functionally or visually related to the main built-up area of Maresfield.

5.240 To the northeast of the settlement, the development boundary has been drawn tightly around permitted development to the east of Straight Half Mile. The development boundary also includes existing employment and commercial development located between Straight Half Mile and Nursery Lane that is visually and physically connected to Maresfield. The development boundary does not extend further eastwards as this land is open to extensive views to the east and additional development would have a detrimental impact on the attractive rural countryside in this location.

5.241 To the east of the settlement, the development boundary includes existing development along the High Street that visually and physically relates to Maresfield. The development boundary does not include dwellings beyond the linear form of the High Street along Underhill (Road) as they are loose knit in form and more rural in nature. Maresfield Recreation Ground located to the west of the High Street is included within the development boundary as it is located within the built-up area of Maresfield., However, this is considered an important community asset to the village contributing to open space provision and residential amenity.

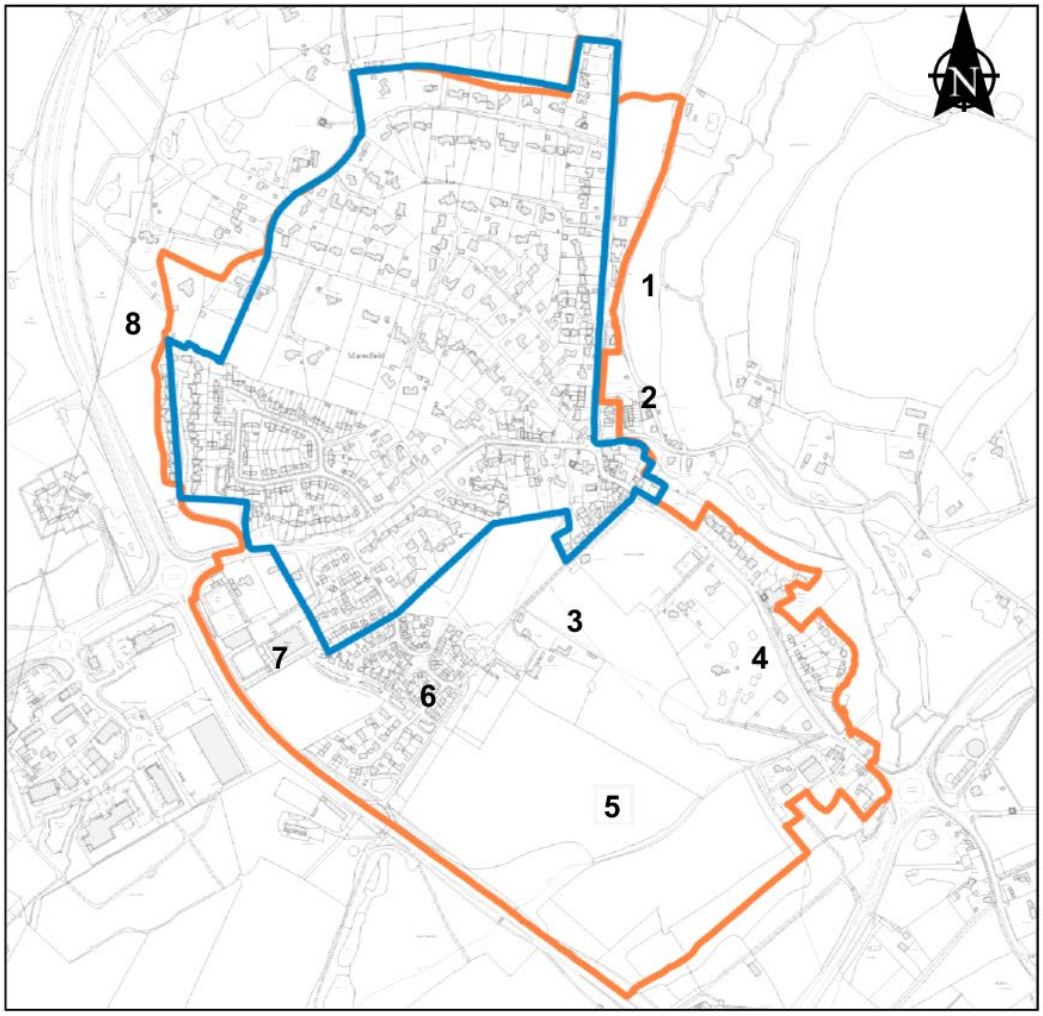
5.242 To the southeast, the development boundary excludes the Commonwealth War Graves and the playing fields associated with Bonners Primary School that are located at the fringe of the settlement. The development boundary is drawn tightly behind existing properties along the High Street, School Hill, and Orchard Place as the land beyond is constrained by flood risk and ancient woodland, which precludes additional development in this location.

5.243 To the south, the development boundary follows the curtilages of existing development at Mill House Farm. The development boundary is drawn to include land allocated for residential development to the north of Shortbridge Stream in the draft Local Plan. The steam ends as a natural end point for the boundary, which does not extend beyond this due to flood risk to the south.

5.244 To the southwest, the development boundary follows the physical boundary provided by the A22. The boundary excludes land to the west of the A22 comprising the Ashdown Business Park and residential properties along Queens Drive as this land is

visually and functionally separated from Maresfield by the A22. The development boundary includes newly completed residential development along Rolling Mill and Blooomery Way, that relates well to the built form of the settlement.

5.245 Moving towards the northwest, the development boundary is drawn tightly around properties located along Forest Park and the Drive, that are visually and functionally related to the settlement. The development boundary excludes loose-knit sporadic development and parcels of woodland to the northwest of Maresfield, in order to protect the rural fringe character of the area and the surrounding countryside.




# Maresfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**February 2024**

**Wealden Local Plan**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land at Straight Half Mile, which has a resolution to grant planning permission for 21 (net) dwellings under planning reference WD/2022/3098/MAJ. The boundary is amended to include an employment unit currently used as a veterinary clinic, that was first granted permission under planning reference WD/WD/1998/2392/F. A small number of adjacent residential dwellings previously excluded from the development boundary are now included as they are visually and functionally related to the settlement. | 1,2,3,6 |
| 2 | The development boundary includes a small number of dwellings located at Shelley Villas, which are visually and functionally related to the settlement. | 3,4 |
| 3 | The development boundary includes Maresfield Recreation Ground and surrounding fields that are now located within the built-up boundary of Maresfield due to land proposed for allocation in the draft Local Plan. | |
| 4 | This commentary relates to the area that fronts onto the High Street and School Hill at the southeastern edge of the settlement. This includes four (net) dwellings granted to the north of the High Street under WD/1998/0344/F, which have since been completed. This includes the nine completed (net) dwellings along Orchard Place that were granted under planning reference WD/2016/3052/RM. The development boundary is amended to include the eight (net) dwellings granted permission at Furnace Bank House under WD/2020/1194/F, WD/2020/0852/F and WD/2020/0836, which have since been completed. The boundary includes six (net) dwellings granted at Mill House Farm under planning reference WD/2019/1499/RM. The extension of the planning permission to include these developments has resulted in a number of existing residential dwellings and Maresfield Recreation Ground to now be included in the development boundary as they are functionally and visually related to the settlement. | 1,2,3,4,8 |
| 5 | The development boundary has been amended to include Land south of Maresfield, A22, which is allocated for 210 (net) dwellings within the draft Local Plan under MA1. The extension of the development boundary to include this allocation has resulted in the inclusion of three previously excluded listed buildings within the development boundary. It is not considered that the land surrounding these listed buildings is suitable for infill development. | 1,3,4 |

| | | |
|---|---|---|
| 6 | The development boundary has been amended to include 80 (net) dwellings approved under WD/2010/1856 /MRM and 25 (net) dwellings approved under WD/2019/2682/MFA, which have both been completed. | 3,4, |
| 7 | The development boundary has been amended to include Land southwest of Park Farm, A22, which is allocated for 25 (net) dwellings in the draft Local Plan under MA2. The community facilities to the north of this allocation are also included as they are visually and functionally related to the settlement and the A22 to the west serves as the natural end point of the boundary. | 1,8 |
| 8 | The development boundary has been amended to include two residential dwellings located at the edge of the settlement that are visually and functionally related to the settlement. The boundary is amended to include the full curtilage of residential development approved under WD/1996/1192/F along Forest Park. | 3,4 |

Mayfield

5.246 Mayfield is situated in the north of the District, to the east of the A267 Tunbridge Wells to Eastbourne Road approximately nine miles south of Tunbridge Wells, on the northern side of the Rother Valley.

5.247 Mayfield is a historic linear residential village and one of the larger villages in the District. It is predominantly residential in character with a good range of shops and services which are focused on the High Street, including a convenience store, pharmacy, dentists, post office and bank, pub, church, village hall, recreation grounds, various convenience/essential retail/ comparison / specialist retail shops, cafes and tea shops and sports clubs.

5.248 The village is on a ridge top wholly within the High Weald National Landscape and has ribbons of development along adjoining ridges, which afford long distance views to and from the village from its landscape setting within the High Weald.

5.249 The nearest towns are Heathfield which is located 3.1 miles to the south and Crowborough which is located 3.7 miles to the northwest of Mayfield. Both towns have good facilities and services with Crowborough having a hospital and both having secondary school provision and leisure facilities.

5.250 The closest railway station is Stonegate which is located three miles to the east of Mayfield. Wadhurst Station is also located 5 miles to the northeast. Both stations are on the Hastings Line providing hourly train services to London Charing Cross via Tunbridge Wells and Hastings. Crowborough also has a railway station which is on the Uckfield branch of the Oxted line which connects to London Bridge.

5.251 Although physically close to Crowborough, it is easier and quicker for residents to access Heathfield and Tunbridge Wells via bus.

5.252 Mayfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.26). This development boundary was retained in the 2013 Core Strategy.

Mayfield Description of Development Boundary

5.253 The development boundary for Mayfield encompasses the village in a generally tight manner to protect the sensitive rural fringe locations and surrounding open countryside from inappropriate and intrusive development.

5.254 Along the western edge of the village, limits to the built-up area are clearly defined by the A267 Mayfield Bypass and part of the former railway line. Significant development in this area would be remote from the main village centre with poor pedestrian connectivity back to key services.

5.255 The development boundary follows the physical demarcation of the A267; excluding land further to the west to prevent any encroachment of development into the countryside beyond. The Rotherfield Lane area in the north-western part of the village has a very tranquil rural character where any new development would be inappropriate. For this reason, the development boundary excludes the full depth of the long rear curtilages of properties along Victoria Road and other areas of land to prevent any intensification of development in this rural fringe location.

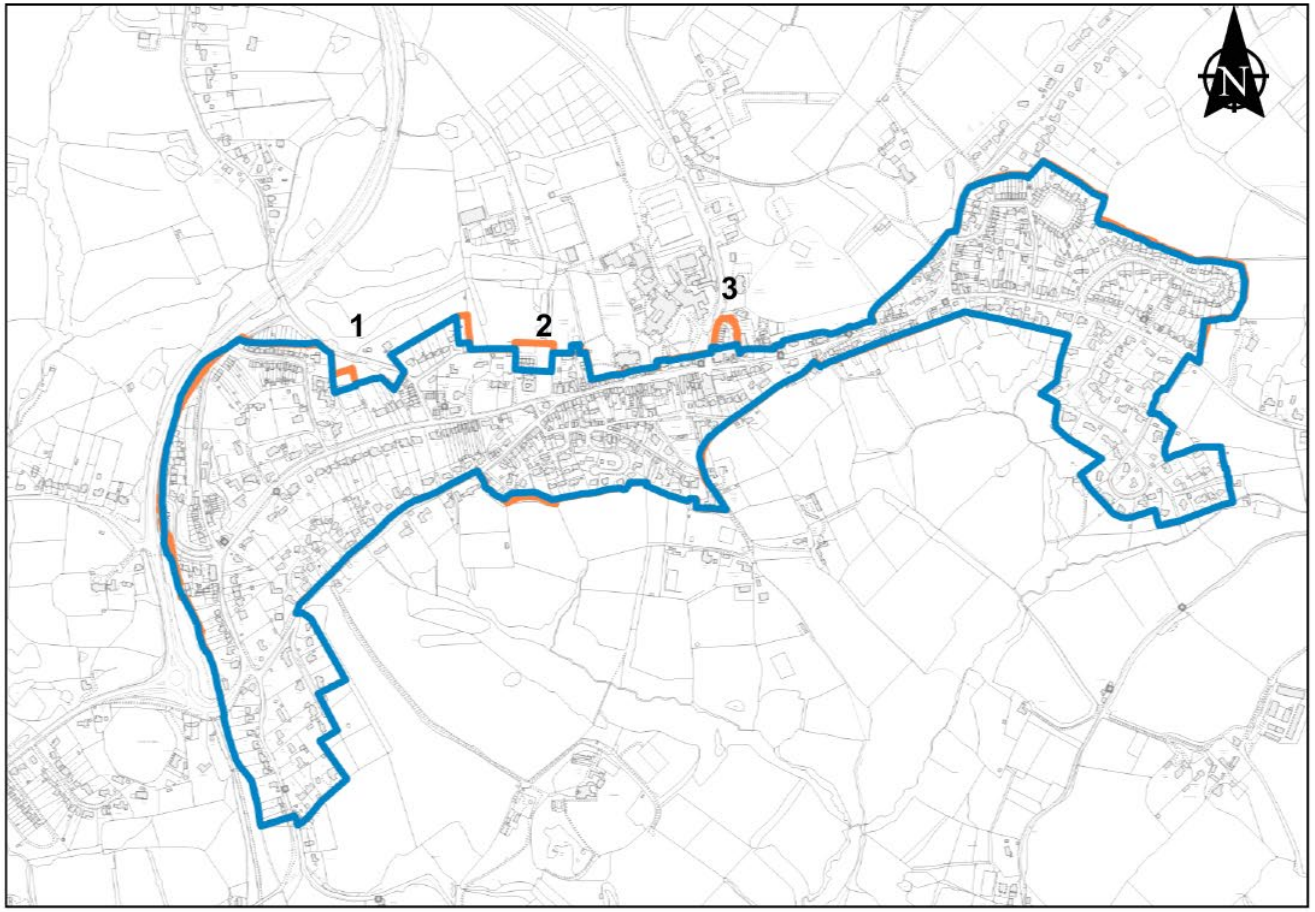
5.256 Further east, the development boundary closely follows the rear of frontage properties along the High Street, with some development along St Leonards Lane also included. The boundary has been drawn tightly to prevent inappropriate development further to the north which would be inappropriate in this prominent Conservation Area location, intruding particularly upon the setting of St Dunstan's Church and St Leonard's School. The development boundary excludes properties along the old A267 where it extends north of the High Street in order to protect the rural fringe character of this locality.

5.257 On the eastern side of the village the development boundary follows the well-defined edge to the built-up area but excludes ribbon development extending to the north-east of the village along Coggins Mill Road. These large, detached houses, several set above road level, are considered to lie outside the built-up limits of Mayfield in the semi-rural area separating the village and the small settlement of Coggins Mill. Intensification of development along this road, which would prejudice its character and lead to coalescence of the settlements, is to be resisted. The development boundary is drawn tightly around low-density development on The Warren to prevent an intensification of development in this low-density area.

5.258 The development boundary excludes the sloping land to the south of the village to protect the openness of the northern valley side. This part of the village is constrained by levels and exposure to the south, together with existing uses which provide important public benefit. Similarly, the development boundary excludes the properties south of West Street where the gaps in development provide a more open and fringe appearance. The development boundary excludes properties in the Knowle Hill area and land to the south here to protect both the rural fringe character of the area and the surrounding countryside.

5.259 The development boundary continues to exclude Mayfield Cricket Club and the Wellbrook area where the three cul-de-sacs of Roselands Avenue, Rothermead and Berkley Road are situated. This area is located beyond the main confines of the village

and where the prevailing character is more rural. This area is therefore excluded from the development boundary. Additionally, the land between Rothermead and Berkley Road is an area of open countryside which makes a positive contribution to the landscape of the locality. It is also an area subject to flooding constraints and is therefore beyond the boundary.




# Mayfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include the full curtilage of Mayfield Tennis Club. The land can demonstrate a clear and functional relationship with Mayfield and is visually part of the existing built form. | 8 |
| 2 | The development boundary has been amended to include Land at Aylwins, High Street, Mayfield that was granted planning permission for 14 (net) dwellings under planning references WD/2008/1009/MAJ and WD/2010/1235/MAJ and has since been completed. | 3,4 |
| 3 | The development boundary has been amended to include 10 dwellings located on St Leonards Lane that gained full planning permission under planning reference WD/2008/1012/MAJ and have now been completed. | 3,4 |

Ninfield

5.260 Ninfield is a village located approximately 3.7 miles to the north-west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle.

5.261 The village is mainly residential in character and developed along the High Street and Manchester Road, giving the village a predominantly linear form. However, estate development has consolidated the settlement between these roads, and to the west of Church Lane and Lower Street.

5.262 The village is situated in the Combe Haven Valley area of the High Weald. The boundary of the High Weald National Landscape is located just to the north west of the village. Ninfield is situated on a prominent ridge and is elevated from its surrounding landscape with long distance views afforded from the villages existing settlement edge.

5.263 Standard Hill located on the south western tip of Ninfield is considered culturally important as the place where William the Conqueror placed his flag after the Battle of Hastings. From this location long views across the Levels can be gained. The South Downs National Park is also visible from the south western edge of Ninfield. The northern edge of Ninfield also provides extensive views across the countryside towards the High Weald National Landscape.

5.264 The village has a number of services and facilities including a primary school, GP, village shop, pre-school/nursery, post office, church, pub, village hall, recreation ground and allotments. The nearest secondary school is in Bexhill, along with a range of shops and leisure facilities.

5.265 Ninfield is considered to have good accessibility being located relatively close to the town of Bexhill which provides a good range of services and facilities. There is no train station at Ninfield, the closest is located in Battle or Bexhill. Both stations provide a service to Eastbourne and Hastings providing access to Brighton, Tunbridge Wells and London.

5.266 The village does have a bus service running Monday to Saturday providing access to Bexhill, Eastbourne, and Tunbridge Wells, although there are no evening services. A school time service is provided to Hailsham also.

5.267 Ninfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.28). This development boundary was retained as part of the adoption of the Core Strategy in 2013.

Ninfield Description of Development Boundary

5.268 The development boundary is drawn in order to accommodate some growth within and around the village, whilst preventing significant development either side of the village ridge top setting.

5.269 At the northwestern edge the boundary follows the dwellings that front onto Coombe Lane and Marlpits Lane. The boundary has been drawn tightly to restrict the encroachment of the village into Coombe Wood and the adjoining countryside within the High Weald National Landscape. The recently completed development at Hunters Moon at the northeastern edge is also included, but the boundary is drawn tightly to restrict further expansion into the countryside landscape to the northeast.

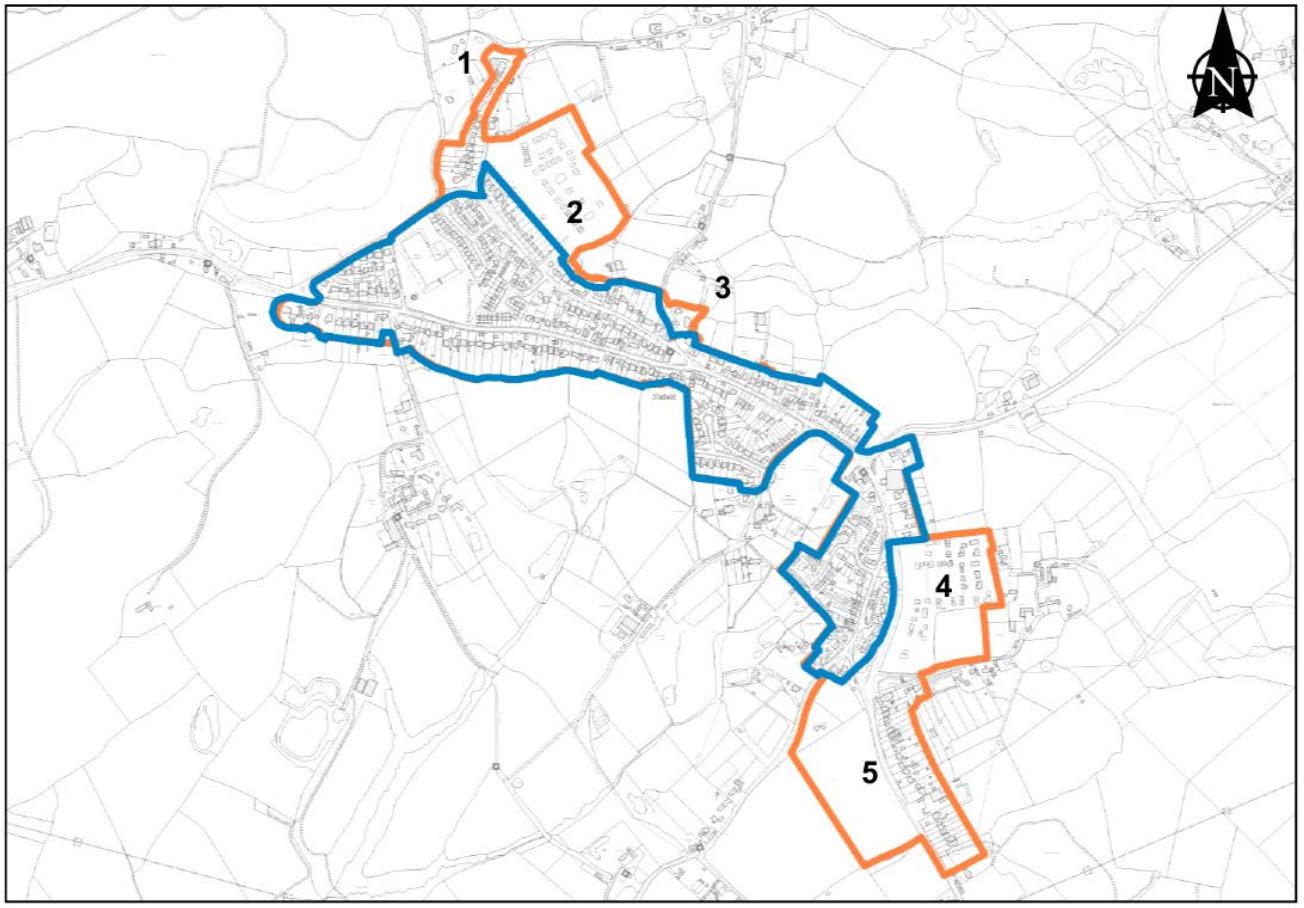
5.270 Moving to the southeast, the boundary is drawn tightly to the rear of dwellings on the north side of Manchester Road and The Green to prevent the outward expansion of Ninfield into the countryside landscape to the north. To the southeast, the boundary excludes land close to the junction with the High Street and B2204 which is visually prominent and exposed in distant views to the north and north-east. There are some opportunities for infill development in this location, which would relate well to the built form of the settlement.

5.271 At the southeastern edge, the boundary includes the land committed for development at Ingrams Farm to the east of Bexhill Road. The boundary extends southwards to include development fronting onto Bexhill Road, including permitted development to the west of Bexhill Road.

5.272 To the northwest, the development boundary follows the existing development at Lower Street, Smith Close, The Green and Church Lane. Ninfield Recreation Ground and the adjacent community allotments have been excluded from the development boundary as it is considered that this area has a distinct open character which links the village to the countryside south of Church Path. The Parish Church, primary school and adjoining properties have also been excluded to resist intensification of development which would adversely affect the loose-knit character of this part of the village.

5.273 The boundary then continues to follow the boundary of existing development to the south of the High Street and Standard Hill. The development boundary has been drawn tightly to ensure that backland development is not brought forward in this ridge top location, where long views are offered over the countryside to the south.

# Ninfield




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include existing development located to the west of Marlpits Lane, which is visually and functionally related to the settlement This includes the former Bircholt Retirement home, which has been converted into 6 (net) residential dwellings under planning reference WD/2019/2170/F and has been completed. | 3,4 |
| 2 | The development boundary has been amended to include Land off Manchester Road, which gained reserved matters planning permission for 80 (net) dwellings under WD/2019/1859/MRM and has now been completed. | 3,4 |
| 3 | The development boundary included 3 (net) dwellings granted under planning reference WD/2019/1404/RM, which have now been completed. | 3,4 |
| 4 | The development boundary has been amended to include Land at Ingrams Farm, Bexhill Road, Ninfield which gained planning permission for 55 (net) dwellings under planning reference WD/2018/1732/MRM and has now been completed. An additional parcel of land to the southeast of this site has been granted outline planning approval for 9 (net) dwellings under WD/201/2716/O and is included within the boundary. | 2,3,4 |
| 5 | The development boundary has been amended to include the eastern part of Land at Crouch Field, Bexhill Road, Ninfield, which has gained outline planning permission for 65 (net) dwellings under planning reference WD/2021/2454/MAO. The extension of the boundary to include this site means that existing residential dwellings, Ninfield Village Hall, and a commercial property that were previously excluded are now visually and functionally related to the central core of Ninfield. There are also opportunities for small scale infill development to the north of Crouch field. | 2,3,4,5,7,8 |

Pevensey

5.274 Pevensey is a small historic village located on the edge of the Coastal Levels, within an area of reclaimed marshland, 4 miles north-east of Eastbourne.

5.275 The village is located to the east of Pevensey Castle, along the High Street that used to extend through the Castle and now diverts around its northern wall. Most of the modern development in the village has occurred outside the historic core, on the eastern and western peripheries of the village. The Conservation Area boundary includes the historic extent of the village around the church of St. Nicholas, with Pevensey Castle at the core.

5.276 By virtue of Pevensey Castle and its proximity to the coast, the village attracts large numbers of visitors. Consequently, it has a range of facilities catering for local needs and tourists. However, the village itself remains essentially residential in nature. Amenities include two pubs, a village hall, and a church. The nearest primary school is in Pevensey and Westham (0.6 miles away) and the nearest secondary schools are in Willingdon and Eastbourne. Retail, leisure and medical services can be reached in Eastbourne however there is a GP surgery in Westham (0.6 miles to the west).

5.277 Pevensey & Westham and Pevensey Bay train stations (0.8 miles southwest and 0.3 mile southeast respectively) lie at either end of the village and provide services between Hastings and Eastbourne as well as Brighton and Lewes. Eastbourne is the nearest town and has all amenities including the nearest secondary school.

5.278 As well as the close proximity of two train stations, Pevensey is also served by a frequent bus service to Hastings and Eastbourne.

5.279 Pevensey was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.30). This development boundary was removed as part of the 2013 Core Strategy; however, it has been used as the starting point to consider the development boundary for the draft Local Plan.

Pevensey Description of Development Boundary

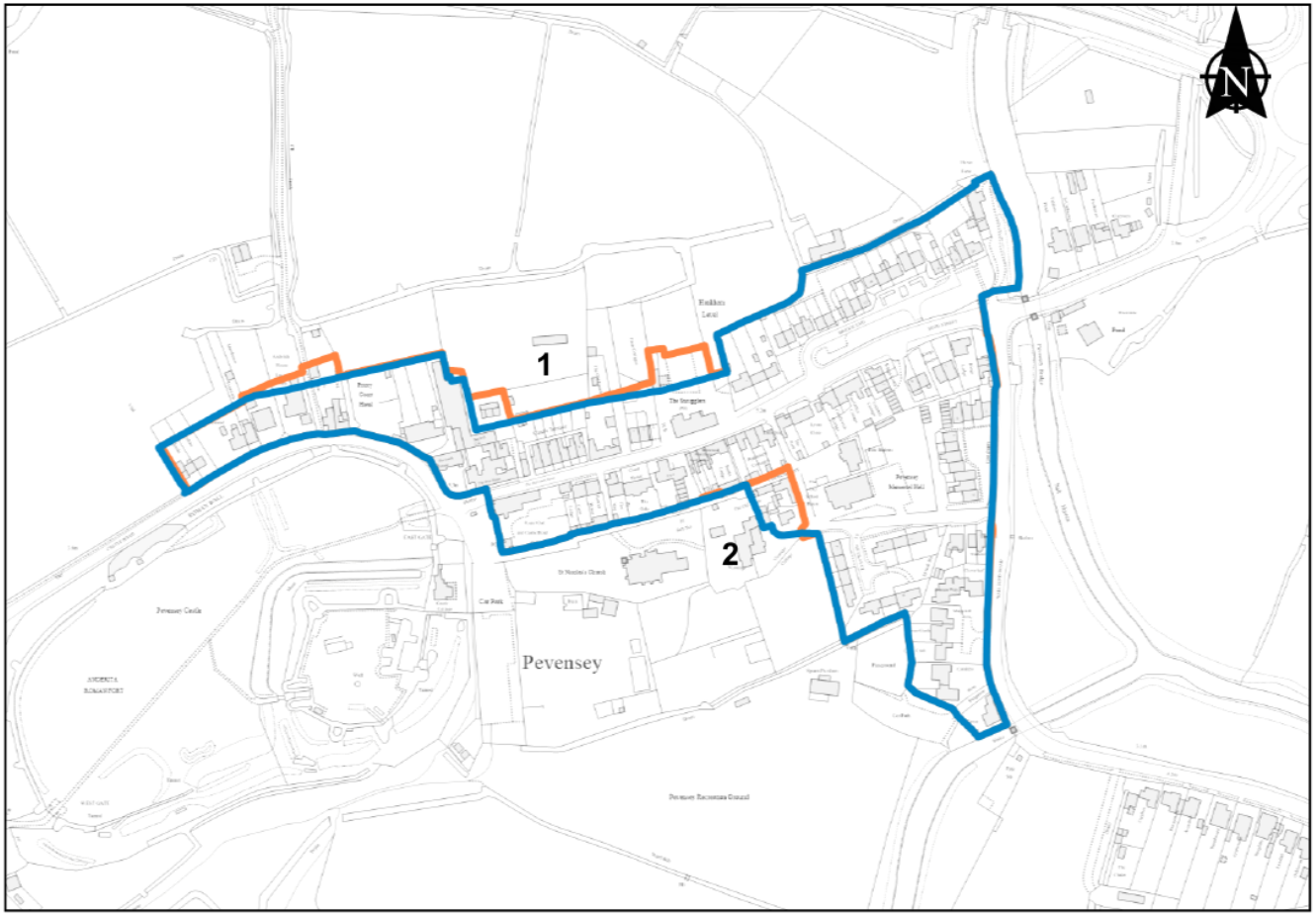
5.280 The development boundary is drawn to protect the historic character and rural setting of Pevensey, particularly Pevensey Castle and St Nicholas Church. The boundary is drawn tightly to resist the expansion of development into the surrounding countryside or into the visual and physical gaps that separate the settlement from Westham and Pevensey Bay.

5.281 At the northern edge of the village, the boundary is drawn closely to the established frontage development located along the High Street to prevent backland development that would not be in keeping with the settlements-built form.

5.282 On the eastern side of the village the development boundary follows the clear physical boundary provided by Pevensey Haven and the A259. Land and properties beyond Pevensey Bridge have been excluded since it is considered that any intensification of development in this location would be detrimental to the rural setting of the village and would be at risk of flooding.

5.283 To the south, the development boundary follows the rear curtilages of properties fronting the High Street, St Nicholas' Close and the A259. South of Church Lane, the Parish Church and Vicarage are set within spacious grounds with mature tree cover, where further intensification of development would be detrimental to the character and appearance of the Conservation Area. The development located adjacent to Pevensey Bay Train Station is excluded as it is physically unrelated to the main built form of the village.

5.284 At the western edge, The Royal Oak Pub and residential development north of Castle Road serve as the natural end to the boundary. Pevensey Castle and the open land surrounding it is excluded in recognition of its important historic setting. The boundary does not extend towards the northwest for the purpose of preventing the coalescence of Westham and Pevensey.




# Pevensey

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

20 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary is drawn to include the curtilages of some dwellings located to the north of Castle Road, which is visually and functionally related to the settlement. | 4 |
| 2 | The development boundary has been amended to exclude development to the south of Church Lane to protect the historic setting of the Grade II Listed Vicarage and Grade I Listed St Nicholas Church. | 16 |

Pevensey Bay

5.285 Pevensey Bay has developed along a gently curving bay that extends from Langney Point in the west to Bexhill in the east. From the edge of the village there are far-reaching views both along the coast towards Eastbourne and Hastings, and inland across the low-lying countryside of the Coastal Levels to the Herstmonceux ridge. To the north, the Pevensey Levels, is an area of great landscape and wildlife value designated for its international, national and local biodiversity interest.

5.286 The village itself has a strongly linear form, with 3.2km of almost continuously built-up frontage along the beach. The settlement mainly comprises of inter-War bungalow development, much of it set on an exposed shingle bank along the seafront, but with further estate development extending inland onto the low-lying Levels. There are several large caravan and camping sites which are located either side of the A259 Eastbourne Road, reflecting the area's popularity as a tourism destination during the summer months.

5.287 The village has a good number of services and facilities including at least one small supermarket/ convenience store alongside other local service outlets including pubs, takeaways, and local niche operators. It also has a GP, a pharmacy, post office, church, and allotments.

5.288 The train station at Pevensey Bay is approx. 0.6 miles to the northwest of the village and can be reached by an 11 min walk along the A259, which has a wide footpath along the southern side of the road. It can also be reached on the number 99 bus within 4 mins. There are bus services to Hastings and Eastbourne.

5.289 Pevensey Bay was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.31). This development boundary was retained by the 2013 Core Strategy.

Pevensey Bay Description of Development Boundary

5.290 It is important to prevent the further outward growth of Pevensey Bay in order to protect the open and exposed landscape setting, to maintain its separation from Eastbourne and to safeguard development from areas at risk of flooding and storm damage from the sea.

5.291 At the northern edge, the boundary follows the clearly defined edge of residential development on Castle Drive and priory Close. The boundary is drawn tightly to these dwellings to prevent the expansion of development into a sensitive landscape

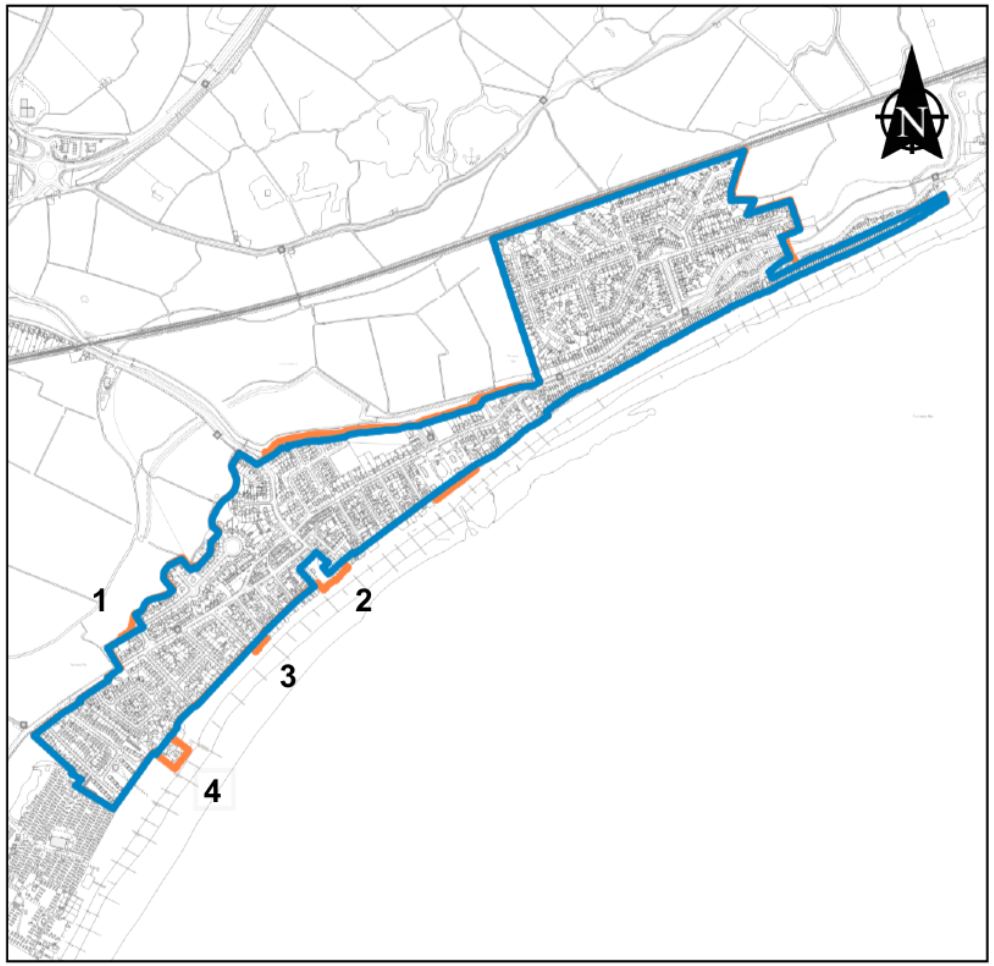
that is at risk of flooding. Moving eastwards, Salt Haven Sluice then serves as the natural end to the development boundary, severing the settlement from open fields to the north.

5.292 At the northeastern edge, the boundary is drawn to include the development located at Beachlands and the development located on the south side of Coast Road that faces to the sea. The boundary does not extend to include the full curtilage of these dwellings or to include the fields located in the sensitive landscape to the northeast.

5.293 Along the seafront, the development boundary generally follows the building line of the properties fronting the beach. Further development towards the sea would be intrusive and out of keeping with the existing settlement pattern facing the sea.

5.294 At the southern edge, the boundary is drawn to exclude the caravan parks located to the south of the settlement. These are excluded to protect their current use and prevent the redevelopment of this part of Pevensey Bay.

# Pevensey Bay




## Key

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Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

200 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary is amended to include a residential dwelling that was granted under WD/1998/1730/F and has since been completed. | 3,4 |
| 2 | The development boundary is amended to include the car park at Sea Road, which is visually and functionally connected to the settlement. | 8 |
| 3 | The development boundary is amended to include residential dwellings previously excluded from the development boundary that relate to the built form of the settlement. | 3,4 |
| 4 | The development boundary has been amended to include the Sandcastle Hotel, which was previously excluded from the development boundary but is considered to be within the built form of the settlement. | 3,4 |

Polegate and Willingdon

5.295 Polegate and Willingdon are situated at the south-eastern edge of the District, to the north of Eastbourne and south of Hailsham. The south-western edges of the settlement abut the northern edge of the South Downs National Park. The town is situated on an east-west ridge.

5.296 Polegate (with Willingdon) is a medium-sized linear town, which has developed along the Lewes to Hastings railway line and the A27 main road corridor. The A22 road corridor also passes north to south through the town. The town comprises a series of post-war housing estates, with a High Street shopping area running through the centre of the town. In the east of the town, Chaucer Industrial Estate provides a key employment base. There is some formal recreational use of the large tract of open, relatively low-lying fields between Polegate and Willingdon at the eastern edge of the town, however this area is predominantly agricultural. .

5.297 Polegate supports the only traditional high street in the area of Polegate, Willingdon and Stone Cross, although shopping provision is dominated by nearby Eastbourne. Nonetheless, Polegate has a good number and range of services, facilities and shops for local residents and visitors.

5.298 Polegate is home to a train station that links Eastbourne to Lewes and then onto Brighton and London. This train station also serves the population of Hailsham which are without a train service. Although there are a number of visits to the town to use the train station, it has not demonstrably had a positive impact on the economy and in particular retail.

5.299 Besides the train station, the town is also served by a number of frequent bus services, providing access to and from surrounding areas including Hastings, Bexhill, Ninfield, Herstmonceux, Willingdon, Eastbourne, Heathfield, Hellingly and Hailsham.

5.300 Polegate and Willingdon was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 16). This development boundary was retained in the 2013 Core Strategy.

Polegate and Willingdon Description of Development Boundary

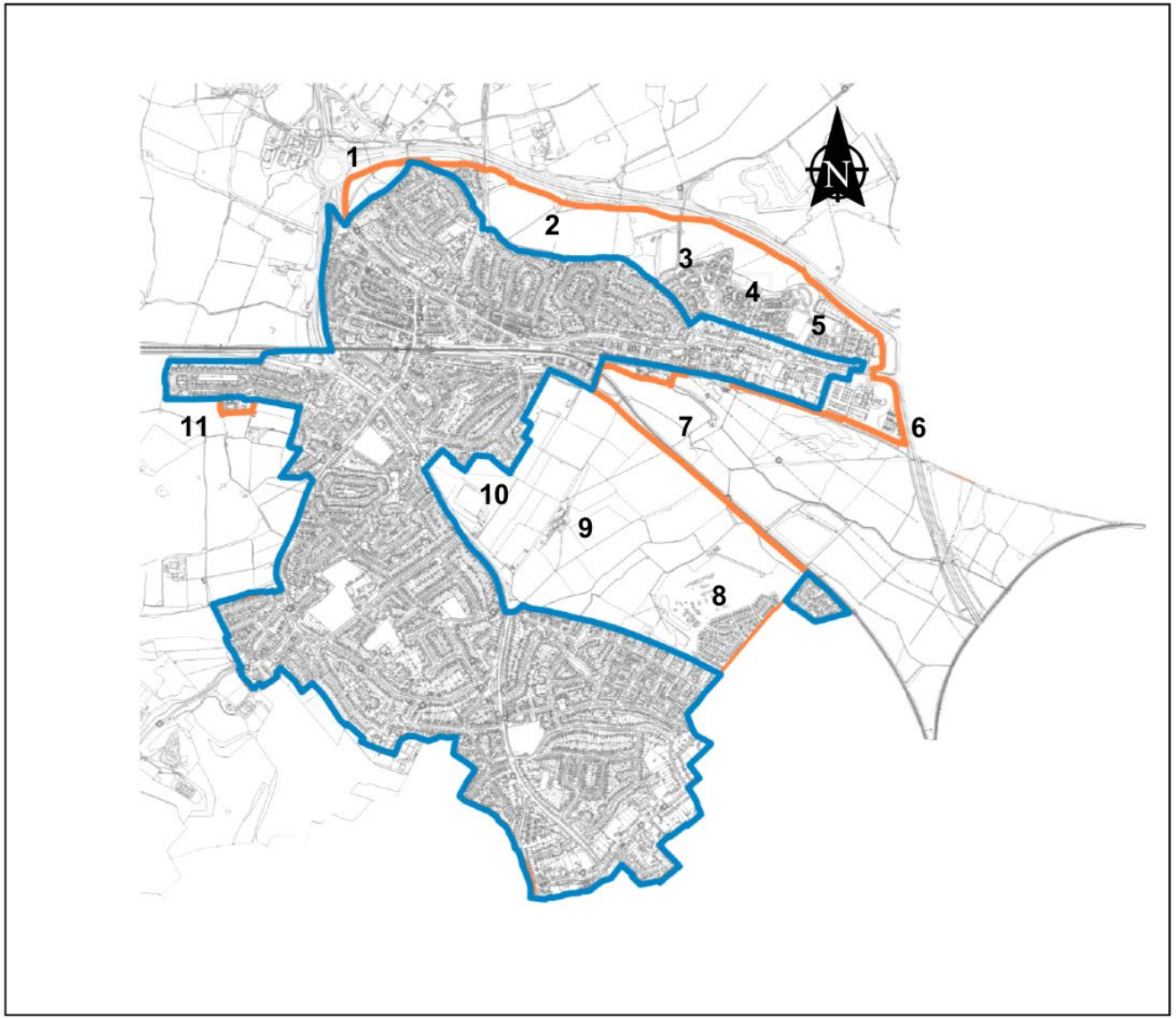
5.301 There are clear landscape and environmental constraints to the further outward expansion of Polegate and Willingdon. The proximity of the South Downs National Park and the severance of the A27, constrains significant expansion to the west of the area.

5.302 The hard northern edge of Polegate is defined by the A27 and the intervening land between this and the existing built edge of Polegate is included in an expanded development boundary. The newly defined edge is drawn to consider permitted, allocated and newly completed development in this location.

5.303 The north-eastern end of Polegate and Willingdon includes frontage development along Dittons Road but incorporates rear curtilages where significant development has been permitted in the perimeter formed by the A27, Dittons Road and Golden Jubilee Way. The A27 to the east and the former railway line to the south provide clearly defined physical limits to the town in this area. The exception is the Polly Arch Site, Lynholm Road which is included in the boundary, adjacent to the sewage treatment works.

5.304 The land in-between the railway line and central built-up form of Willingdon is included within the development boundary, following the approved major application at Brodricklands & Hamlands Farm and Mornings Mill Farm. There are also some additional residential allocations and infill opportunities located within this area.

5.305 To the south of Lower Willingdon, it follows the District boundary. To the west of Polegate and Willingdon, the development boundary is drawn tightly to the existing built-up area at the foot of the Downs where the District boundary meets the South Downs National Park. The boundary has been slightly amended to include newly built out development where appropriate.




# Polegate and Willingdon

## Key

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Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

200 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include land north of Sayerland Road that may be suitable as infill development. | 5 |
| 2 | The development boundary has been amended to include Land at Shepham Lane, which is allocated for 240 (net) dwellings in the draft Local Plan under POL3. The boundary also includes 40 (net) dwellings located to the west along Primrose Way, that was granted under WD/2018/1122/MRM and has been completed. | 1,3,4 |
| 3 | The development boundary has been amended to include Land at Little Shepham, Shepham Lane, Polegate, which has gained reserved matters planning permission for 108 (net) dwellings under planning reference WD/2022/2975/MRM. The development boundary has been amended to include Land north of Jubilee Drive and Highgrove Crescent, which has gained permission for 180 (net) dwellings under planning reference WD/2021/1637/MAO. | 2 |
| 4 | The development boundary has been extended to include significant residential development to the north of Dittons Road and south of the A27 that has now been completed. This includes residential development in the form of 260 (net) dwellings under planning reference WD/2007/1054/MEA, 229 (net) dwellings under planning references WD/2010/0200/MRM, WD/2013/1257/MRM AND WD/2015/2053/MAJ, 17 (net) dwellings under WD/2020/1065/MAJ. | 3,4 |
| 5 | The development boundary has been amended to include Land north of Dittons Road, which was granted planning permission for the erection of Class 1 B1 business units under planning reference WD/2013/1193/MAJ and has been completed. The development boundary has been amended to include 22 employment units that were granted planning permission under planning references WD/2017/1557/MRM and WD/2017/1558/MAJ and have now been completed. The development boundary has been amended to include a Lidl supermarket and associated car park, which was granted full planning permission under planning reference WD/2016/1067/MAJ and has since been completed. | 6,7 |
| 6 | The development boundary has been amended to include the enlargement of the Chaucer Industrial Estate, which was granted planning permission under planning reference WD/2016/1232/MAJ. An additional office block was granted approval under planning reference WD/2018/2129/F. The development boundary is also extended in this location to include Land at Dittons Farm, Dittons Road, which gained reserved matters planning permission for 78 (net) dwellings under planning reference WD/2019/0442 and is currently under construction. The | 6 |

| | | |
|---|---|---|
| | boundary also includes the Paddock to the front of Dittons Park Industrial Estate, Dittons Road, which is allocated for 24 (net) dwellings within the draft Local Plan under POL1. | |
| 7 | The development boundary has been amended to include the residential curtilage of dwellings fronting onto the southern side of Aberdale Road. These curtilages are functionally and visually associated with the built-up area of Polegate. | 4 |
| 8 | The development boundary has been amended to include Land at Brodricklands and Hamlands Farm, Willingdon, which has gained outline planning permission for 390 (net) dwellings under planning reference (WD/2016/0986) and part of which is currently under construction. | 2,3,4 |
| 9 | The development boundary has been amended to include Land at Mornings Mill Farm, Eastbourne Road, Willingdon, which has gained outline planning permission on appeal for 700 (net) dwellings under planning reference WD/2021/0174/MEA. | 2 |
| 10 | The boundary also includes Hindslands Playing Fields, Eastbourne Road, which achieved reserved matters planning permission for 180 (net) dwellings under planning reference WD/2023/0664/MRM. The development boundary also includes Hindslands Fields (west), Eastbourne Road, which isallocated for 60 (net) dwellings within the draft Local Plan under POL4. The boundary also includes Hindslands Fields (east), Eastbourne Road, which is allocated for 30 (net) dwellings within the draft Local Plan under POL2. | 1,2 |
| 11 | The development boundary has been amended to include 2 existing dwellings located behind existing development on the southern side of Sunstar Lane. The amendment also includes Land at Polegate Stud Farm Stables, Gainsborough Lane, Polegate, which gained full planning permission for 10 (net) dwellings under planning reference WD/2000/2134/F, and which has been completed. | 3,4 |

Ringles Cross

5.306 Ringles Cross is a settlement located to the north of Uckfield, which is characterised by development located between London Road to the west and Five Ash Down Road and Coopers Green Road to the east. Development within the southern part of the settlement is more compact whilst linear development extends along the full length of Coopers Green Road. The development within the northwestern part of the settlement is more loose knit and rural in nature. The settlement is closely bounded by the Grade II Listed historic Buxted Park and ancient woodland to the east and west, which encloses the settlement from the wider landscape.

5.307 There are limited services within the settlement, however, the settlement lies in very close proximity to Uckfield. The settlement is in walking distance of Uckfield High Street and Railway Station. The settlement is also provided with a frequent bus service (half hourly) that provides a sustainable form of transport to Uckfield.

5.308 Ringles Cross was not previously provided with a development boundary as part of the adopted 1998 Wealden Local Plan.

Ringles Cross Description of Development Boundary

5.309 The development boundary for Ringles Cross seeks to provide and manage growth in locations adjacent to built up areas, including land that has recently been granted planning permission or is newly completed. The development boundary seeks to prevent the significant outward encroachment of development into the surrounding countryside, particularly to the east and west.

5.310 To the north, the development boundary follows the edge of the built-up area to the south of the A272, including existing properties and land west of Five Ash Down Road, which has been permitted for development. The development boundary excludes loose knit low density development surrounded by woodland located to the northwest of the settlement that does not relate visually or physically to the built form of the village.

5.311 To the east, the development boundary is drawn to include fields allocated for development in the draft Local Plan that are enclosed from the wider countryside by Views Wood to the east, which serves as a natural barrier for the development boundary in this location.

5.312 To the south, the development boundary follows the boundary provided by Five Ash Down Road and London Road. This includes existing residential properties that form the central part of the settlement. The development boundary does not extend any further south along London Road as this area is included within the Uckfield development boundary.

5.313 To the west, the development boundary largely follows the boundary provided by London Road, but excludes Paygate Wood to the west. The proposed development boundary includes land to the west and east of London Road, which is allocated for residential development in the draft Plan. The boundary is not extended to the north of these fields to prevent further intrusion of development and to prevent an intensification of development in an area characterised by low density development.



# Ringles Cross

## Key

Development Boundary 2024

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

Rotherfield

5.314 Rotherfield is located in the north of the District approximately 2km to the east of Crowborough town centre and 6km to the south of Tunbridge Wells.Town Row, a small linear settlement is located to the east of Rotherfield extending along the eastern extent of New Road.

5.315 The village is predominantly residential in character; however, a number of shops, services and employment opportunities are provided in the village centre serving the local community. This includes a village hall, churches, a convenience store (with Post Office), primary school and a doctor's surgery. Other amenities and services can be accessed in nearby Crowborough or Tunbridge Wells. The B2100 runs through the centre of the village, connecting Crowborough to Mark Cross on the A267 and further east to Wadhurst and Lamberhurst and via the B2101 with Mayfield and Heathfield.

5.316 The whole of Rotherfield Parish is located within the High Weald National Landscape and its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting. Rotherfield has a strong historic core with many historic Listed Buildings providing an attractive, tight knit frontage along the High Street and around the Square. St Deny's Church is Grade I Listed and is an important and prominent feature in the surrounding landscape and also provides a focal point within the village. The historic Core is designated as a Conservation Area.

5.317 In terms of public transport, there is no train station at Rotherfield, the nearest being in Crowborough. The village is served by a frequent bus service to Crowborough, Tunbridge Wells and Heathfield.

5.318 Rotherfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.33). This development boundary was retained in the 2013 Core Strategy.

Rotherfield Description of Development Boundary

5.319 The development boundary takes full account of the ridge top setting and historic core of the village within the High Weald National Landscape. The development boundary seeks to restrict encroachment into the countryside and also to prevent the village from merging with Town Row to the north-east in order to protect the character of both settlements.

5.320 Along Church Road and Rotherfield Road, the development boundary continues to exclude the more loose-knit development to avoid intensification of development in this part of the village. Whilst development has been permitted at Court Farm,

including a number of buildings and covered stores, the boundary continues to not include this area due to its countryside location.

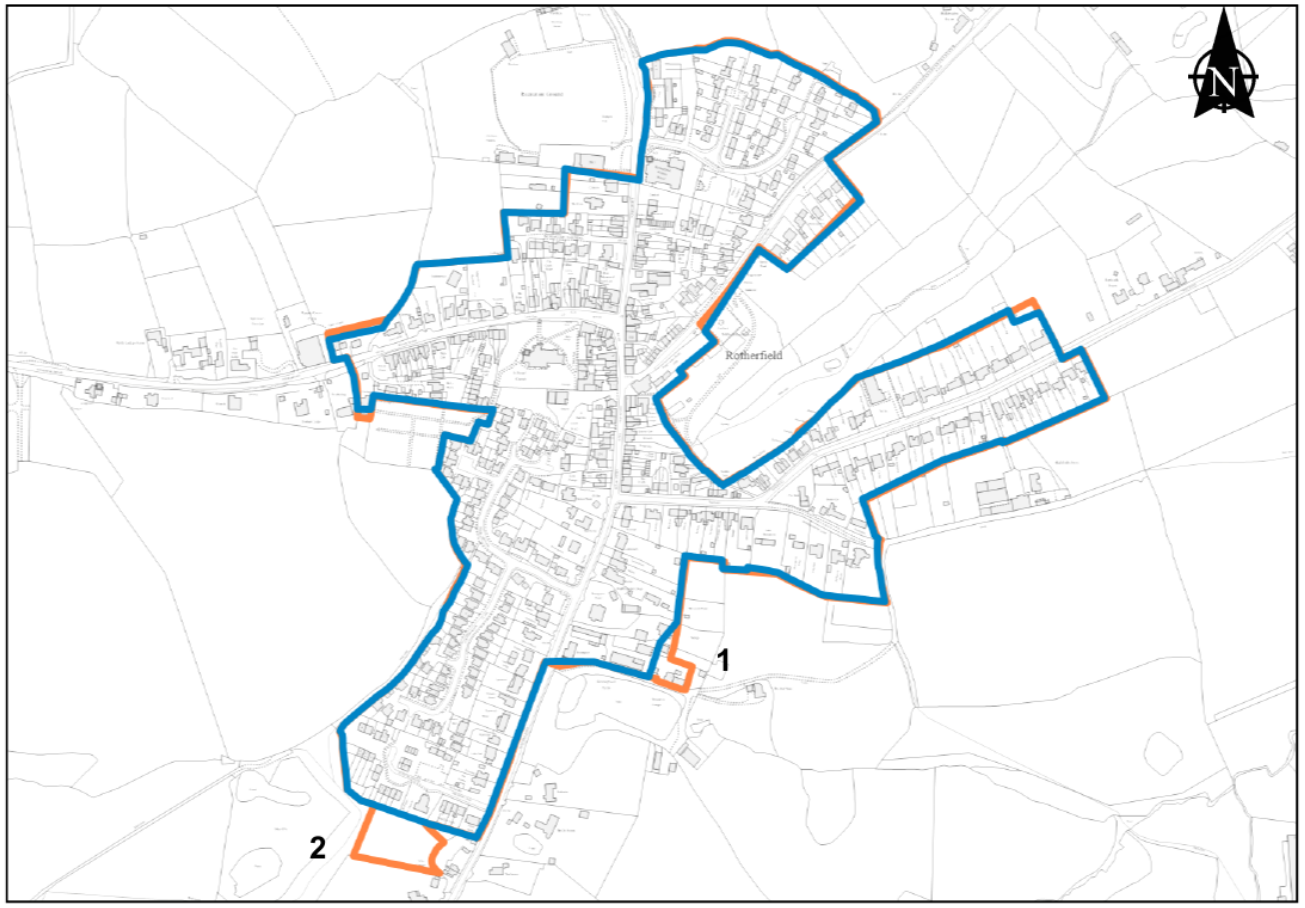
5.321 To the north of Church Road and west of North Street, the development boundary includes existing development but excludes the full depth of curtilage in some cases to prevent backland development. The open countryside and recreation ground along North Street has been excluded in order to protect 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 encroachment of development beyond the existing edge of the village.

5.322 To the east, the development boundary follows the curtilages to the south of Station Road and excludes the 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.

5.323 Moving southwards, 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 to prevent outward encroachment of development.

5.324 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.

5.325 Along the western boundary, the development is drawn tightly to the curtilages of properties on St Peters Mead, Court Meador Close and Court Meadow. The development boundary excludes the land to the west to prevent intrusive development within the High Weald National Landscape in this location.




# Rotherfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

50 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include land located to the rear of properties on the east side of Mayfield Road. This area has been seen recent residential development under planning references WD/19998/1357/F, WD/2004/0910/F, WD/2015/2702/F and WD/2019/0487/F. | 3,4 |
| 2 | The development boundary has been amended to include Land to the rear of St Peters Church, St Peters Mead, Rotherfield which has been granted outline planning permission for 9 (net) dwellings under planning reference WD/2017/0246/O. | 2 |

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Stone Cross

5.326 Stone Cross is situated on an east-west ridge of the high ground at the crossroads of the A27 and A22. It is approximately 2.3 miles east/southeast of Polegate and 4.4 miles south of Hailsham. Westham lies 0.7 miles to the east along Dittons Road and Rattle Road and Eastbourne is directly to the south.

5.327 Stone Cross is a relatively large residential settlement with many recent buildings and housing developments. The A27 bypass to the north reduces the traffic volume from the Dittons/Rattle Road which runs east-west through the settlement and parallel to the A27. A train line cuts through the middle of the settlement, also running east-west.

5.328 The Shinewater Lake area (Part of Eastbourne Park) is a purpose built wetland area to the south-west. Built on a marshland dating back to the Bronze Age, this area provides an open amenity space.

5.329 Stone Cross has a range of community facilities including a primary school, GP, convenience store, pre-school, health centre, dental clinic, church, pub, village hall and recreation ground. It has particularly good public transport connections with Eastbourne and is well located to use the facilities at nearby Langney.

There is no train station at Stone Cross, the closet being Pevensey and Westham, 1.6 miles to the east along Rattle Road. Polegate train station is approx. 2.5 miles west. The village is however well served by buses to nearby Eastbourne.

5.330 Stone Cross was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.34). This development boundary was retained within the 2013 Core Strategy.

Stone Cross Description of Development Boundary

5.331 The development boundary proposed for Stone Cross reflects development which has been granted planning permission and incorporates the existing core settlement of Stone Cross together with further opportunities for development within the settlement. The boundary seeks to prevent further outward expansion of proposed development in view of the environmental, landscape and physical constraints affecting the settlement.

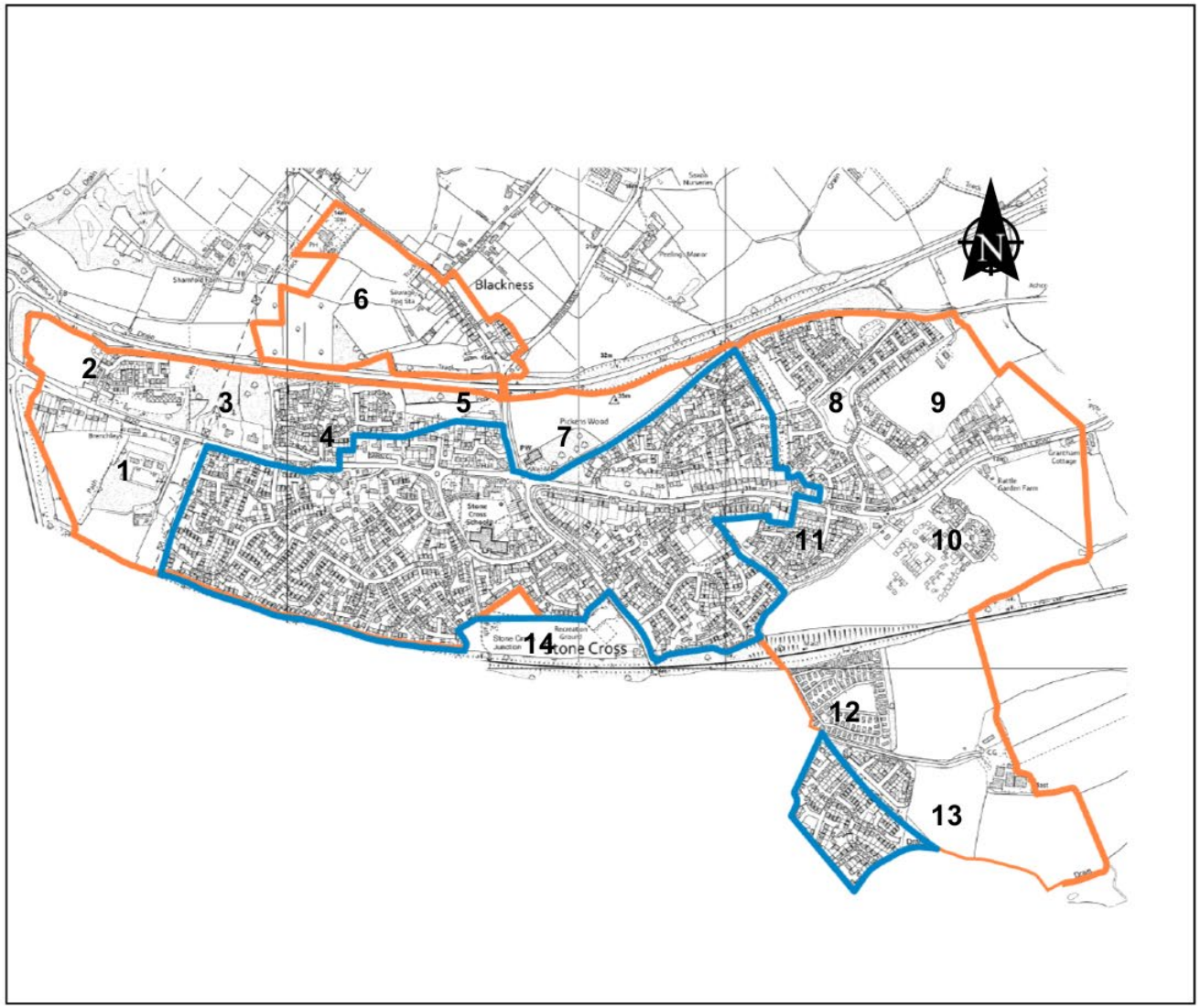
5.332 At the western edge, the development boundary extends to the A22 (Golden Jubilee), which serves as a physical barrier. The hard northern edge of Stone Cross is defined by the A27 and the intervening land between this and the former built edge of

Stone Cross is included in an expanded development boundary. The newly defined edge is drawn to include permitted, allocated and newly completed development in this location located to the north and south of Dittons Road.

5.333 The development boundary extends to the north, beyond the A27, to include land that has been permitted for development to the east and west at Hailsham Road. Allocated sites to the west of Hailsham Road are also included within this location. Given, the extension of the development boundary in this area, existing dwellings formerly excluded from the development boundary are now included. The boundary is drawn tightly in this location to prevent the outward expansion of Stone Cross into the surrounding countryside, to protect the historic setting of the Grade II listed Sharnfold Farm and prevent coalescence with Hankham to the northeast.

5.334 Moving towards the east, the development boundary has been drawn to include recently permitted development to the east of Hailsham Road. The development boundary follows the well-defined edge provided by the A27 and wraps itself around recent growth and recently permitted development to the north and south of Rattle Road excluding fields that are subject to flood risk and are important in providing a visual gap between Stone Cross and Westham.

5.335 To the southeast, the development boundary incorporates permitted development at Friday Street Farm, excluding fields to the east, which are more sensitive to development and at risk of flooding. Along the southern edge, the boundary follows the administrative boundary between Wealden and Eastbourne and follows the clear physical barrier of the active and disused railway lines which run along the southern edge of the settlement. The recreational ground immediately adjacent to the active railway line provides both a necessary public recreation facility and a valuable break in development between Eastbourne and Stone Cross and consequently has not been included in the development boundary.




# Stone Cross

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include Land south of Dittons Road, Stone Cross, which has been granted reserved matters planning permission for 75 (net) dwellings under planning reference WD/2020/0789/MRM and is under construction. The land adjacent to this permission is also included within the development boundary and contains Bluebell Barn, Children's Nursery that was granted full planning permission under planning reference WD/2003/0570/F. The extension of the boundary to include these sites means that existing residential dwellings previously excluded from the boundary are now included. | 2,3,4,8 |
| 2 | The development boundary includes a recently completed 70 bed care home under planning reference WD/2020/1039/MAJ. The development boundary also includes 44 (net) completed dwellings that were granted permission under WD/2018/0931/MRM. The development boundary includes land at Dittons Nursery, which is allocated for 20 (net) dwellings within the draft Local Plan under WES2. | 2,3 |
| 3 | The development boundary includes land at Dittons Nursery, which is allocated for 20 (net) dwellings within the draft Local Plan under WES2. | 1 |
| 4 | The development boundary has been extended northwards to the boundary of the A27 to include built development located to the north of Dittons Road. This includes 100 (net) dwellings that were granted reserved matters planning permission under planning reference WD/2014/0718/MRM. It also includes 14 dwellings that were granted full planning permission under planning reference WD/97/2547/F. | 3,4 |
| 5 | The development boundary has been amended to include two residential dwellings located on the west side of the B2104, which are visually and functionally associated with Stone Cross. The development boundary has also been amended to include land which recently received Permission in Principle for 7-9 dwellings under PP WD/2021/0128/PIP. | 2,3,4 |
| 6 | This commentary describes the area to the north of the A27 and east and west of Hailsham Road. The development boundary has been amended to include land to the west of Hailsham Road. This includes Land at Sharnfold Farm, which has been granted permission for 31 (net) dwellings under planning reference WD/2020/2047/MAO. This also includes additional land at Sharnfold Farm, which is allocated for 89 (net) dwellings, within the draft Local Plan under WES5. The boundary includes Land at and adjacent to The Downs Views and Emberson, Hailsham Road, which is allocated for 60 (net) dwellings, within the draft Local Plan under WES6. The | 1,2,3,4 |

| | | |
|---|---|---|
| | boundary includes Land to the west of the B2104, which is allocated for 15 (net) dwellings within the draft Local Plan under WES4. The development boundary has been amended to include Land adjacent to 5 Belle Vue, Hailsham Road which has been granted planning permission for 9 (net) dwellings under WD/2021.0512/F. This location also includes 6 (net) dwellings at Forge Place that was granted under WD/2017/0177/F, and which has now been completed. | |
| 7 | The development boundary has been amended to include Land east of Hailsham Road and north of Peelings Lane, which has been granted permission for 90 (net) dwellings under planning reference WD/2017/1063/MAO. | 2 |
| 8 | The development boundary has been amended to include Land at The Wells, Rattle Road, Stone Cross, Pevensey, which was granted outline planning permission for 276 (net) dwellings under planning reference WD/2013/1564/MAO. Reserved matters planning permission was gained for Phase 1 of the development (87 dwellings) and Phase 2 of the development (189) dwellings under planning references WD/2015/1750/MRM and WD/2016/1629/MRM. This site has been completed. The development boundary has been amended to include Land at Hazlebank, Rattle Road, which is allocated for 8 (net) dwellings within the draft Local Plan, under WES3 | 1,3,4 |
| 9 | The development boundary has been amended to include Land to the north and south of Rattle Road, Westham/ Stone Cross which has achieved reserved matters planning permission for 318 (net) dwellings under planning references WD/2022/2413/RM and WD/2022/2727/MRM. | 2 |
| 10 | The development boundary has been amended to include Land at Uplands Farm, Rattle Road, Stone Cross, Westham, which has gained reserved matters planning permission for 183 (net) dwellings under planning reference WD/2018/1757/MRM and has been completed. | 3,4 |
| 11 | The development boundary has been amended to include Land south of Rattle Road, Stone Cross, Pevensey, which gained reserved matters planning permission for 120 (net) dwellings under planning reference WD/2016/0181/MRM and has been completed. | 3,4 |
| 12 | The development boundary has been amended to include Land at The Rookery Caravan Site, Oak Tree Lane, Friday Street, Stone Cross, which gained full planning permission for a change of use application for the stationing of land for 98 residential twin unit caravans under planning reference WD/2009/1989/F. This development has been completed. The development boundary has been amended to include Land off Penrith Way, Friday Street, Langney, Stone Cross, which gained full planning permission for 38 (net) dwellings under planning reference: WD/2010/2218/MAJ and has now been completed. | 3,4 |

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|---|---|---|
| 13 | The boundary also includes Land at Friday Street Farm, which has been granted permission for 250 (net) dwellings under planning reference WD/2020/1391/MAO. | 2,3,4 |
| 14 | The development boundary has been amended to exclude the northwestern field of Adur Park that was previously included within the development boundary. This forms a larger area of playing fields on the peripheral edge of Stone Cross and is not visually connected to the built-up area. | 13 |

Uckfield

5.336 Uckfield is centrally located within the District and is approximately 6.8 miles northeast of Lewes, 8.1 miles south of Crowborough and 8.1 miles west of Heathfield. The A22 (which runs between London and Eastbourne) and the A26 (which runs between Lewes and Tunbridge Wells) is located directly to the east of the town. The cross country A272 route (which runs from Winchester to Heathfield) is situated to the north of the town.

5.337 Uckfield is a large linear town which has developed at the crossroads between two B roads running north-south, east-west. The town centre provides the commercial core of the settlement with a variety of shops and offices which have developed in linear form along the High Street (the former A22). The town centre serves its residents and provides a hub and service centre for a wide catchment of surrounding villages and settlements.

5.338 The historic core of Uckfield is situated at the northern end of the High Street, with a concentration of Listed Buildings resulting in a historic character. More recently the focus of shopping activity has shifted southwards at the bottom on the High Street, with a small shopping complex at Bell Walk and the large supermarket to the south of Luxford Field.

5.339 There are two main business/commercial centres within Uckfield, at Bellbrook and Ridgewood. These areas comprise modern business units and warehouses. There are several key areas of open space within the town, which provide a range of outdoor recreational facilities. There include Victoria Pleasure Ground, the New Road Recreation Ground at Ridgewood, Hempstead Lane, Luxford Field, New Barn Farm and at West Park.

5.340 Uckfield benefits from a rail link to London and has a centrally located bus station, adjacent to the railway station, providing a transport hub with a wide range of bus services to neighbouring towns and villages.

5.341 Uckfield was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 17). The development boundary was retained in the 2013 Core Strategy.

Uckfield Description of Development Boundary

5.342 The development boundary for Uckfield seeks to conserve the rural setting of the town and prevent significant outward encroachment of development into the surrounding countryside, though includes a number of sites which have been permitted

since the last designation. The development boundary follows existing development, including current housing and industrial commitments.

5.343 In the northern part of the town, the development boundary follows Snatts Road and the edge of Manor Park but excludes land and buildings beyond where there is a distinct change to a more rural character, emphasised by Views Wood and Paygate Wood, which are prominent in the landscape. Properties at Ringles Cross are excluded as this settlement is subject to its own development boundary.

5.344 Along the eastern edge of the town, the development boundary has removed small areas of woodland, Hempstead Road Play Area and allotments located on Framfield Road as they are more visually related to the countryside landscape to the east. The development boundary follows the curtilages of existing properties and includes the recently completed development at Harlands Farm, together with the community hospital. However, land within the floodplain of the River Uck and Framfield Stream, the wider areas of farmland and woodland to the east, and the small ribbon of properties along Bird-in-Eye Hill have been excluded to prevent an outward encroachment of development into an essentially rural landscape.

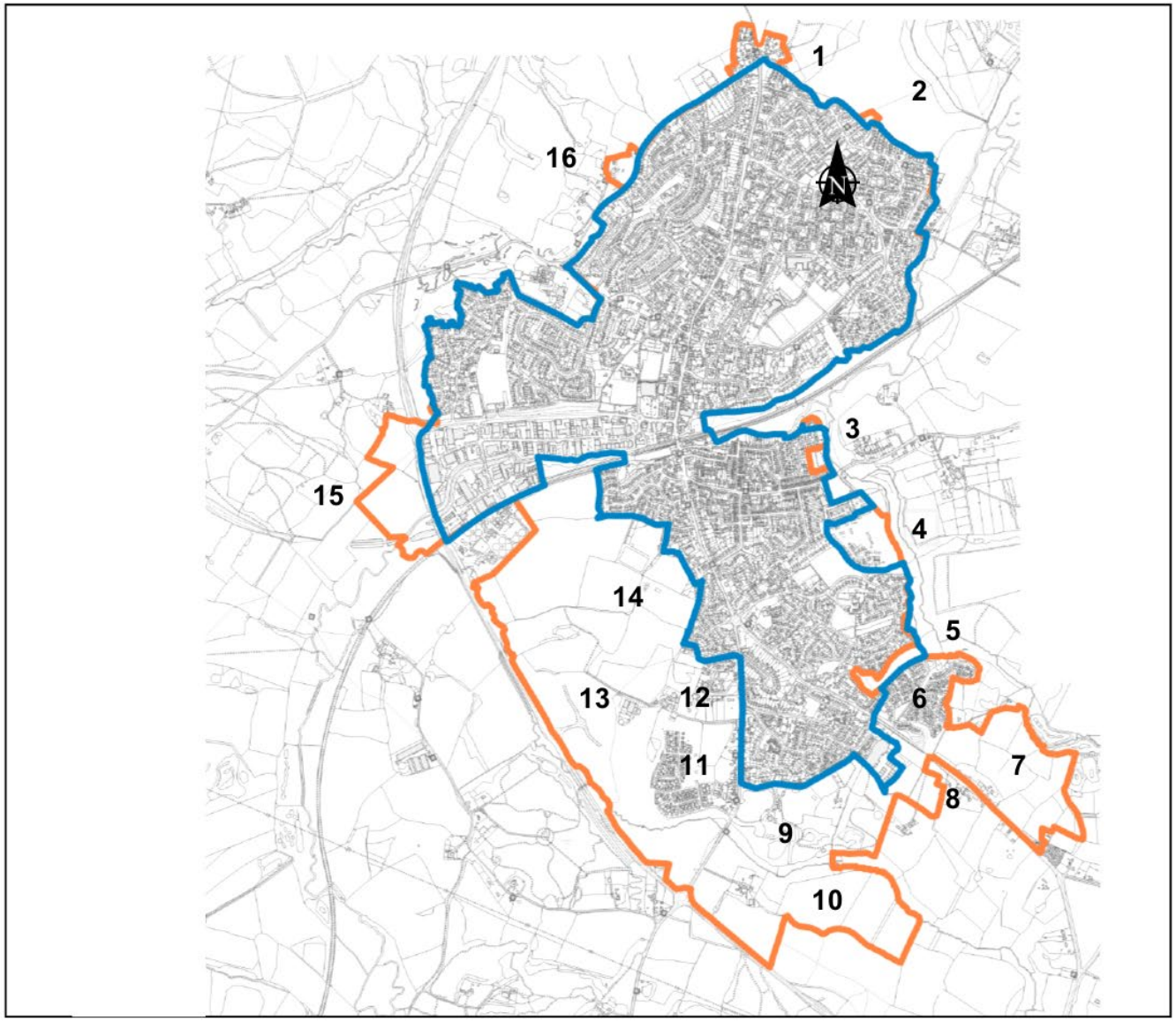
5.345 To the south, in the Ridgewood area, the boundary has been extended eastwards along Eastbourne Road to include a completed development and a housing allocation at Cysley's Farm. The boundary also includes the permitted development site located to the east of Ridgewood Park Industrial Estate. The boundary is drawn tightly in this location to exclude loose knit development along Eastbourne Road to the southeast and to prevent an expansion of development in this location.

5.346 At the southern edge, the boundary previously followed the boundary provided by New Road, however, this has now been extended to the A22 to the south. This is to allow for the inclusion of sites that have been granted permission and additional sites that are allocated for development in the draft Local Plan. The development boundary is drawn tightly around these sites to ensure that development does not extend too intrusively into the landscape to the southeast of Uckfield.

5.347 The development boundary has been extended to the A22 to the west, which serves as a physical and visual edge to the settlement and provides a barrier to the western expansion of Uckfield. The newly defined edge is drawn to include permitted, allocated and newly completed growth in this location located between Lewes Road and the A22 and south of the Bellbrook Industrial Estate.

5.348 To the north of Bell Farm Road, the development boundary includes Rocks Park but excludes the public parkland further west and the buildings and grounds of Buckswood Grange and Rocks Park primary School, where the mature tree cover creates a

distinctly rural character on the fringe of the town. Further northwards, the boundary continues to follow the boundary provided by Snatts Road but does include the land allocated at Charlwood Manor.




# Uckfield

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

200 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary is drawn to include residential dwellings located to the east and west of London Road that are visually and functionally related to the settlement. | 3,4 |
| 2 | The development boundary has been amended to include an existing dwelling located on Tower Ride. This dwelling is visually and physically connected to the existing and built form of Uckfield. | 3,4 |
| 3 | The development boundary has been amended to include 7 (net) dwellings on Greenfields, which gained reserved matters planning permission for seven (net) dwellings under planning reference WD/2018/1533/RM and has since been completed. The development boundary has been amended to exclude the allotments located to the north of Bird in Eye Hill. These are excluded as they are located on the eastern peripheral edge of the settlement and can demonstrate a visual relationship to the countryside landscape to the east. | 3,4,13 |
| 4 | The development boundary has been amended to include Land north of Mallard Drive, which gained reserved matters planning permission for 119 (net) dwellings under planning reference WD/2013/0415/MRM and is currently under construction. | 2,3,4 |
| 5 | The development boundary has been amended to exclude a large area of woodland that is located to the east of Eagles Close, Mallard Drive and Bullfinch Gardens. This woodland is more associated with the countryside landscape that lies to the east of Uckfield. | 13 |
| 6 | The development boundary has been amended to include Land to the north of Eastbourne Road, Uckfield that has been granted planning permission for 220 (net) dwellings under planning reference WD/2006/2908/MEA and has been completed. | 3,4 |
| 7 | The development boundary has been amended to include Land at Cysley's Farm and Land off Eastbourne Road, which has been allocated collectively for 175 (net) dwellings under FF1 and FF2. The boundary also includes Radjutt Restaurant and associated curtilage, which is suitable for infill development. The extension of the boundary to include these sites means that residential dwellings previously excluded from the development boundary to the north off Eastbourne Road are now included. | 1,3,4,5,6 |
| 8 | The development boundary has been amended to include Land off Eastbourne Road, that has been granted outline planning permission for 90 (net) dwellings under planning reference WD/2020/0410/MAO. | 2 |
| 9 | The development boundary has been amended to include Land at Sunview, 46 New Road, Ridgewood, which is allocated for 30 (net) dwellings within the draft Local Plan under UCK 4. The | 1,2 |

| | | |
|---|---|---|
| | development boundary has also been amended in this location to include 9 (net) dwellings approved at Ridgewood House under WD/2022/1303/MAJ. | |
| 10 | The development boundary has been amended to include Land at Horstedpond Farm, Lewes Road, which is allocated for 350 (net) dwellings within the draft Local Plan under UCK2. | 1 |
| 11 | The development boundary has been amended to include Cress Farm, 20 Lewes Road, which has been allocated for 8 (net) dwellings within the draft Local Plan under UCK7. The development boundary has been amended to include Land at Springfield, Lewes Road, which is allocated for 15 (net) dwellings within the draft Local Plan under UCK5. The development boundary incudes Land southwest of Ridgedown, which is allocated for 55 (net) dwellings within the draft Local Plan under UCK6. The development boundary also includes Siggs & Sons, which has been granted full permission for 9 (net) dwellings under planning reference WD/2021/2398/F. The extension of the development boundary to include these sites means that some residential development located to the west of Lewes Road, that was previously excluded is now included within the boundary. | 1,2,3,4 |
| 12 | The development boundary has been amended to include Land at Sandpits, Lewes Road, Uckfield, which gained reserved matters planning permission for 60 (net) dwellings under WD/2007/0769/MRM and has been completed. Land at Thorncrest, which lies to the west of this completed site is allocated for 30 (net) dwellings within the draft Local Plan under UCK1. | 1,3,4 |
| 13 | The development boundary has been amended to include Land west of Uckfield, Ridgewood, which was granted outline planning permission for 1,000 (net) dwellings under planning reference WD/2015/0209/MEA (as well as employment uses, a primary school and SANGs, which has been completed). Phase 1 of the site has achieved reserved matters planning permission for 250 (net) dwellings under planning reference WD/2017/1368 and is under construction. Due to the extension of the development boundary to include these sites, Victoria Recreation Ground will be surrounded on all boundaries by residential development and is now therefore associated with the built form of Uckfield. | 2,3,4,8 |
| 14 | Land south of Victoria Recreation Ground is allocated for development within the draft Local Plan under UCK8 for 100 (net) dwellings. | 1 |
| 15 | The development boundary has been amended to include Land south of Copwood Farm and to the west of the A22, which has been granted permission for a solar electric forecourt and associated hub under planning reference WD/2021//2001/MFA. | 2 |

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|---|---|---|
| 16 | The development boundary has been amended to include Land at Charlwood Manor, Snatts Road, which is allocated for 17 (net) dwellings within the draft Local Plan under UCK3 and an existing dwelling adjacent to this. | 1,3,4 |

Wadhurst Description

5.349 Wadhurst is a historic settlement situated to the south of Tunbridge Wells on the B2100 and 6.8 miles east of Crowborough. The settlement which includes two distinct areas is located within an attractive setting enhanced by its ridge top position within the High Weald National Landscape. Wadhurst village is centred on the former marketplace and Parish Church of St Peter and St Paul extending along the High Street and Lower High Street (B2099) and lies to the east of outlying settlements including Sparrows Green, Durgates and other smaller settlements.

5.350 Wadhurst has a rich historic interest, having developed from a small medieval agricultural community in the 11th Century. In the vicinity of the High Street there are a large number of Listed Buildings and the historic character of the area is recognised by its designation as a Conservation Area.

5.351 Wadhurst has a good provision of services and facilities including education provision (primary and secondary), a variety of retail stores and a doctor's surgery and pharmacy.

5.352 Wadhurst has a train station located approx. 1.5 miles northwest of the town, which runs from London to Hastings. The service which isrun by Southeastern operates a regular service. A bus service connects Wadhurst and the adjacent village of Durgates and Sparrows Green to the train station. Wadhurst is also served by a bus service to nearby Tunbridge Wells.

5.353 Wadhurst was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.37). This development boundary was retained as part of the 2013 Core Strategy.

Wadhurst Description of Development Boundary

5.354 The development boundary has been defined to take full account of the sensitive ridge-top setting of the village within the High Weald National Landscape and the diverse character of existing development, in particular the separate identities of Mayfield Lane and Durgates from the High Street area. Whilst allowing some growth to the village, the boundary seeks to prevent outward encroachment of new development into the surrounding countryside and an intensification of development in a number of fringe areas which would be detrimental to their more rural character.

5.355 Balaclava Lane forms a clear northern boundary to development in Turners Green, beyond which any new development would erode the open countryside separating the village from the small rural hamlets of Woods Green, Osmers Hill and Pell Green.

The development boundary follows Cousley Wood Road and the rear of properties along its eastern side, excluding further land to the south-east to prevent encroachment into open countryside. The primary school's playground and playing fields have not been included in view of their more open aspect, which makes an important contribution to the gap between Durgates and the High Street.

5.356 It is important to continue to maintain the existing separation of Durgates and Sparrows Green from Wadhurst, as the characters of these two settlements are distinctly different. Separate development boundaries are drawn to prevent any intensification of the existing development north of the High Street or an encroachment of new development into the more rural area, to the south around Wadhurst Castle, which would lead to coalescence of the settlements.

5.357 Along the High Street and the Lower High Street, the development boundary closely follows existing properties located on the north and south of these two roads. The boundary is drawn tightly around the new housing development at Lower High Street to restrict the expansion of development further south. To the south of Lower High Street, there are a number of large, detached properties which have been excluded from the development boundary in view of the spacious setting of the buildings, where new development would be detrimental to the more rural character. The development boundary excludes the full depth of the Uplands Community College campus in view of its countryside location. The boundary has been extended to include new residential development that has been completed on Styles Lane. However, land is included in order to accommodate the allocation of a mixed development at land south of the High Street and east of Washwell Lane.

5.358 Moving towards the northwest, the boundary excludes large dwellings on Castle Walk and an expansive area of woodland around Wadhurst Castle, which together contributes to a more rural character. Land to the north of Windmill House, east of Windmill Lane is included as it is allocated for development in the draft Local Plan.

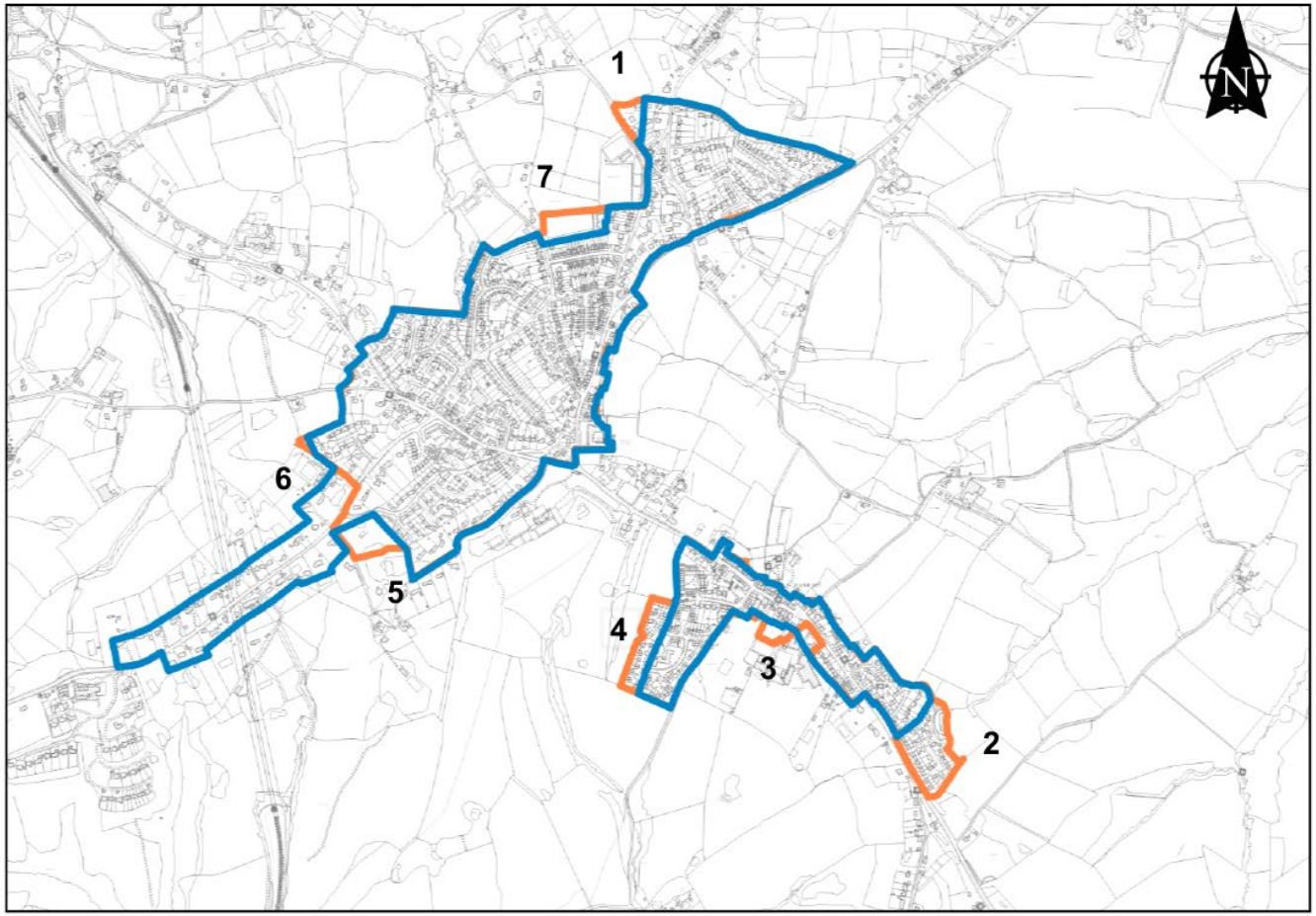
5.359 The development boundary excludes the large, detached properties, set in extensive gardens with mature tree cover and landscaping located along Mayfield Lane. The dwellings are located on a ridgetop and provided long range views across the countryside to the south. For these reasons, it is considered appropriate to exclude Mayfield Lane from the development boundary.

5.360 The development boundary excludes areas of open countryside and woodland to the west along Tapsells Lane as any new development would be intrusive and detrimental to the rural character. Along Station Road and Old Station Road there are a number of large, detached properties set in extensive grounds which have been excluded from the development boundary to protect their more loose-knit rural character.

5.361 The boundary is drawn tightly to existing development on Jonas Drive and Queens Cottages, to protect the sensitive landscape to the north. Permitted development to the west of the commercial unit and north of Western Road is included. Beyond this are a number of large properties along Old Station Road and these are excluded in view of their more rural character. Along South View Road, the development boundary excludes the recreation ground and the properties at the junction with Balaclava Lane due to their open and more rural character

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# Wadhurst




## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include three existing dwellings located to the south of Balaclava Lane, which were previously excluded from the development boundary. | 3,4 |
| 2 | The development boundary has been amended to include Land east of Lower High Street, Wadhurst, which gained full planning permission for 35 (net) dwellings under planning reference WD/2014/2320/MEA and which has now been completed. | 3,4 |
| 3 | The development boundary has been amended to exclude land associated with Uplands Community College that lies to the south of Lower High Street and more visually and functionally associated with the High Weald National Landscape to the south. | 10 |
| 4 | The development boundary has been amended to include 17 (net) dwellings located on Styles Road that gained full planning permission under planning reference WD/2007/1070 and which has now been completed. The amendment also includes the Inclusion of 16 (net) dwellings located to the west of Snape View that gained full planning permission under planning reference WD/97/2803/F and has also been completed. | 3,4 |
| 5 | The development boundary has been amended to include Land at Windmill House, Windmill Lane, which is allocated for 20 (net) dwellings, within the new Local Plan under WAD1. | 1 |
| 6 | The development boundary has been amended to exclude existing development located on the northern and southern sides of Mayfield Road. These residential dwellings and the Sacred Heart School and Sacred Heart Church are set some distance back from Mayfield Road and have little visual or physical connection to the built-up boundary of Wadhurst. The dwellings and their sloping curtilage lie in a prominent position and are visually connected to the High Weald National Landscape that surrounds Wadhurst due to the long views provided from their elevated position. | 9,10 |
| 7 | The development boundary has been amended to include Land east of Old Station Road, which gained reserved matters planning permission for 21 (net) dwellings under planning reference WD/2020/2426/MRM and has been completed. The development boundary also includes an office block to the east that was previously excluded from the development boundary. | 3,4,6 |

Westham

5.362 Westham is a village located on the B2151 to the west of Pevensey and 3.1 miles north of Eastbourne. It is situated on a low ridge above the Pevensey Levels and is one of the larger villages in the District.

5.363 Pevensey Castle is located to the east of the village and the Pevensey and Westham Conservation Area extends into the eastern edge of the village along the High Street. A number of attractive Listed Buildings front the High Street between the Castle and Peelings Lane, and the special architectural and historic character of this part of the village has been recognised by its inclusion within the Pevensey and Westham Conservation Area.

5.364 Westham has an elevated position which offers extensive views across the surrounding flat, open countryside. To the north of the village, the wetlands of the Pevensey Levels Ramsar site and Special Area of Conservation (SAC) form an area of great landscape and wildlife value. Immediately to the east, Pevensey Castle is a scheduled Ancient Monument, while to the south there are views across the Mountney Levels towards the sea.

5.365 There are a number of services and facilities within Westham including a primary school, GP, convenience store, pre-school/nursery, post office, church, pub, village hall, recreation ground, café and allotments. The nearest secondary school is in Hailsham.

5.366 Westham has very good accessibility, with Rattle Road running through it linking the settlement with the A259 to the east and Dittons Road (leading to the A27 and A22) to the west. The B2191 runs through the village from north to south creating strong links with Eastbourne whose boundary is located to the south of the village. There is also a train station located in the southeast of the village with services to Hastings and beyond to the east and westwards to Eastbourne and London. There are also several frequent bus services serving Westham most notably from the village into Eastbourne, although it is faster to get the train to Eastbourne.

5.367 Westham was provided with a development boundary as part of the adopted 1998 Wealden Local Plan (Chapter 19.38). This development boundary was retained in the 2013 Core Strategy.

Westham Description of Development Boundary

5.368 In order to protect the sensitive landscape setting of Westham and to preserve the rural character of its historic core, it is important to resist significant outward encroachment of development into the surrounding countryside or intensification of development in the more rural fringe areas. Accordingly the development boundary is tightly drawn around the main confines of the village.

5.369 At the northern edge of Westham the boundary is drawn tightly to the rear of linear residential dwellings fronting onto Peelings Lane. The loose knit development along Hankham Hall Lane to the north is excluded as it is more rural in nature.

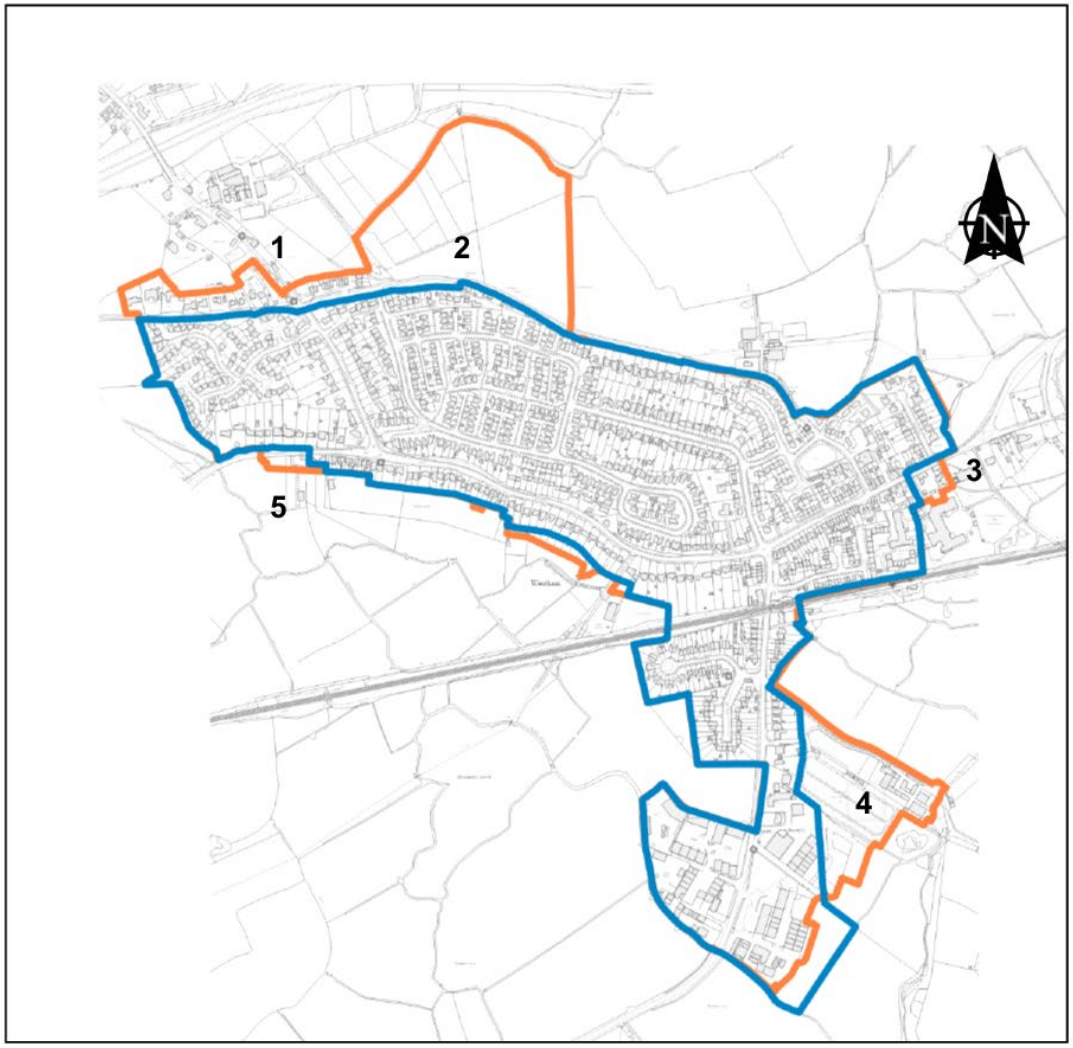
5.370 Moving eastwards, the boundary includes development along Ketcham Close and land allocated for development to the north of peelings Lane. The boundary excludes land to the east, which is more sensitive to development and is at risk of flooding. The boundary then proceeds to follow the boundary provided by Peelings Lane.

5.371 At its eastern extremity, the village retains much of its medieval setting, with the historic High Street aligned to the Roman West Gate of Pevensey Castle and flanked by open countryside to the north and south. The development boundary includes dwellings off Church Avenue and Church Bailey but excludes open land further east in recognition of its contribution to the historic setting of the Castle and the Conservation Area, as well as to the countryside gap separating Westham from Pevensey. The majority of Listed Buildings and adjacent properties fronting the south side of the High Street are also excluded since it is considered that further intensification of development in this location would be detrimental to the character and appearance of the Conservation Area.

5.372 Along the south side of the High Street and Rattle Road, the development boundary is defined so as to prevent backland development extending beyond the established road frontage and impinging upon the adjacent open countryside.

5.373 To the south of the railway line, the development boundary follows the rear curtilages of residential properties off Eastbourne Road, before extending to include Fairfield Caravan Park and the Westham Business Park and Mountney Bridge Business Park situated on the southern edge of the built-up area. In view of the highly exposed nature of the land surrounding this location, the boundary is drawn tightly to prevent expansion into the countryside landscape beyond.

5.374 To the west, the land beyond housing on Ash Grove and Oaklands is a sensitive urban edge. It is an integral part of the open countryside gap separating Westham and Stone Cross.




# Westham

## Key

Development Boundary 2024

Development Boundary 1998

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**Development Boundary Map**

Wealden District Council

100 Metres

**Wealden Local Plan**

**February 2024**

| Amendment Reference | Description of amendment to development boundary from 1998 Wealden Local Plan | Criterion Justification |
|---|---|---|
| 1 | The development boundary has been amended to include 14 (net) dwellings located on Ketcham Close that was granted full planning permission under planning reference WD/2008/1748/MAJ and has since been completed. The boundary also includes residential development to the north of Peelings Lane, which relates visually and functionally to Westham. | 3,4 |
| 2 | The development boundary has been amended to include the southwestern fields of Land at Peelings Lane, Westham, which is allocated for 150 (net) dwellings in the draft Local Plan under WES7. | 1 |
| 3 | The development boundary has been amended to include three dwellings located on the southern side of the B2191. The dwellings demonstrate a clear relationship with the existing linear development to the north and south of the B2191, therefore they are visually and functionally associated with the built form of Westham. | 3,4 |
| 4 | The development boundary has been amended to include the existing caravan park and small employment units, which are considered suitable for employment development within the Councils SHELAA. The development boundary also extends to the rear of the Westham Business Park to include light industrial units that were granted full planning permission under planning reference WD/2004/1446/F and the commercial vehicle parking area that was granted full planning permission under planning reference WD/2014/2042/F. The boundary has been drawn tighter around the eastern boundary of the Mountney Bridge Business Park to exclude land associated with flood risk. | 3,6,15 |
| 5 | The development boundary has been amended to include Land adjacent to 125 Rattle Road, Westham, which is allocated for seven (net) dwellings within the Council's draft Local Plan, under WES1. | 1 |

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