Settlements without Development Boundaries

Introduction

20.1 As explained in Chapter 18, there are a number of settlements where development boundaries have not been defined. In these cases the Council is making a clear statement that it considers new development would be harmful to the character of the settlement and its rural environment. It may also reflect highway considerations and a lack of services and facilities.

20.2 In these settlements the more restrictive Plan-wide 'countryside' policies outside the development boundaries apply. These policies only allow limited development such as, for example, the replacement of an existing dwelling or the conversion of an appropriate disused rural building to a business or residential use. The relevant policies are stated in Chapter 5.

20.3 A brief description and appraisal of each of the following settlements is given below in alphabetical order. Where specific policies apply to a particular settlement, the relevant Inset Map is contained at the end of this chapter.

Alciston

20.4 Alciston is an attractive and historic linear settlement fronting both sides of a narrow lane set at the foot of the South Downs, within the Area of Outstanding Natural Beauty. In recognition of its particular architectural and historic character, the greater part of the settlement has been designated as a Conservation Area. It is considered that any further development would detract from this special character and appearance and should be resisted.

Arlington

20.5 Arlington is a small settlement situated within the Low Weald to the south-west of Hailsham. It has a compact form centred around the Church, Village Hall and public house. It is considered that any further development should be resisted in order to conserve the rural character and setting of the settlement.

Balls Green

20.6 Balls Green is a small village located close to the settlement of Withyham. The village and the surrounding countryside lie within the undulating landscape of the High Weald Area of Outstanding Natural Beauty. The village has a compact form and any new development, other than replacement dwellings, would encroach into the attractive surrounding countryside and be detrimental to its rural setting.

Bells Yew Green

20.7 Bells Yew Green is a small settlement 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 the tree groups and woodland to the north, south and east.

20.8 It is considered that any outward growth of the settlement should be resisted in order to protect its landscape setting. In addition, it is considered that any intensification of development within the older core of the village would be detrimental to its particular character.

**Berwick**

20.9 Berwick is a small settlement at the foot of the South Downs, within the Area of Outstanding Natural Beauty. It has an informal, attractive layout of buildings and retains an agricultural character. Within this loose-knit pattern of development there are a number of listed buildings which, together with other attractive properties, walls and local features, form a cohesive and historic character, that has been recognised by its designation as a Conservation Area. It is considered that new development would adversely affect this established character and should be resisted.

**Best Beech Hill**

20.10 Best Beech Hill is a small settlement, residential in character, situated on the B2100 to the west of Durgates, Wadhurst. It lies within the attractive undulating countryside of the High Weald Area of Outstanding Natural Beauty.

20.11 It is considered that any outward encroachment of development into the surrounding countryside would be intrusive and detrimental to the landscape quality of the area, and any intensification of development would be detrimental to this rural character.

**Blackham**

20.12 Blackham is a small hamlet, comprised largely of relatively recent housing developments, within the High Weald Area of Outstanding Natural Beauty. It lies on a ridge overlooking the valleys of Kent Water and the river Medway and in view of this prominent location, and the landscape quality of the surrounding countryside, it is considered that any outward growth of the settlement should be resisted.

**Bodle Street Green**

20.13 Bodle Street Green is a fairly compact, small settlement with development generally contained in two areas by the lanes. It is located to the north-east of Herstmonceux.

20.14 The settlement has a prominent position within the High Weald Area of Outstanding Natural Beauty and there are extensive views to the east and west. It is considered that outward growth should be resisted to conserve the high quality landscape and that any intensification of existing development would be detrimental to the rural character of the settlement.

**Boreham Street**

20.15 Boreham Street is a fairly linear settlement in a prominent position situated on either side of the A271 at the southern edge of the High Weald Area of Outstanding Natural Beauty. It is considered that any intensification of development would be detrimental to the established character of the settlement.

**Cade Street**

20.16 Cade Street is situated along the B2096 Heathfield to Battle Road about one mile to the east of Heathfield. It is a small settlement essentially residential in nature. The settlement has an attractive rural setting on one of the main ridges within the High Weald Area of Outstanding Natural Beauty. It has an historic core comprising of a number of listed and other notable buildings and landscape features that has been recognised for its special architectural and historic importance by its designation as a Conservation Area. There is more scattered development towards Huglett Lane and ribbon development towards Old Heathfield. Gaps in development emphasise the strong rural character. It is now considered that any further development in the settlement would detract from this special character and appearance and should therefore be resisted.

**Chelwood Common**

20.17 Chelwood Common is a small settlement located between Danehill and Chelwood Gate. It has an attractive rural setting within the High Weald Area of Outstanding Natural Beauty on the southern edge of Ashdown Forest. It is considered that any further intensification of development would be detrimental to the settlement’s rural character.

**Chelwood Gate**

20.18 Chelwood Gate is a linear settlement located east of the A275 Lewes Road, some three miles south of Forest Row. It has an attractive setting on the lower slopes of Ashdown Forest and surrounded by extensive areas of woodland. It lies within the High Weald Area of Outstanding Natural Beauty, while the Ashdown Forest Site of Special Scientific Interest lies just to the east. It is considered that any further extension of the ribbon development or outward expansion of the settlement should be firmly resisted in view of these environmental constraints.
Chiddingly

20.19 Chiddingly is a small village situated in open countryside within the Low Weald and was once a busy centre of the Wealden iron industry. The Parish Church, the listed buildings and other attractive buildings give Chiddingly a distinctive character which has been recognised through the designation of a Conservation Area. It is considered that any further development would detract from the special architectural and historic character of the village and should therefore be resisted.

Colemans Hatch

20.20 Colemans Hatch is a small hamlet on the edge of Ashdown Forest to the east of Forest Row. It is considered that any intensification of development would be detrimental to its loose-knit rural character and its attractive setting within the High Weald Area of Outstanding Natural Beauty.

Cousley Wood

20.21 Cousley Wood is a small settlement about a mile east of Wadhurst. It is situated on a ridge within the attractive undulating landscape of the High Weald Area of Outstanding Natural Beauty. The historic core comprises of a group of listed buildings and other attractive buildings and features designated as a Conservation Area. From this core, the village has developed in a linear form with frontage, properties in large curtilages. It is considered that any further new development would be detrimental to the historic and rural character of the village or to its setting and the surrounding landscape.

Cowbeech

20.22 Cowbeech is a small settlement located to the north-east of Hailsham on the edge of the High Weald Area of Outstanding Natural Beauty. Its prominent position imposes constraints to outward growth and any intensification of development would be detrimental to its spacious rural character.

Danehill

20.23 Danehill is located on the A275 Wych Cross to Lewes Road. It lies on a ridge within the High Weald Area of Outstanding Natural Beauty; its elevated position affords extensive views. Danehill contains a number of listed buildings around the junction of Freshfield Lane, Church Lane and Lewes Road which together with other notable buildings, tree groups and important features have been recognised by the designation of a Conservation Area. Recent residential development has taken place on infill sites, including an affordable housing development. It is considered that little opportunity now exists for infill development other than existing commitments, and that further intensification or the outward expansion of development would be detrimental to the character of the settlement and its countryside setting.

Fletching

20.24 Fletching is a small, picturesque village located about four miles to the north-west of Uckfield. It has an attractive setting within gently undulating countryside within the High Weald Area of Outstanding Natural Beauty. There is a large number of listed buildings in the village and the fine architectural and historic quality of the village has been recognised by the designation of a Conservation Area. It is considered that any further development in the village would detract from its special character and appearance and should therefore be resisted.

Frant

20.25 Frant is a small, attractive village located within the High Weald Area of Outstanding Natural Beauty, a few miles south of Tunbridge Wells. It lies in an elevated ridge-top position which affords extensive views across the surrounding countryside. There is a large 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.

20.26 It is considered that any further infilling or redevelopment would detract from the special character and appearance of the settlement, and that any outward encroachment into the surrounding countryside or ribbon development along the roads leading out of the village would detract from its high quality landscape setting.

Hankham

20.27 Hankham is a small, generally dispersed settlement located just to the north of Westham and Stone Cross, on the edge of the Pevensey Levels. The physical focus of the village occurs along Hankham Street in the vicinity of the primary school, but elsewhere development is more scattered and interspersed with farmland and market gardens. It is considered that any further development should be resisted in order to maintain the rural character of the village and protect its countryside setting.

Hellingly

20.28 Hellingly is a small, picturesque village located on the banks of the River Cuckmere, just north of Hailsham. The historic core of the village mainly
comprises tile-hung cottages grouped around a churchyard and has been designated a Conservation Area in recognition of its special architectural and historic character. It is considered that any further development in the village would detract from its special character and appearance and should therefore be resisted.

High Hurstwood

20.29 High Hurstwood is a small, fairly dispersed settlement located within the High Weald Area of Outstanding Natural Beauty, south-west of Crowborough. It mainly comprises detached houses and cottages scattered singly and in groups along the network of narrow lanes between Crowborough and Uckfield. It is considered that any further development should be resisted in order to conserve the rural character and high quality landscape setting of the village.

Jevington

20.30 Jevington is a small, linear village set within the Sussex Downs Area of Outstanding Natural Beauty, a few miles west of Willingdon. It contains a large number of listed buildings, mostly of traditional Downland vernacular, and the special architectural and historic character of the village has been recognised by its designation as a Conservation Area. It is considered that any further development in the village would detract from its special character and appearance and should therefore be resisted.

Laughton

20.31 Laughton is a small, fairly dispersed settlement located either side of the B2124 Lewes road. There is a concentration of buildings around The Roebuck Public House but elsewhere properties are more scattered, with significant gaps in development affording attractive views across the farmland and woods of the Low Weald. The village owes much of its charm to this unspoilt countryside setting, which is enhanced by extensive tree groups and mature hedgerows. There are no further opportunities for development in Laughton without detracting from its distinctive rural character.

Litlington

20.32 Litlington is an attractive, linear village situated on the banks of the River Cuckmere, within the Sussex Downs Area of Outstanding Natural Beauty. The special architectural and historic character of the village has been recognised by its designation as a Conservation Area. It is considered that any further development in the village would detract from its special character and appearance and should therefore be resisted.

Little Horsted

20.33 Little Horsted is a small hamlet located just south of Uckfield on the A26 Lewes road. In view of the loose-knit, dispersed nature of the development and the landscape quality of the surrounding countryside, further development in the settlement is not considered appropriate.

Magham Down

20.34 Magham Down is a small settlement located a few miles north-west of Hailsham. It mainly comprises detached houses and bungalows loosely scattered along a network of narrow lanes that extends north of the A271 Hailsham to Bexhill road. Mature hedgerows and grass banks, together with the agricultural land and open paddocks between the dwellings, contribute towards the attractive, rural character of the village. There is no scope for development elsewhere in the village without detracting from its distinctive rural character and setting.

Muddles Green

20.35 Muddles Green is a small, relatively secluded village located north-west of Hailsham. It has grown from a scatter of cottages and farms, loosely grouped around a minor road junction, to a fairly compact settlement. It is considered that any further development should be resisted in order to preserve the rural character and setting of the village.

Old Heathfield

20.36 Old Heathfield is a small, attractive village set within the High Weald Area of Outstanding Natural Beauty, a few miles south-east of Heathfield town. Its prominent ridge-top position affords extensive views across the surrounding countryside and its special architectural and historic character has been recognised by the designation of much of the village as a Conservation Area. It is considered that any further development in the village would be detrimental to its special character and appearance and should therefore be resisted.

Ripe

20.37 Ripe is a picturesque, secluded village situated in low-lying countryside between Hailsham and Lewes. Its special architectural and historic character has been recognised by the designation of much of the settlement as a Conservation Area. It is considered that any further development in Ripe would detract from its special character and appearance and should therefore be resisted.
Rosers Cross

20.38 Rosers Cross is a small, fairly dispersed settlement located west of Heathfield, within the High Weald Area of Outstanding Natural Beauty. It mainly consists of houses and cottages scattered singly and in groups along the network of narrow, tree-lined lanes between Cross-in-Hand and Waldron. It is considered that any further development should be resisted in order to conserve the rural character and setting of the settlement.

Rushlake Green

20.39 Rushlake Green is a small, attractive village located to the east of Heathfield, within the High Weald Area of Outstanding Natural Beauty. It comprises a variety of buildings, including a general store and public house, grouped around a large village green. Many of these properties are listed for their architectural or historic interest and, together with other attractive buildings, walls and trees, contribute to the special character of the village which has been designated as a Conservation Area. In order to maintain this special character, it is considered that further development in Rushlake Green should be resisted.

Selmeston

20.40 Selmeston is a small, linear village lying to the north of the A27 Lewes to Polegate road. There are a significant number of listed buildings within the settlement and its special architectural and historic character has been recognised by the designation of much of the village as a Conservation Area. No further opportunities for development exist within the village without detracting from its special character and appearance, whilst any outward development would be detrimental to its rural setting.

Town Row

20.41 Town Row is a small village located just east of Rotherfield within the High Weald Area of Outstanding Natural Beauty. It is characterised by scattered development, interspersed with significant areas of open farmland, often affording long distance views across the surrounding countryside. Any further intensification of development in the village would be detrimental to its rural character. Similarly, it is considered that any outward growth should be resisted in the interests of protecting the high landscape quality of the surrounding countryside and the open gap between the village and Rotherfield.

Upper Hartfield

20.42 Upper Hartfield is a small, relatively dispersed settlement located within the High Weald Area of Outstanding Natural Beauty, a few miles east of Forest Row. Apart from the well consolidated development fronting the B2110 Groombridge Road, the village is characterised by scattered, primarily detached properties, set amongst woods and farmland. It is considered that any further intensification of development would adversely affect the established rural character of the settlement and should be resisted.

Waldron

20.43 Waldron is a small, compact village situated within the High Weald Area of Outstanding Natural Beauty, a few miles south-west of Heathfield. From an historic core around the War Memorial, the settlement has developed in a linear form with the majority of buildings fronting an attractive village street. There is a group of listed buildings in the historic core of the village which, together with other attractive properties, walls, trees and other local features, have been designated as a Conservation Area. It is considered that there are no further opportunities for development in the village without detracting from its historic character and appearance. Similarly, any outward development would be detrimental to its rural setting and intrusive within the surrounding countryside. For these reasons a development boundary is not proposed for Waldron.

Wartling

20.44 Wartling is a small hamlet overlooking the Pevensey Levels, to the east of Hailsham. Development is generally loose-knit in character, with extensive mature tree cover. It is considered that any outward growth of Wartling should be resisted given the high landscape quality of the surrounding countryside and the impact on open views, whilst any intensification of existing development would detract from the rural character of the settlement.

Westdean

20.45 Westdean is a small, secluded village located on the edge of Friston Forest, within the Sussex Downs Area of Outstanding Natural Beauty. The special architectural and historic character and appearance of the settlement has been recognised by its designation as a Conservation Area. It is considered that any further development in the village would detract from its special character and appearance and should therefore be resisted.

Wilmington

20.46 Wilmington is an attractive, linear village located on the edge of the Cuckmere Valley, within the Sussex Downs Area of Outstanding Natural Beauty. Its special architectural and historic character and appearance has been recognised by the designation of
much of the village as a Conservation Area. It is considered that any further development in Wilmington would detract from its special character and appearance and should therefore be resisted.

**Withyham**

20.47 Withyham is a small hamlet, located on the B2110 Forest Row to Groombridge road, within the High Weald Area of Outstanding Natural Beauty. It comprises three groups of buildings separated by significant gaps of open countryside and, in order to maintain the rural character and setting of the village, it is considered that any further intensification of development should be resisted. Many of the buildings are listed and, together with other attractive local features, contribute towards the historic character of the village which has been designated as a Conservation Area.