

Cross In Hand

(Inset Map No.8)

Introduction

19.6.1 Cross-in-Hand is a small, largely dispersed settlement lying about a mile to the north-west of Heathfield. It has developed principally along the B2102 Uckfield road adjacent to its junction with the main A267, but also extends outwards in all directions into the surrounding countryside. The village is basically residential in nature, although there are several shops providing local services in addition to commercial premises orientated towards the A267 for trade.

19.6.2 The Council aims to maintain the existing largely rural character of Cross-in-Hand and to protect its sensitive landscape setting.

Environment

19.6.3 Cross-in-Hand has a particularly attractive and elevated situation on a principal ridge within the High Weald Area of Outstanding Natural Beauty. Extensive views are afforded from the village to the south towards the South Downs. The Cross-in-Hand Windmill is a prominent local landmark.

19.6.4 The small core of Cross-in-Hand is compact and well developed. In contrast, the ribbons of development that extend out of the village are more sporadic and generally far more scattered in nature. This 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.

Development Boundary

19.6.5 The sensitive location and character of Cross-in-Hand within the High Weald Area of Outstanding Natural Beauty imposes clear constraints to outward growth and new development. Any intensification of existing scattered and ribbon development in the fringe areas would be detrimental to their rural character and intrusive within the countryside setting of the village. Accordingly, the development boundary is tightly defined to include only the main built-up core of the village.

19.6.6 The main A267 provides a strong physical boundary to the east. In view of the sensitivity of this open and exposed location and highway safety concerns, the roadside facilities and adjacent ribbon development beyond are excluded from the development boundary. Proposals for any extension of the roadside facilities would be considered against Policy TR8 in Chapter 9. Also, further development

would tend towards the coalescence of Cross-in-Hand with Heathfield, contrary to Policy EN17. Part of the well-treed curtilage of Forge Cottage is also excluded to resist any extension of ribbon development along this busy stretch of road.

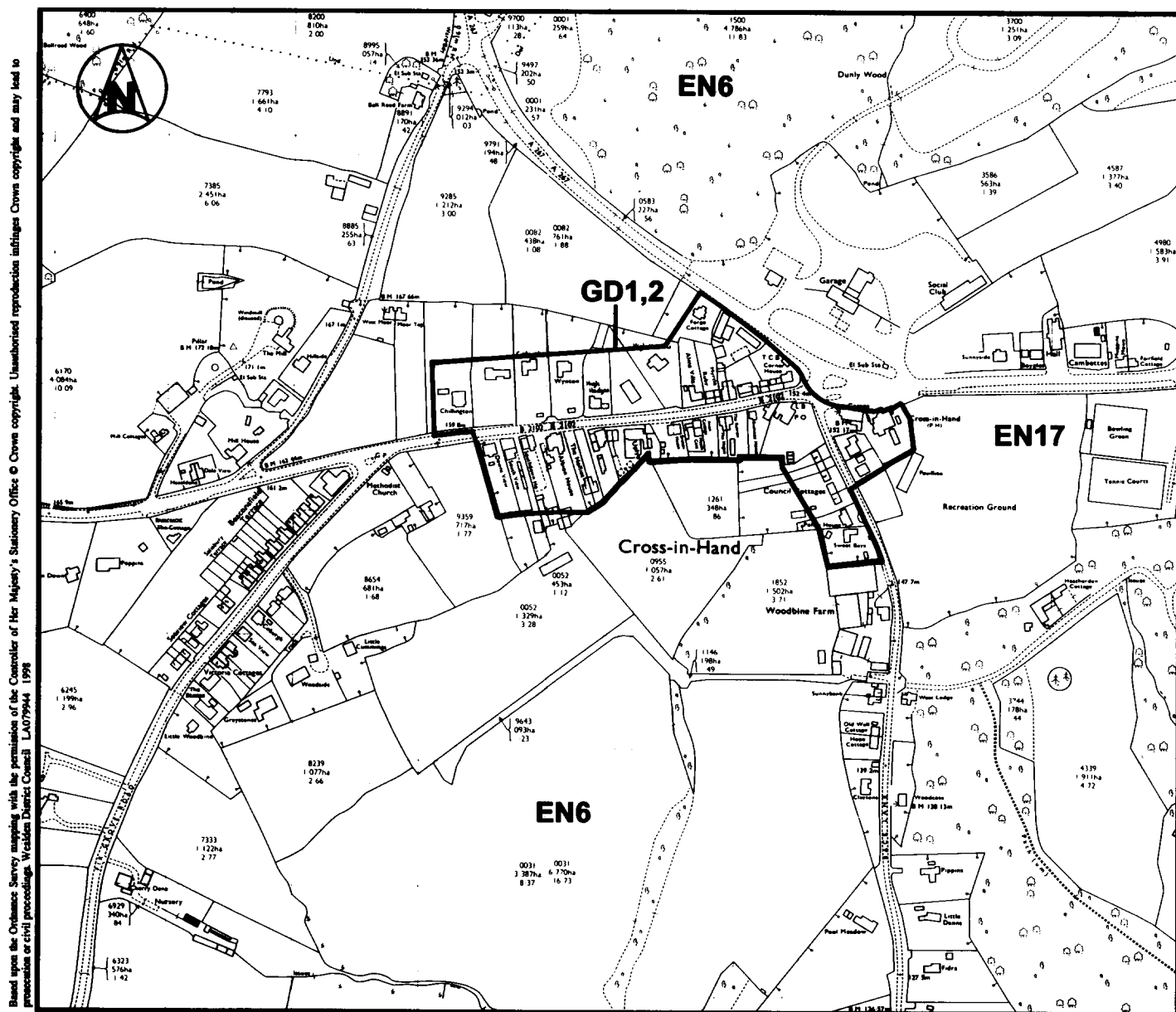
19.6.7 To the south, the development boundary excludes the more dispersed development within large, well-vegetated curtilages along Back Lane which, together with countryside gaps, contribute to a distinctly more rural character. To the west, the exposed fields and open land beyond the well-defined edge of the built-up area contribute significantly to the setting of the village. Ribbon development along Firgrove Road is regarded as being in the countryside beyond the main confines of the village where further expansion or intensification would be inappropriate. It is consequently excluded from the development boundary.

19.6.8 In some areas the development boundary excludes the full depth of longer curtilages in order to resist inappropriate backland development. The development boundary cuts across the rear of properties set within large curtilages on the north side of the B2102, as any intensification of development towards the ridgeline would intrude into distant views from both the south and north. The large front gardens to several of these properties also contribute to the established residential character.

19.6.9 In view of the generally compact pattern of development within the development boundary, there are very few opportunities for further new housing. Other opportunities may arise through the redevelopment of existing sites and the conversion of buildings to residential use.

Traffic

19.6.10 Traffic congestion occurs within the village along the B2102 at peak hours as a result of vehicles queuing at the junction with the A267, and also due to on-street parking. The main road junction is recognised as presenting a danger to traffic. The County Council, as Highway Authority, has indicated that if any development associated with the roadside facilities were otherwise considered appropriate, it would seek the provision of a roundabout at this junction. As it has no priority attached to such an improvement in its own programme, the costs would have to be met by the developer. However, the Council believes that the County Council should give priority to the improvement of this junction in the interests of road safety.



KEY

-  Inset Map boundary
-  Development boundary



Proposals Map

The whole of this Inset Map is within the High Weald Area of Outstanding Natural Beauty.

Plan wide policies are listed on the main Proposals Map.

