

Halland

(Inset Map No.24)

Introduction

19.16.1 Halland is a small, linear settlement 3 miles south of Uckfield located at the crossroad junction of the A22 London to Eastbourne road and the B2192 to Lewes. It is essentially residential in character with limited facilities and services.

19.16.2 The Council aims to retain the residential nature of Halland, whilst protecting the approaches and surrounding countryside from an extension of inappropriate, especially ribbon, development.

Environment

19.16.3 Halland consists largely of comparatively modern frontage development along the A22 and the B2192 roads, although some older properties are located at their junction. The major part of the settlement lies to the west of the crossroads where a ribbon of houses extends some way along the A22 towards Uckfield. The village is surrounded by farmland and woods, the land falling gently to the north and rising to a low ridge in the south, although the crossroads lies in a shallow dip in the landscape. The A22 carries a large volume of traffic, particularly in the holiday season, which tends to be fast moving as it approaches and travels through the village. However, the County Council, as Highway Authority, has no specific proposals for this stretch of road.

Development Boundary

19.16.4 The development boundary reflects the Plan's aim for Halland, tightly enclosing the more consolidated development, but deliberately excluding peripheral scattered housing areas to the south and west of the settlement in order to protect their more rural character.

19.16.5 To the west of the crossroads, the development boundary includes properties fronting the A22 but excludes a number of substantial rear curtilages and some scattered backland development. It is considered that any further intensification of development beyond the established road frontage would represent an undesirable and inappropriate encroachment of the built form into the surrounding countryside. The development boundary also excludes Nursery Wood, which forms an important visual amenity within the settlement, and the farmland west of Selvon Lodge, which both physically and visually forms part of the countryside to the north of the village. The scatter of dwellings along Knoll Lane is excluded since it is considered that any intensification of development in

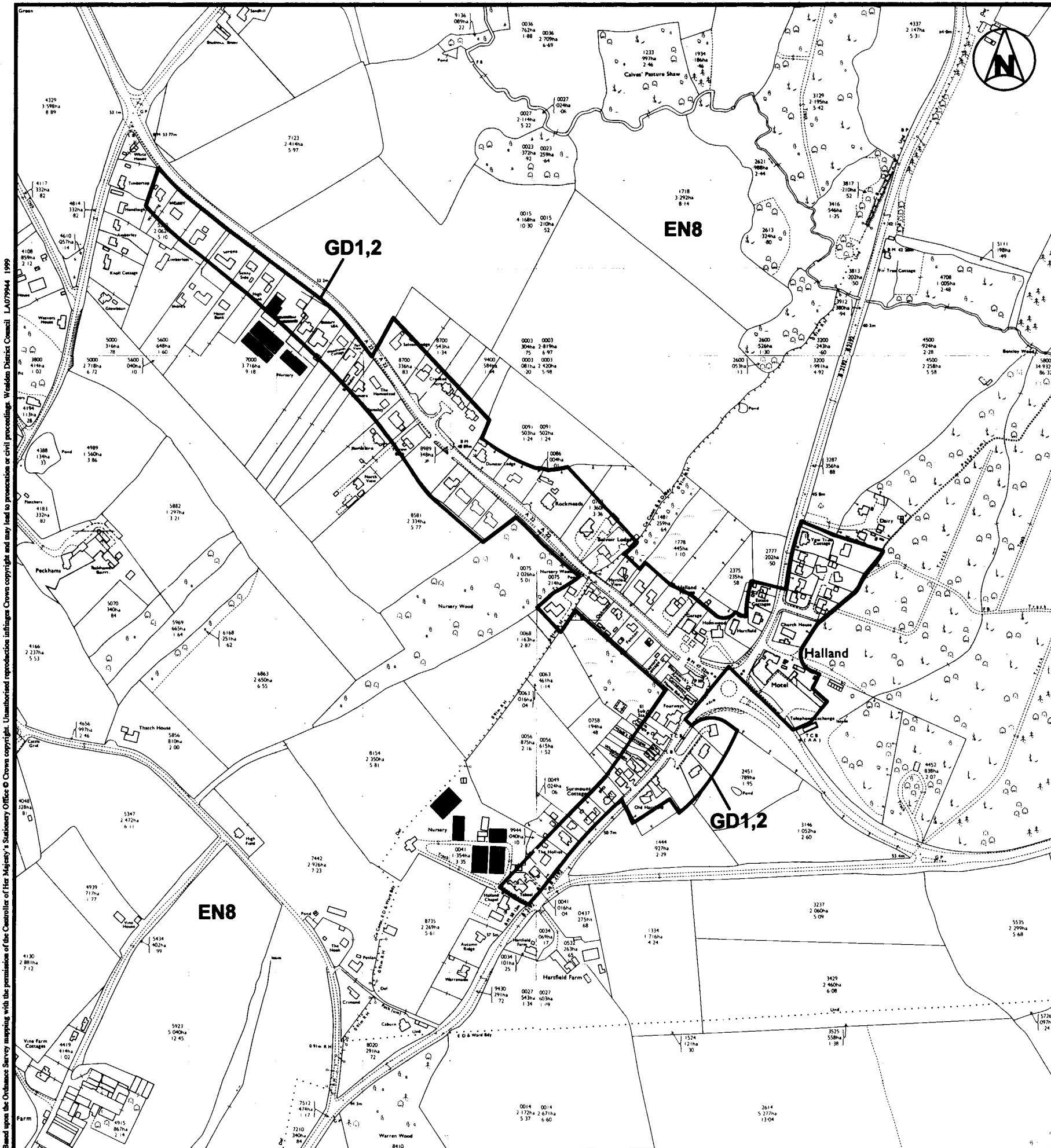
this locality would be harmful to its more open, rural character.

19.16.6 On the south side of Halland the development boundary cuts across the more extensive rear curtilages of properties to prevent backland development extending beyond the established road frontage. It is particularly important to resist further development encroaching into the triangle of open farmland to the south-east of the crossroads, which is considered to be integral to the rural setting of the village. On the B2192, beyond the Chapel which stands on the brow of a low ridge, the road takes on a more rural character, with a scattering of detached dwellings set well back in large grounds on one side and open farmland on the other, which should be maintained.

19.16.7 North of the crossroads, the development boundary follows the rear curtilages of existing properties along the B2192 up to and including Yew Tree Cottage. Woodlands, a detached house set in substantial grounds, has been excluded since it is considered that further development in this location would detract from the open countryside character of the northern approach to the settlement. The boundary is drawn closely around the Halland Forge Motel, to the north-east of the crossroads, in order to prevent an undesirable expansion of the built form into the surrounding countryside and to protect Bentley Wood.

19.16.8 Some additional housebuilding within the development boundary for Halland may be appropriate, subject to satisfying normal planning criteria. However, in view of the linear form of the settlement and the aim of the Plan to prevent encroachment of development into the surrounding countryside, future development opportunities will be limited to infill, redevelopment of existing sites, and the conversion of buildings to residential use.

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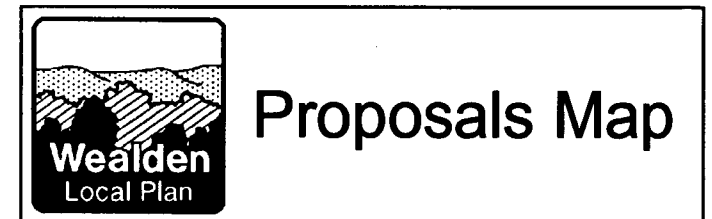


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KEY

- Inset Map boundary
- Development boundary

Plan wide policies are listed on the main Proposals Map.



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