

East Hoathly

(Inset Map No.12)

Introduction

19.8.1 East Hoathly is a fairly substantial village located on the old A22 London to Eastbourne road, approximately 4.5 miles from Uckfield. The village serves as both an established residential settlement and a local service and employment centre for its rural catchment area. The current population is estimated at 650 persons.

19.8.2 The Council aims to maintain and enhance the role of East Hoathly as a local service and employment centre, whilst at the same time protecting its character and rural setting.

Environment

19.8.3 East Hoathly lies within the gently undulating agricultural landscape of the Low Weald. The slight elevation of the village affords wide ranging and attractive views southwards to the Downs. Moat Wood, an area of ancient semi-natural woodland, lies to the south-west.

19.8.4 The historic core of the village is situated at the junction of the old A22 and Waldron Road, it contains a significant number of listed buildings and is designated as a Conservation Area in view of its special architectural and historic interest. The village has expanded southwards along the High Street/South Street, with in-depth post-War development to either side.

19.8.5 The recently opened East Hoathly Bypass has resulted in a considerable improvement to the environment of the village and the removal of heavy through traffic has enabled the County Council to introduce traffic calming and other environmental enhancements in the historic core. The appearance of the village is enhanced by a large number of trees, and there are some particularly fine specimens in the grounds of Lydfords. The Wealdway long distance footpath runs through East Hoathly.

Development Boundary

19.8.6 In order to conserve the rural character and setting of East Hoathly, it is important to prevent further ribbon development along the A22 and to resist outward encroachment of development into the surrounding open countryside.

19.8.7 To the south, the development boundary follows the clear physical edge to development backed by Moat Wood and open fields. The isolated ribbon of development fronting the A22 to the south of Park

Lodge has been excluded since the intervening open land is considered to be an important and integral part of the countryside surrounding East Hoathly where any extension or consolidation of development would be harmful to the character and landscape setting of the village.

19.8.8 West of South Street, the development boundary is drawn tightly around existing development, with the exception of land west of Church Marks Lane where the Council has resolved to grant planning approval for 25 houses subject to the completion of a planning obligation. This site is well screened from the surrounding countryside by existing woodland, and the scale of development is considered to be compatible with the character and function of the village. Further extension of development in this location would not be acceptable for environmental and highway capacity reasons. Elsewhere, the recreation ground clearly defines the edge of the built-up part of the village and provides a visual link with the countryside beyond.

19.8.9 To the north of the village, large houses set well back from the road in extensive, landscaped grounds have been excluded from the development boundary, since further building in this area would conflict with its essentially rural character. The inclusion of the small area of land to the west of Thomas Turner Drive is seen as an appropriate 'rounding off' of the built-up area in this part of the village.

19.8.10 To the east, the development boundary follows the rear curtilages of existing residential and commercial properties, incorporating an area of unused land adjacent to the established business premises. This site is physically contained and its development would represent a logical consolidation of the existing pattern of development in the village. The proposed use for this site is discussed in the Employment section below. However, further outward expansion onto adjoining farmland would not be considered acceptable on environmental grounds.

Housing

19.8.11 East Hoathly's location, setting and range of local facilities makes some further expansion appropriate and the development boundary has been drawn to accommodate some modest residential growth. Opportunities for further housing development exist on several sites, the largest of which is to the west of Church Marks Lane. The development of infill plots off Buttsfield Lane would be subject to necessary access improvements.

Employment

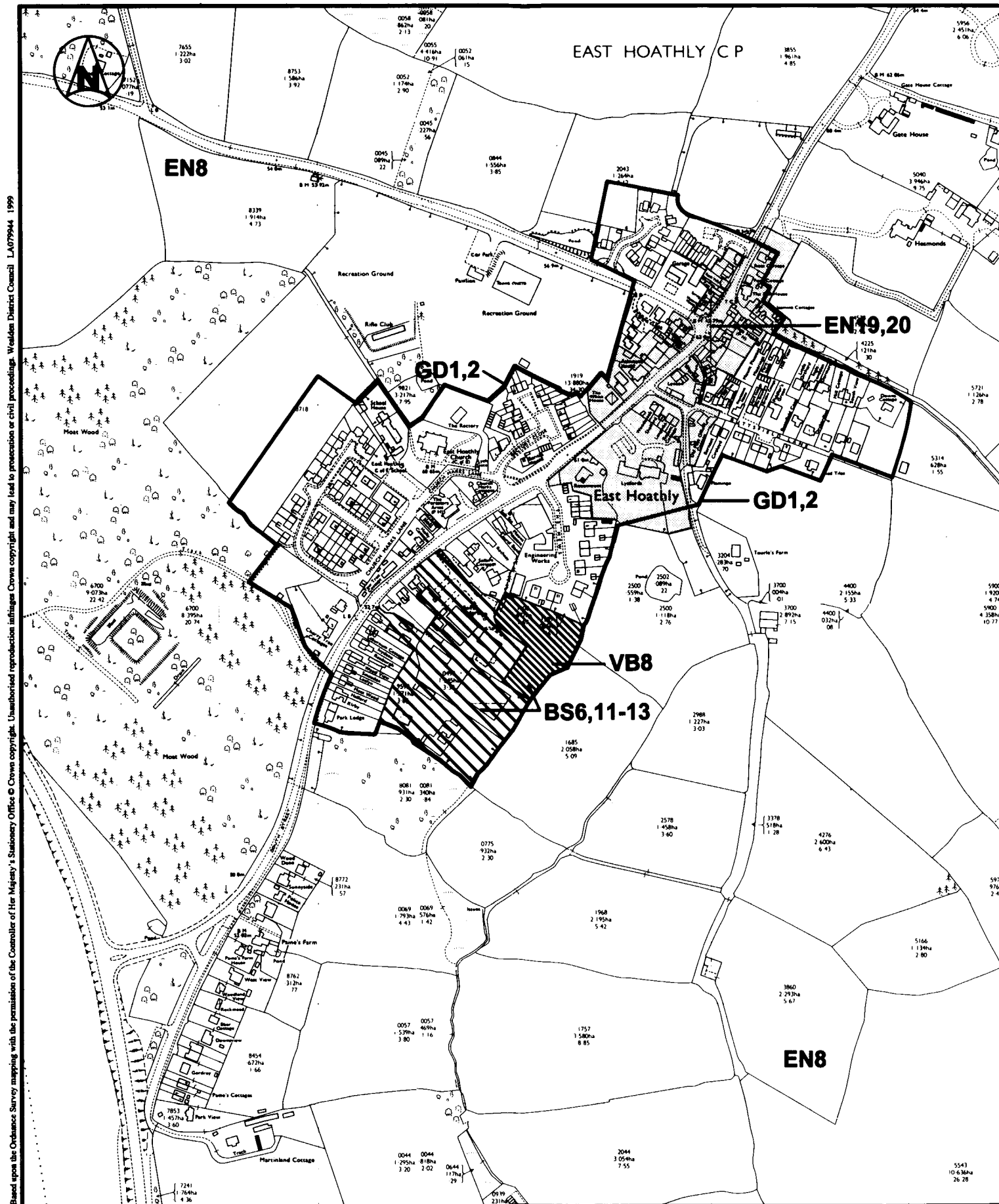
19.8.12 Local employment opportunities in East Hoathly are provided by a recognised Business Area at the south-eastern edge of the village. It is considered important to retain this area in business use to maintain such opportunities within the rural area. Proposals falling within Use Class B1 (Business Use) are acceptable, while B8 (Warehousing) may be permitted subject to certain criteria. Non-employment generating uses will be resisted. The Council will support proposals to improve the southern access from this area onto South Street.

19.8.13 This Business Area includes unused land to the rear of Chapman and Smith Limited on South Road which was allocated for employment related development in the South Wealden Local Plan. In view of its land use relationship with adjacent business activity and the opportunity it provides for further small scale business development, it is proposed to retain this allocation. In order to protect the amenities of the residential properties in The Mews, a landscaped screening belt will be required along the boundary between the site and The Mews. Landscaping will also be required along the boundary abutting the open countryside. A public footpath which runs across the site will need to be retained and adequately defined within the development.






VB8 Land north-east of the South Street Business Area, as defined on the Proposals Map, is allocated for business purposes within Use Class B1. Proposals for development will be permitted where the following criteria are met:-

- (1) access to South Street is provided via the existing Business Area, improved to the satisfaction of the Local Planning Authority;**
- (2) a landscaped screening belt is provided on the north-eastern and south-eastern boundaries;**
- (3) the public footpath which runs along the boundary of the site is retained and enhanced.**

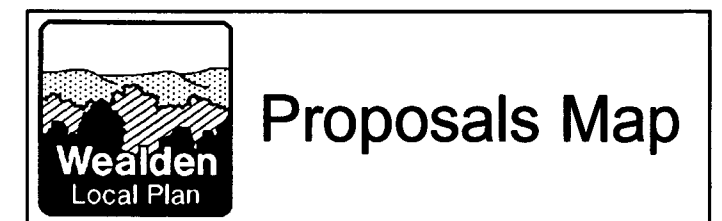
Inset Map No. 12 East Hoathly



KEY

-  Inset Map boundary
-  Development boundary
-  Village business area
-  Business allocation
-  Conservation Area

Plan wide policies are listed on the main Proposals Map.



0 100 200 metres

1:5000