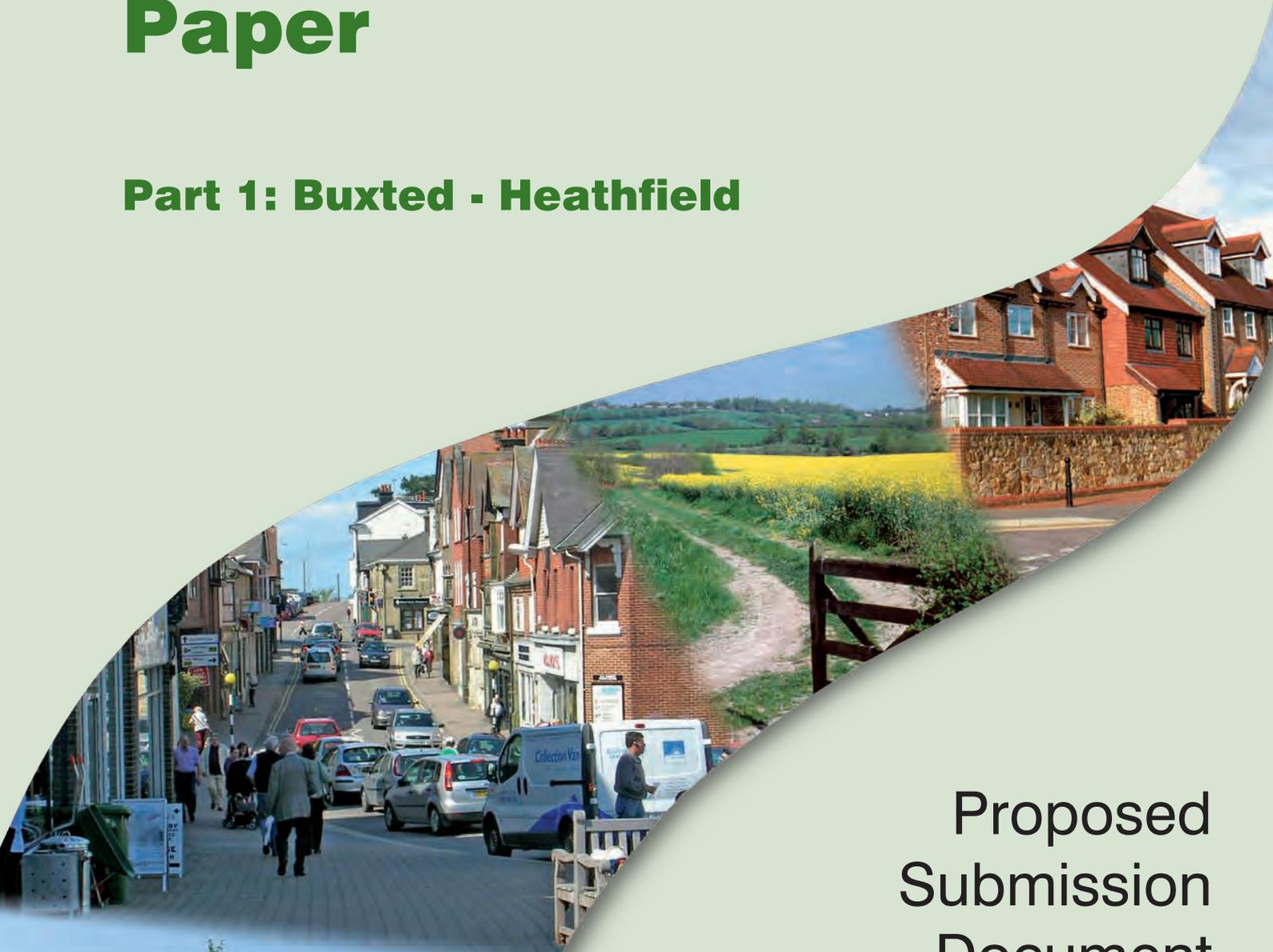


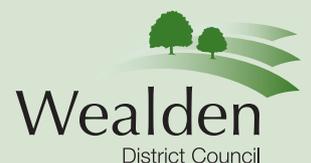
# Wealden District Local Plan

# Density Background Paper

## Part 1: Buxted - Heathfield



Proposed  
Submission  
Document



May 2018

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## 1. Introduction

**1.1.** The Density Background Paper seeks to identify and assess current levels of housing density within towns and villages across Wealden District. The study will form part of an evidence base that will inform the Council's Wealden Local Plan (WLP). The document will also help inform the Council's Urban Capacity Study, which will identify land with development potential.

### Policy Background

**1.2.** The National Planning Policy Framework (NPPF) does not outline any clear guidance with regard to urban densities, but rather states that local authorities should determine their own approach to housing density with the aim of delivering and increasing housing supply<sup>1</sup>. The NPPF advises local authorities to write policies that consider density in relation to neighbouring areas in order to deliver high quality development<sup>2</sup>. For this reason, this Background Paper will examine existing densities within settlements in the District and this evidence will assist in the production of density related policies in the emerging Wealden Local Plan.

### Wealden Local Plan

**1.3.** The Wealden Local Plan outlines the development and growth that will take place within the Wealden District. Contained within the plan are both strategic and local policies that are provided to steer the change and development that will take place over the plan period. As well as providing evidence to inform the general density policies within the new Wealden Local Plan, the results of this study have also assisted in determining densities for the site allocations.

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<sup>1</sup> Paragraph 47, National Planning Policy Framework 2012

<sup>2</sup> Paragraph 59, National Planning Policy Framework 2012

## 2. District Context and Settlements

**2.1.** Wealden is a predominantly rural District with five main towns and a number of smaller settlements and villages. This study seeks to provide an understanding of the disparities of housing density, both within and between towns and settlements in Wealden.

**2.2.** The Wealden Local Plan Issues, Options and Recommendations explored the sustainability of settlements in the District with regards to facilities within each settlement and access to services. The settlements that were considered to be sustainable have been considered in this study. The settlements considered are listed below:

- Buxted
- Crowborough
- East Hoathly
- Forest Row
- Frant
- Groombridge
- Hailsham
- Hartfield
- Heathfield
- Herstmonceux
- Horam
- Mayfield
- Ninfield
- Polegate and Willingdon
- Rotherfield
- Stone Cross
- Uckfield
- Wadhurst
- Westham

### 3. Methodology

#### Measuring Density

**3.1.** Whilst there are various ways of measuring net density, this study calculated density on the basis of dwellings per hectare. It is considered that this measure provides an appropriate indication of density for the purposes of this background paper. Therefore the calculation that was used in this study is:

$$\text{Dwellings per hectare} = \text{number of properties/area.}$$

#### Identifying and Mapping Sample Character Areas

**3.1.** In order to assess existing housing densities, sample character areas were identified within each settlement. As the settlements vary in size, the number of character areas that were sampled in each settlement also varies so as to ensure that the results provide a good indication of existing densities.

**3.2.** Whilst the sample character areas were identified randomly, steps were taken to ensure that a variety of dwelling types, designs and property ages were assessed within each settlement. The sample character areas generally include development that is relatively homogenous in terms of dwelling type, design and age however well-defined physical areas were also sampled even if there were some disparities with regards to the above.

**3.3.** Land parcels and general boundaries were used to digitise and measure the sample character areas within a Geographic Information System (GIS). Spatial queries were run to collect address point data within the sample character areas, which was used to calculate the number of dwellings per hectare.

**3.4.** In order to calculate net density, sample character areas included dwellings and private gardens, access and estate roads, car parking areas, landscaped areas of open space, children's play areas and indicative open space such as curtilage. Businesses, public houses, places of worship village greens, town/village halls, recreation facilities, schools and their playing fields, main roads, biodiversity designations and ancient woodland have not been included in the sample character areas. Whilst care homes have been excluded, some sheltered accommodation and assisted living facilities have been included in this study as they include self-contained units.

## Limitations

**3.5.** It has been recognised that as this is a desktop study, there are some limitations to the methodology applied. Where there have been any uncertainties, either with regards to identifying sample character areas or in the process of mapping them, a judgement has been made. However, aerial imagery and Google Street Map has to an extent informed any judgments made and has allowed certain limitations to be removed.

**3.6.** Organisations and businesses were avoided where possible from being included within character areas, the exceptions being where flats existed above a business or where businesses were located in residential dwellings. It was considered that, as the footprint of the flat remained the same, this would not skew the results. In both of these cases only the address point for the residential dwellings were included in the calculations.

**3.7.** Whilst the address point data used was up to date at the time of the study, there were some errors in the data which were identified and had to be corrected. It is possible that there were other errors in the dataset which were not identified, but it is considered if any error existed, they would not have a significant effect on the results.

**3.8.** Despite a degree of subjectivity in the mapping of the character areas and potential for a small margin of error, it is considered that the density approximations provide a positive indication of current levels of density within the settlements surveyed.

**3.9.** It is worth noting that whilst the sample character areas have been presented on Ordnance Survey 1:10,000 maps, the polygons were digitised using OS Master Map to ensure mapping accuracy. Therefore slight differences may appear between the sample character areas and underlying base map used for presentation. The maps identifying the sites for each settlement have been drawn to scale, however the scales of the map thumbnails included in the result tables vary and are included for presentation purposes only.

**3.10.** There are a few sample character areas that do not include an aerial thumbnail map. These sites are newer developments and at the time of this study, these sites were not built out on the aerial imagery system and have therefore not been incorporated.

## 4. Results

### Buxted

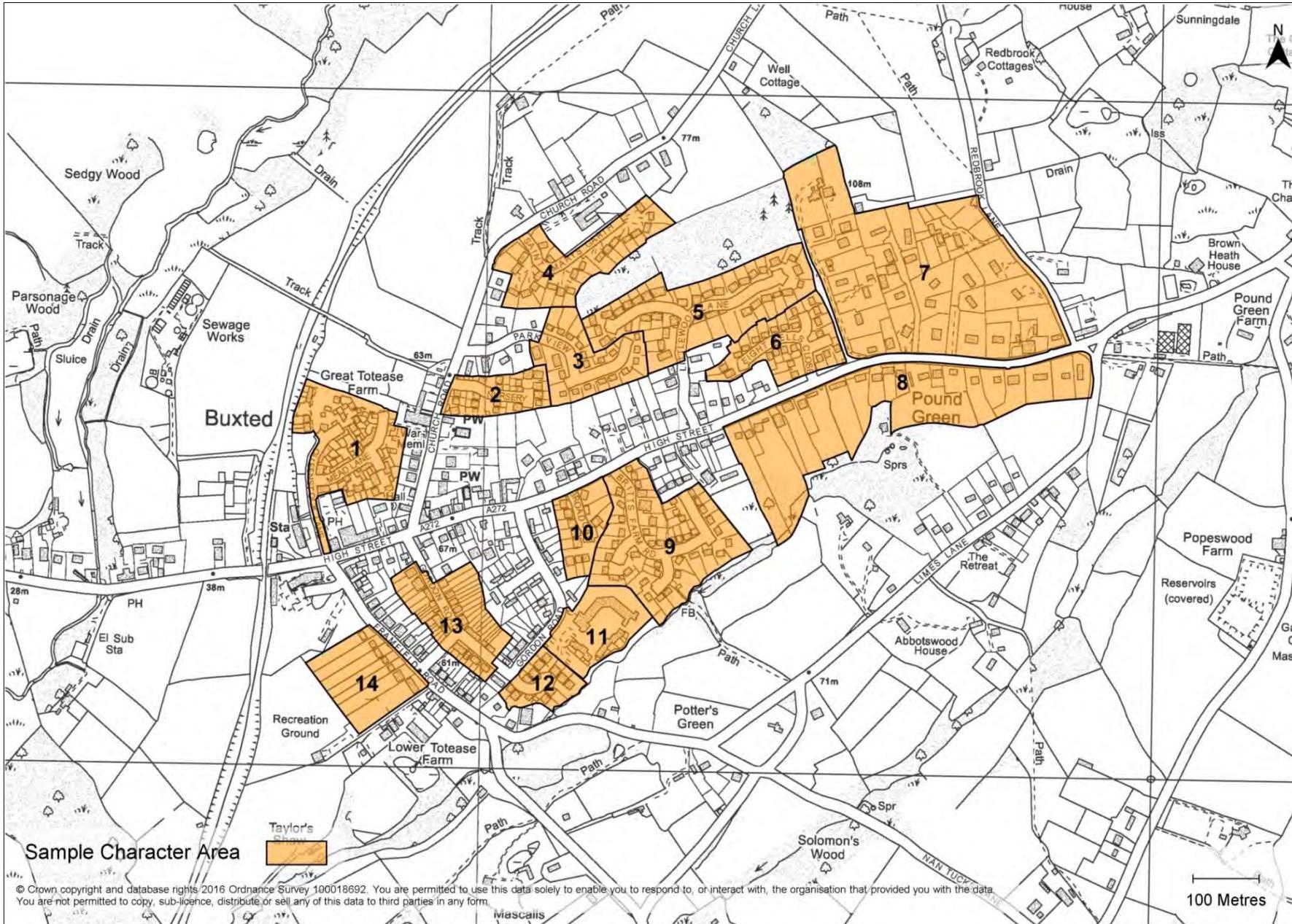
**4.1.** Buxted is a small village, situated to the east of Uckfield. As part of this study, the housing densities of fourteen different character areas in Buxted were sampled (map 1; table 1).

**4.2.** The majority of residential development in Buxted is comprised of large detached two-storey housing in small estates typically arranged around cul-de-sacs, most of which feed off High Street and Church Road, such as Littlewood Lane, St. Mary's Garth, Brits Farm Road, Broad Oak, and Higglers Lane. These estates are well landscaped, have good sized gardens, off-street parking and double garages and have an approximate average density of 14dph. There are a couple of small character areas consisting of single storey bungalows, Park View and Eight Bells Close, which were both built around a similar period and which also have an average density of 14dph.

**4.3.** Towards the east of the village, there are areas of low density housing. Both sample character areas Redbrook Lane and Pound Green consist of large dwellings with large plot sizes and both have an approximate density of 4dph. The area to the west of Framfield Road has a similar density of 5dph. Although the dwellings have smaller building footprints, the properties all have generously sized gardens.

**4.4.** Interestingly, the recently developed Queenstock Lane estate which includes some larger houses, has a similar density to that of Gordon Road where houses are on the whole smaller semi-detached properties.

### Map 1 Buxted Sample Character Areas



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**Table 1: Buxted Density Calculations**

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Queenstock Lane, Buxted</b> (Map 1: Sample Character Area 1)</p> <p>This modern development is a residential area built in the early 2010s. It is located on the western fringe of the settlement with direct access to the High Street and in very close proximity to Buxted Railway Station. It consists primarily of two-storey, detached and semi-detached houses which have modern timber cladding, as well as three-storey flats. The majority of the plots have their front situated on the pavement with a small rear garden. Some plots have a private garage and driveway, while others have a designated parking space. This sample area is approximately 200m from the town centre.</p>	 <p>The image contains two side-by-side visualizations of the same residential area. On the left is a street map showing the layout of Queenstock Lane, Mead Lane, High Street, and Church Road. The area of interest is outlined in orange. Labels include 'Great Totease Farm', 'War Mem', 'PH', 'A272', and '67'. On the right is an aerial photograph of the same area, also outlined in orange, showing the modern residential buildings and surrounding greenery.</p>	<p>The sample character area measures 2.22ha and consisted of 67 dwellings, giving it an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Nursery Field, Buxted</b> (Map 1: Sample Character Area 2)</p> <p>This is a residential development built in the 1990s. It is situated approximately 170m north-west of the centre of Buxted. It consists of two-storey, detached houses with front driveways and small rear gardens. The Church of St. Mary the Virgin is found just to the south which is a Grade II listed building.</p>		<p>The sample character area measures 0.90ha and includes 20 dwellings, giving the site an approximate density of <b>22dph</b>.</p>

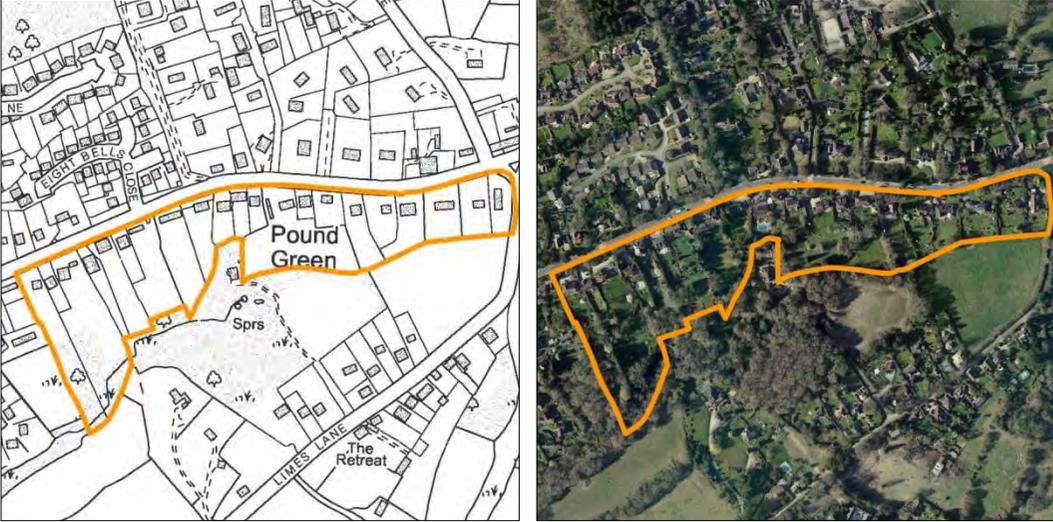
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Park View, Buxted</b> (Map 1: Sample Character Area 3)</p> <p>This residential area is a meandering cul-de-sac consisting of 1970s detached bungalows. It is found in the northern area of the settlement. The bungalows are large plots with front and rear gardens, as well as driveways with garages. This sample area is approximately 290m from the town centre.</p>		<p>The sample character area measures 1.50ha and includes 20 dwellings, giving the area an approximate density of <b>13dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>St. Mary's Garth, Buxted</b> (Map 1: Sample Character Area 4)</p> <p>Located to the north of the settlement, St. Mary's Garth is a 1970s residential development consisting of large, two-storey, 4-5 bedroom houses. These plots have large front and rear gardens, as well as driveways with garages. This area also borders woodland to the south. This sample area is approximately 400m from the town centre.</p>		<p>The sample character area is 1.91ha and consists of 21 dwellings, giving it a density of approximately <b>11dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Littlewood Lane, Buxted</b> (Map 1: Sample Character Area 5)</p> <p>Located to the north of the settlement with direct access to the High Street, Littlewood Lane is a 1990s residential development consisting of large, two-storey, 4-5 bedroom, Georgian-style houses. These plots have large front and rear gardens, as well as driveways with garages. This area borders green space to the north. The sample area is approximately 470m from the town centre.</p>		<p>The sample character area measures approximately 3.04 and includes 36 dwellings, giving it a density of approximately <b>12dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Eight Bells Close, Buxted</b> (Map 1: Sample Character Area 6)</p> <p>This residential area consists of detached bungalows built in the 1970s. It is found in the central area of Buxted with access to the High Street. The bungalows are fairly large plots with front driveways, garages and rear gardens. A Grade II listed building (The Bells Cottage) is within close proximity. This sample area is approximately 550m from the town centre.</p>		<p>The sample character area measures 1.49ha and includes 23 dwellings, giving it an approximate density of <b>15dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Redbrook Lane, Buxted</b> (Map 1: Sample Character Area 7)</p> <p>This residential area contains a variety of large properties. Located roughly 760m north-east of Buxted centre, these properties are typically two-storey, detached buildings varying in age and style. The plots have very large front and rear gardens, with driveways and garages. There is direct access to the High Street. A Grade II listed building is located near the eastern edge of this area.</p>		<p>The sample character area has been measured to be 7.70ha and consists of 32 dwellings, giving it an approximate density of <b>4dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Pound Green, Buxted</b> (Map 1: Sample Character Area 8)</p> <p>This residential area contains very large properties. Located in the south-east of Buxted, these properties are two-storey, detached buildings varying in age and style. Three of the properties are Grade II listed buildings. These plots have particularly large rear gardens, front driveways with some having tall, front hedgerows for privacy. There is direct access to the A272. This sample area is approximately 690m from the centre.</p>		<p>The sample character area measures 5.32ha and consists of 21 dwellings, giving it an approximate density of <b>4dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Brits Farm Road, Buxted</b> (Map 1: Sample Character Area 9)</p> <p>This late 1970-80s residential development consists of large, two-storey, 4 bedroom, detached houses. These plots have small front gardens with driveways and garages, but have reasonably large rear gardens. This development has access to the High Street and borders ancient woodland to the south. A public footpath runs through the centre of this area and is approximately 330m from the town centre. A Grade II listed building is within close proximity to the north.</p>		<p>The sample character area has been measured to be 3.14ha and consists of 44 dwellings, giving it an approximate density of <b>14dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Broad Oak, Buxted</b> (Map 1: Sample Character Area 10)</p> <p>This small development can be found in central Buxted with access to the High Street. This residential area consists of large, two-storey, detached houses with small rear gardens built in the early 2000s. This sample area is approximately 200m from the town centre.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white street map showing a residential area with a yellow outline highlighting a specific block. The map labels 'BROAD OAK' and 'BRITTS FARM RD'. On the right is an aerial photograph of the same area, also with a yellow outline highlighting the same residential block, showing individual houses and green spaces.</p>	<p>The sample character area has been measured to be 0.85ha and consists of 14 dwellings, giving it an approximate density of <b>16dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Buxted Court, Buxted</b> (Map 1: Sample Character Area 11)</p> <p>Buxted Court is a retirement/sheltered living development consisting of flats and bungalows. The Court contains a central carpark and has greenery surrounding the properties. This sample area is approximately 280m from the town centre.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white map showing a residential layout with a central road labeled 'GORDON ROAD'. A yellow outline highlights a specific area within the map. On the right is an aerial photograph of the same area, showing a cluster of buildings with brown roofs and surrounding greenery, also outlined in yellow.</p>	<p>The sample character area has been measured at 1.26ha and consists of 56 dwellings, giving it an approximate density of <b>45dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Higglers Close, Buxted</b> (Map 1: Sample Character Area 12)</p> <p>Higglers Close is a small cul-de-sac located off Gordon Road in the southern area of the settlement. It contains large, two-storey, 4-5 bedroom, Georgian-style houses. The majority of properties have a small front lawn, with driveways and integrated garages. This sample area is approximately 280m from the town centre.</p>		<p>The sample character area measures 0.68ha and includes 12 dwellings, giving it an approximate density of <b>18dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Gordon Road, Buxted</b> (Map 1: Sample Character Area 13)</p> <p>Gordon Road is located in the south-west of Buxted and consists of relatively small, two-storey, semi-detached properties built in the 1970-80s. Most of the properties do not have a front garden. A few properties have a driveway. The plots have long and narrow rear gardens. There are two Grade II listed buildings just to the north of the area and the town centre is approximately 150m away.</p>		<p>The sample character area measures 1.57ha and includes 50 dwellings, giving it an approximate density of <b>32dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Framfield Road, Buxted</b> (Map 1: Sample Character Area 14)</p> <p>Located on the south-western fringe of the settlement, this sample area contains a row of properties on the west side of Framfield Road. These properties are large, two-storey, 4 bedroom, detached buildings varying in age and style. All have large, front driveways and rear gardens. Buxted Recreation Ground can be found behind these properties and the Railway Station is in close proximity. This sample area is approximately 230m from the town centre.</p>		<p>The sample character area measures 1.53ha and consists of 7 dwellings, giving it an approximate density of <b>5dph</b>.</p>

## Crowborough

**4.5.** Crowborough is the largest settlement in the District and a large number of character areas have been sampled as part of this density study (map 2; table 2). The results show that Crowborough has a wide range of housing densities.

**4.6.** The areas sampled in the west of the settlement have considerably lower densities. The Fielden Road, Beacon Road, Glenmore Road, Old Lane (west) and Pinewood Chase sample character areas are all part of an area known as Crowborough Warren. These character areas have an average density of 5dph which is representative of these large properties some of which have considerably large plots of land. In addition to the Crowborough Warren area, there are several pockets of noticeably low density development throughout Crowborough, such as in the Innham's Wood, Eridge Road (south), Beacon Close and Osbourne Road to name a few.

**4.7.** Most of the large developments sampled were built around the 1960s, including the Medway, Southridge and Fermor Way sample character areas, and had very similar densities averaging at 19dph. All of these developments consisted of detached and semi-detached properties of various sizes, with good size gardens, garages and driveways. Nonetheless, not all development built around that time had similar densities. Western Gardens has a relatively high density of 40dph, which probably results from terraced housing with relatively small gardens and no off-street parking provision. On the other hand, Swift Close had much larger houses and a lower density of 11dph

**4.8.** The results of this study show that some of the more recent developments generally have higher housing densities. The Payne Close, Batchelor Crescent, Nassau Drive and Bethany Close sampled character areas have an average density of 36dph. Higher still, the Martin's Gardens, Cranborne Gardens, Sherlock Shaw and Watson Way sample character areas have an average density of 45dph. The majority of these newer developments include both two and three storey houses which have relatively small gardens. Whilst some of the properties in these newer developments do have integrated garages or car ports, an increasingly number of houses in these developments only have allocated parking provision. Whilst most of these newer developments either include areas of landscaped open space or children's play areas, the density of development is still relatively high.

**4.9.** All of the character areas that were sampled that consisted wholly of bungalows were built during the 1950s and 1960s. The Brooklands Avenue, Elm Court Gardens and High Cross Fields sample character areas, all have low densities averaging at 17dph, with only the Stone Cross Road area having a higher density of 33dph which was probably due to these being terraced bungalows.

**4.10.** Limekiln Court and Belvedere Gardens both consist of terraced dwellings and have very similar densities.

### Map 2 Crowborough Sample Character Areas

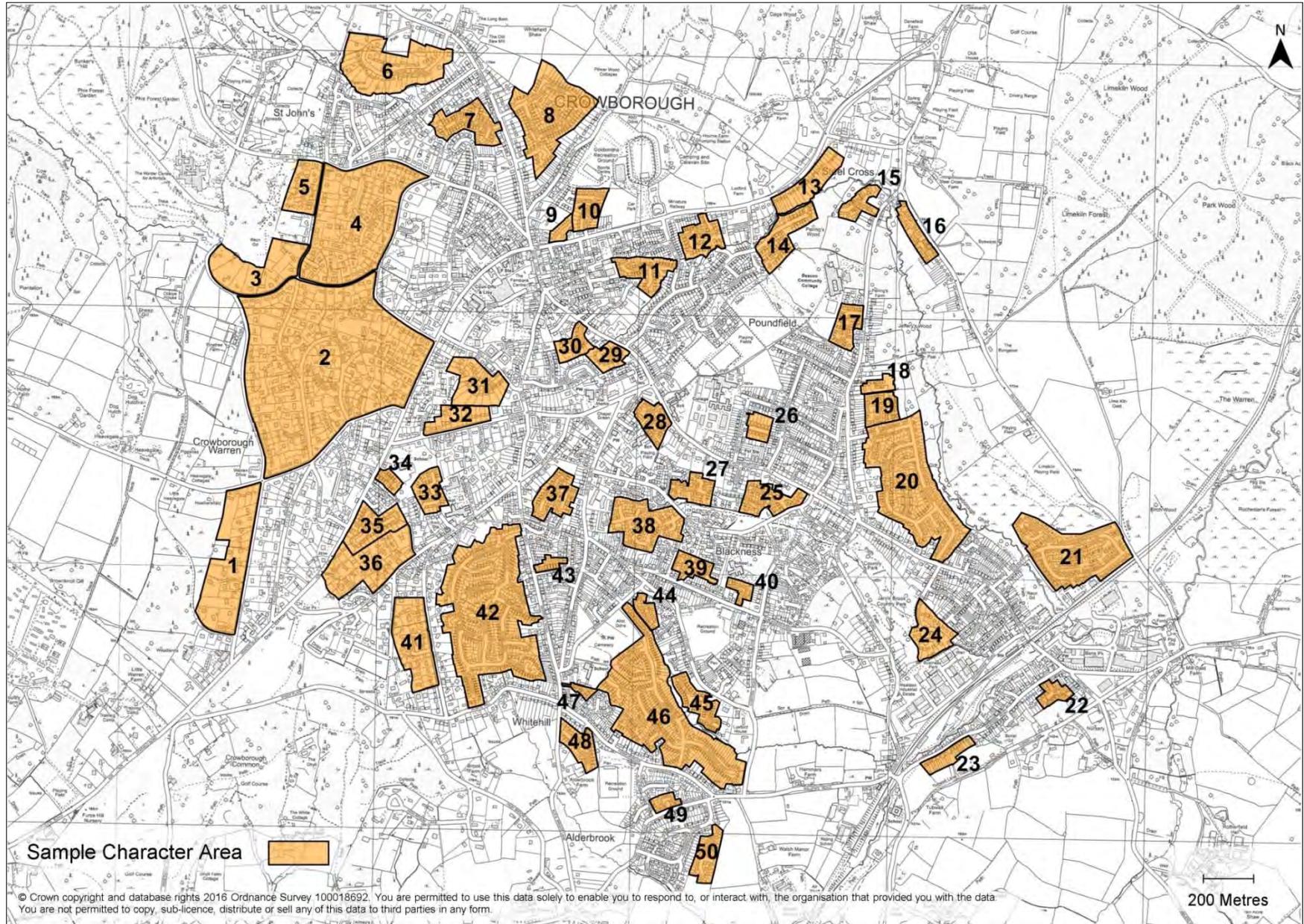


Table 2 Crowborough Density Calculations

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Fielden Road, Crowborough</b> (Map 2: Sample Character Area 1)</p> <p>This large residential area is located on a private road on the western-fringe of Crowborough. It contains a number of large, detached houses, all of which have large sweeping driveways. Most dwellings have several outbuildings, including a single or double garage. Each dwelling has a very large front and rear garden, with most including a private swimming pool and tennis court in the rear garden. A public footpath borders the north of the area and a Local Wildlife Site to the south-east (Crowborough Common). This area is located approximately 1610m from the centre of Crowborough.</p>		<p>The sample character area measures 7.61ha and consists of 25 dwellings, giving it an approximate density of <b>3dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Beacon Road (West), Crowborough</b> (Map 2: Sample Character Area 2)</p> <p>This large residential estate on the western-fringe of the settlement is spread out over two main roads and a number of cul-de-sacs. It consists of large, detached two-storey houses, which vary in appearance and age. Each house has a large sweeping driveway with at least one single or double garage. Some dwellings have a gated driveway entrance. A narrow pedestrian footpath spans the entire area and there are several small pockets of green space. All properties have a large front and rear garden, with the dwelling positioned close to the centre of the plot. To the west is an area of ancient woodland (Sheeps Gill). The area is located approximately 870m from the centre of Crowborough.</p>	 <p>The figure consists of two side-by-side images. On the left is a detailed street map of Crowborough, with a specific residential area outlined in orange. The map shows a network of roads, including Beacon Road, and various landmarks like 'Crowborough Warren' and 'School'. On the right is an aerial photograph of the same area, showing the layout of the houses, gardens, and green spaces, with the same orange outline overlaid to show the sample character area's extent.</p>	<p>The sample character area measures 36.92ha and consists of 236 dwellings, giving it an approximate density of <b>6dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Glenmore Road, Crowborough</b> (Map 2: Sample Character Area 3)</p> <p>This small residential area in the north-west of Crowborough contains nine large, detached, two and three-storey houses, varying in age and style. Some were built in the mid-20th Century while others in the 2010s. Each dwelling has a large driveway and at least one single or double garage. There are no footpaths in this area, although there are grass verges. The dwellings are separated from the road by a thick hedgerow. All houses have a large front and rear garden, with the house positioned near to the centre of the plot set back from the road. To the north of the area are a number of public footpaths, recreation ground, The Horder Centre and The Ashdown Forest. The area is located approximately 1080m from the centre of Crowborough.</p>		<p>The sample character area is 5.04ha and consists of 11 dwellings, giving it an approximate density of <b>2dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Old Lane (west), Crowborough</b> (Map 2: Sample Character Area 4)</p> <p>This large residential area in the west of Crowborough contains a number of large two and three-storey, detached houses, varying in age and style. Each dwelling has a large driveway, with at least one single or double garage. There is also ample, unrestricted parking available on the street. Pedestrian footpaths, with grass verges, span the area and there are several pockets of open green space. All houses have a large front and rear gardens, with the house positioned near to the centre of the plot and set back from the road. To the west, a public footpath links the estate to Ashdown Forest. The area is approximately 710m from the centre of Crowborough.</p>		<p>The sample character area has been measured to be 14.36ha and consists of 95 dwellings, giving it an approximate density of <b>7dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Pinewood Chase, Crowborough</b> (Map 2: Sample Character Area 5)</p> <p>This small residential cul-de-sac is located in west Crowborough and likely built in the late 20th Century. It contains a small number of large, detached, two-storey houses, all of which have a large driveway with integrated garages. A wide pedestrian footpath spans the area, and there are some pockets of open green space. Each dwelling has a large front and rear garden, with the dwelling positioned at the centre of the plot set back from the road. There are a number of public footpaths to the west of the area and the western area boundary is bordered by The Ashdown Forest. A Grade II listed building (Boxgate Farmhouse) is located to the north. The area is located approximately 970m from the centre of Crowborough.</p>		<p>The sample character area is 2.32ha and consists of 18 dwellings, giving it an approximate density of <b>8dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Innham's Wood, Crowborough</b> (Map 2: Sample Character Area 6)</p> <p>This large residential cul-de-sac is located in the north-west of Crowborough on a private road. It contains a number of large, detached houses, all of which have a driveway. Each house also has a large front and rear garden, with the house positioned in the centre of the plot. The dwellings in the south of the area back on to an area of ancient woodland (Innham's Wood) and to the north of the area is a public footpath. The cul-de-sac is located within close proximity to The Ashdown Forest. This sample area is approximately 980m from the centre of Crowborough.</p>		<p>The sample character area has been measured to be 6.89ha and consists of 37 dwellings, giving it an approximate density of <b>5dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Elm Court Gardens, Crowborough</b> (Map 2: Sample Character Area 7)</p> <p>This small cul-de-sac, just off a main road, is in the north-west of Crowborough, likely built in the 1950s. It contains a number of detached bungalows. Each dwelling has a private driveway and a single garage. There is unrestricted street parking available with a pedestrian footpath and grass verges spanning the area. All dwellings have a medium-sized front and rear garden, although some of the corner plots have slightly larger rear gardens. Each dwelling is positioned in the centre of the plot. A public footpath runs through the east of the area, linking this area to a neighbouring development and the main road. This area is located approximately 680m from the centre of Crowborough.</p>	 <p>The image contains two side-by-side visualizations of the Elm Court Gardens area. On the left is a black and white street map showing a cul-de-sac layout with individual plots and buildings. The area is outlined in orange. Labels on the map include 'ELIM COURT GARDENS', 'FAIRVIEW LANE', 'LISON CLOSURE', and '197m'. On the right is an aerial photograph of the same area, showing the actual buildings, gardens, and streets, also outlined in orange.</p>	<p>The sample character area measures 2.77ha and consists of 43 dwellings, giving it an approximate density of <b>16dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Pleasant View Road, Crowborough</b> (Map 2: Sample Character Area 8)</p> <p>This medium-sized residential estate is in the north of Crowborough. Likely built in the 1960s, it contains a mixture of two-storey, detached and semi-detached houses, as well as detached bungalows. Each dwelling has a private driveway with a single or double garage, some of which are integrated. A pedestrian footpath with grass verges span the entire area. To the north east of the area, there are two public footpaths leading to open green space. All dwellings have a medium-sized or large front garden with a larger rear garden. The dwellings are positioned towards the front of the plot. The area is bordered to north, east and west by the High Weald AONB. To the north is a large area of ancient woodland (Pocket Birches/Bream Wood/Beechen Wood). This area is located approximately 650m from the centre of Crowborough.</p>		<p>The sample character area is 7.31ha and consists of 108 dwellings, giving it an approximate density of <b>15dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Batchelor Crescent, Crowborough</b> (Map 2: Sample Character Area 9)</p> <p>This small residential cul-de-sac located in the centre of Crowborough was built in the 2000s. It contains a mixture of three-storey, semi-detached and terraced townhouses, as well as two-storey, semi-detached and detached houses. These properties have a private driveway with integrated garage or an allocated parking space. The detached houses have a front garden and medium-sized rear garden. The semi-detached and terraced townhouse only have a small rear garden. This area is located off the A26 and is in close proximity to the High Street. To the north is an open green space which borders the High Weald AONB. To the south is the Crowborough Conservation Area, which contains a Grade II listed building. This area is located approximately 210m from the centre of Crowborough.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential area. A specific cul-de-sac is outlined in orange. Labels on the map include '209m', 'The Cross', 'A26', 'B2100', 'HIGH CRO', and 'PAR'. On the right is an aerial photograph of the same area, with the same cul-de-sac outlined in orange. The aerial view shows the layout of the houses, green spaces, and surrounding streets.</p>	<p>The sample character area measures 0.55ha and consists of 19 dwellings, giving it an approximate density of <b>35dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>High Cross Fields, Crowborough</b> (Map 2: Sample Character Area 10)</p> <p>This medium sized cul-de-sac is located in the centre of Crowborough, off the A22. Built in the 1960s, it contains detached bungalows, all of which have a driveway and garage. There is on street parking available with pedestrian footpaths spanning the entire area. All dwellings have a medium-sized front and rear garden. Each property is positioned near to the front of the plot, but set just back from the road. To the north-east is Crowborough Leisure Centre and the High Street is in close proximity. The area is bordered to the north, east and west by the High Weald AONB. This area is located approximately 350m from the centre of Crowborough.</p>		<p>The sample character area measures 1.73ha and consists of 32 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Eridge Drive, Crowborough</b> (Map 2: Sample Character Area 11)</p> <p>This large cul-de-sac is in the centre of Crowborough. Built in the 1980s, this estate contains detached, two-storey properties with adjoining garages. All dwellings have a driveway. There is street parking available with wide pedestrian footpaths spanning the entire area. All dwellings have a medium-sized front and rear garden. An industrial estate borders to the west and the centre of Crowborough is approximately 470m away.</p>		<p>The sample character area has been measured to be 2.18ha and consists of 50 dwellings, giving it an approximate density of <b>23dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Farthings and Oak Tree Villas, Crowborough</b> (Map 2: Sample Character Area 12)</p> <p>This large cul-de-sac is approximately 680m east of the town centre. Built in the 1980s, it contains large detached two-storey houses, each with a driveway and garage. Each property has a medium-sized front and rear garden. The area is bordered to the north by the High Weald AONB.</p>		<p>The sample character area has been measured to be 2.01ha and consists of 38 dwellings, giving it an approximate density of <b>19dph</b>.</p>

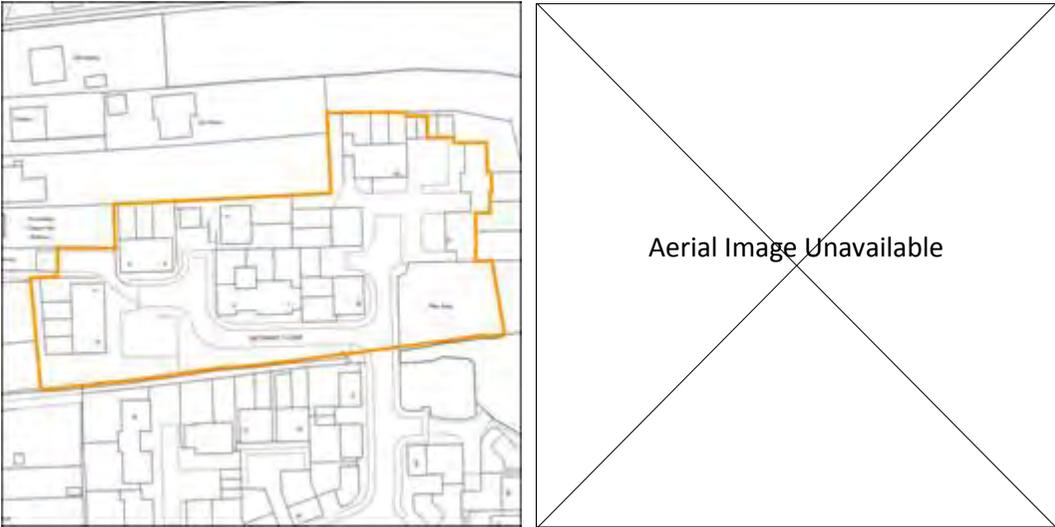
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Eridge Road (south), Crowborough</b> (Map 2: Sample Character Area 13)</p> <p>This area on the north-eastern border of Crowborough is located on the A26. Built in the 1950s, it contains large detached and semi-detached, two-storey houses. Each property has a front driveway with garage. All dwellings have a large front and rear garden. The area is bordered to the north by the High Weald AONB. To the east is a Grade II listed building and to the south is an area of ancient woodland. This area is located approximately 1140m from the centre of Crowborough.</p>		<p>The sample character area has an area of 2.54ha and consists of 23 dwellings, giving it an approximate density of <b>9dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Millbrook Road and Pellings Rise, Crowborough</b> (Map 2: Sample Character Area 14)</p> <p>This residential estate is roughly 980m east of Crowborough town centre. Built in the 2000s, it contains large, detached, two-storey properties. All dwellings have a driveway with a single or double garage. Each house has a medium-sized front and rear garden. A pedestrian footpath with grass verges spans the entire area. To the north-west is a public footpath linking the estate to the main road. The area is bordered to the south and east by an area of ancient woodland.</p>		<p>The sample character area has an area of 2.66ha and consists of 46 dwellings, giving it an approximate density of <b>17dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Payne Close, Crowborough</b> (Map 2: Sample Character Area 15)</p> <p>This medium sized cul-de-sac in the east of Crowborough is located off a main road. Built in the 2010s, it contains a mixture of dwellings including two and three-storey detached, semi-detached and terraced houses, some of which are flats. The larger properties have a driveway and garage, whilst the smaller properties and flats have allocated parking spaces. The majority of dwellings have a small front and rear garden. Bordering to the west is an area of ancient woodland and to the north is the High Weald AONB. This area is located approximately 1340m from the centre of Crowborough.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential cul-de-sac labeled 'PAYNE CLOSE'. The area is outlined in orange. On the right is an aerial photograph of the same area, also outlined in orange, showing the layout of houses, roads, and surrounding greenery.</p>	<p>The sample character area is 1.24ha and consists of 44 dwellings, giving it an approximate density of <b>35dph</b>.</p>

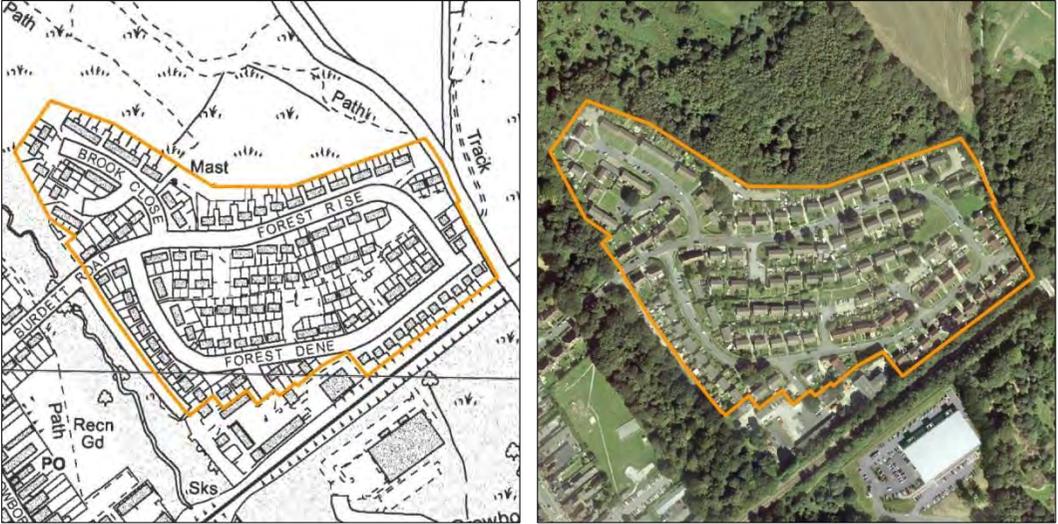
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Limekiln Court, Crowborough</b> (Map 2: Sample Character Area 16)</p> <p>This area is located approximately 1510m east from the town centre. Built in the 1960s, Limekiln Court is on a small country lane containing a combination of large, two-storey semi-detached and terraced housing. The majority of properties must use informal, on-street parking. All dwellings have a medium-sized front and rear garden, with each house positioned in the centre of the plot and set back from the road. A pedestrian footpath, with grass verge, spans the entire area. The area is bordered to the east by the High Weald AONB, the south by ancient woodland (Crowborough Gill) and to the west by a Local Wildlife Site (Crowborough Ghyll).</p>		<p>The sample character area measures 1.35ha and consists of 49 dwellings, giving it an approximate density of <b>36dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Pellings Farm Close, Crowborough</b> (Map 2: Sample Character Area 17)</p> <p>This cul-de-sac in east Crowborough was built in the 1990s. It contains detached, two-storey properties each with a driveway and garage. All dwellings have a small front and rear garden, with the house positioned at the centre of the plot. A pedestrian footpath spans the entire area and two public footpaths link Pellings Farm Close to neighbouring estates. The development is bordered directly to the west by a secondary school and to the east by a Local Wildlife Site (Crowborough Ghyll). This area is located approximately 1240m from the centre of Crowborough.</p>		<p>The sample character area measures 1.45ha and consists of 39 dwellings, giving it an approximate density of <b>25dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Bethany Close, Crowborough</b> (Map 2: Sample Character Area 18)</p> <p>This small cul-de-sac in the east of Crowborough was built in the 2010s. Situated just off the main road, it contains a mixture of two and three-storey, detached, semi-detached and terraced houses. The larger detached houses have a driveway with garage. The smaller terraced houses have an allocated parking space. All dwellings have a small front and rear garden, with the buildings positioned at the front of the plot. A public footpath, links the area to the nearby High Weald AONB which borders the area to the north. To the east is an area of ancient woodland which is a designated Local Wildlife Site (Crowborough Ghyll). This area is located approximately 1440m from the centre of Crowborough.</p>		<p>The sample character area is 0.67ha and consists of 25 dwellings, giving it an approximate density of <b>37dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Nassau Drive, Crowborough</b> (Map 2: Sample Character Area 19)</p> <p>Located roughly 1470m east of Crowborough town centre, Nassau Drive is a cul-de-sac just off a main road. Built in the 2010s, it contains a mixture of two and three-storey detached, semi-detached and terraced housing. The majority must use allocated parking spaces, whilst a few properties have a driveway. All houses have a very small front and rear garden, with the house positioned at the front of the plot, very close to the road. A pedestrian footpath spans the majority of the area, and there is a medium-sized open green space in the centre of the development. To the east is an area of ancient woodland / Local Wildlife Site (Crowborough Ghyll).</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential development. A specific area is outlined in orange, with the street name 'NASSAU DRIVE' clearly visible. Other street names like 'HILLRISE' and 'PW' are also present. On the right is an aerial photograph of the same area, showing the actual houses, roads, and green spaces, with the same orange outline overlaid to match the map.</p>	<p>The sample character area is 1.52ha and consists of 55 dwellings, giving it an approximate density of <b>36dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Medway, Crowborough</b> (Map 2: Sample Character Area 20)</p> <p>This large residential estate in the east of Crowborough is located on a main orbital road, with a number of small adjoining cul-de-sacs. Built in the 1960s, it contains a mixture of two-storey detached and semi-detached houses, as well as detached bungalows. All dwellings have a driveway and garage with the dwelling itself positioned close to the centre of the plot. Each plot has a small front garden and a medium-sized rear garden. A pedestrian footpath, with a grass verge, spans the entire area. To the east is a Local Wildlife Site (Crowborough Ghyll) and an area of ancient woodland. A Grade II listed building is in close proximity to the south (Hydehurst). This area is located approximately 1650m from the centre of Crowborough.</p>		<p>The sample character area is 11.55ha and consists of 226 dwellings, giving it an approximate density of <b>20dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Jarvis Brook (north), Crowborough</b> (Map 2: Sample Character Area 21)</p> <p>This large residential estate on the eastern-fringe of Crowborough was built in the 1960-80s. It contains two-storey, semi-detached and terraced housing, as well as blocks of flats. The semi-detached properties have a driveway and garage, whilst the others have allocated parking spaces. Each house has a medium-sized front and rear garden. There are a number of open green spaces within the area, with a public footpath running through the centre of the estate. The High Weald AONB borders to the east and a Local Wildlife Site borders to the north. To the west is ancient woodland. This area is located approximately 2380m from the centre of Crowborough.</p>		<p>The sample character area is 7.85ha and consists of 265 dwellings, giving it an approximate density of <b>34dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Western Gardens, Crowborough</b> (Map 2: Sample Character Area 22)</p> <p>This small residential cul-de-sac is located in the south east of Crowborough. Built in the 1960s, it contains two-storey, semi-detached and terraced housing. These properties use informal street parking or park in the garage block. A pedestrian footpath with grass verges spans the area. All dwellings have a small front garden and a medium-sized rear garden. The High Weald AONB borders to the south and this area is located approximately 2620m from the centre of Crowborough.</p>	 <p>The image shows two side-by-side views of the same residential area. On the left is a black and white Ordnance Survey map showing a cul-de-sac layout with buildings, a pedestrian footpath, and a grass verge. The area is outlined in orange. On the right is an aerial photograph showing the same area with houses, gardens, and trees, also outlined in orange. The map includes the text 'WESTERN GARDENS' and 'MO'.</p>	<p>The sample character area is 0.90ha and consists of 36 dwellings, giving it an approximate density of <b>40dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Western Road, Crowborough</b> (Map 2: Sample Character Area 23)</p> <p>This linear development is located about 2510m south from the town centre. It contains a mixture of two and three-storey, detached, semi-detached and terraced period houses. These properties do not have driveways and street parking is restricted by double yellow lines. Each dwelling has a small front garden with a long and narrow rear garden. To the north of the area are two Grade II listed buildings and directly to the south is the High Weald AONB and a number of public footpaths.</p>		<p>The sample character area is 1.12ha and consists of 37 dwellings, giving it an approximate density of <b>33dph</b>.</p>

Sample Character Area	Map and Aerial Photograph		Density Calculation
<p><b>Osbourne Road, Crowborough</b> (Map 2: Sample Character Area 24)</p> <p>This cul-de-sac is approximately 2100m south of Crowborough town centre. Built in the 2000s, it contains detached two-storey properties. Each dwelling has a driveway with garage, as well as medium-sized front and rear gardens. The area is bordered to the west by a Local Wildlife Site (Clay Pit) and ancient woodland (Jarvis Brook Country Park). To the south is a public footpath and a large industrial estate.</p>			<p>The sample character area is 2.33ha and consists of 24 dwellings, giving it an approximate density of <b>10dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Beeches Farm Road, Crowborough</b> (Map 2: Sample Character Area 25)</p> <p>This cul-de-sac is located roughly 1300m south of Crowborough town centre, off the B2100. It contains detached, two-storey houses built in the 1980s. Each property has a driveway with a single or double garage. There is unrestricted street parking available, with a wide pedestrian footpath spanning the entire area. Each house has a medium-sized front and rear garden, with the house positioned near to the centre of the plot and set back from the road. The area is bordered to the south by a public footpath which links a neighbouring development.</p>		<p>The sample character area is 2.11ha and consists of 43 dwellings, giving it an approximate density of <b>20dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>West Beeches Road, Crowborough</b> (Map 2: Sample Character Area 26)</p> <p>This character area, to the south-east of Crowborough town centre (1080m), contains both Victorian-era and 1980s semi-detached, two-storey properties. These plots have good-sized, paved front driveways with long and narrow rear gardens. A secondary school is within close proximity to the west.</p>		<p>The sample character area is 0.92ha and consists of 26 dwellings, giving it an approximate density of <b>28dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Oliver Close, Crowborough</b> (Map 2: Sample Character Area 27)</p> <p>Built in the 1980s, this estate comprises of a collection of cul-de-sacs. This area is located approximately 1050m south from the centre of Crowborough. It includes detached, two-storey properties which are linked by their adjoining garages. This area also includes a few detached, three-storey properties. These plots mostly have small driveways instead of front gardens and have small rear gardens.</p>		<p>The sample character area is 1.54ha and consists of 46 dwellings, giving it an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Sherlock Shaw and Watson Way, Crowborough</b> (Map 2: Sample Character Area 28)</p> <p>This area is located approximately 750m south from the centre of Crowborough. It consists of two cul-de-sacs with recent housing developments built in the 2010s. These properties are a combination of two and three-storey, semi-detached and terraced housing in a traditional town-house style. There are also self-contained flats. Most of these properties lack a front and rear garden, but share a communal green space. There are allocated parking bays for each property. A primary school borders this area to the south.</p>		<p>The sample character area is 1.54ha and consists of 70 dwellings, giving it an approximate density of <b>46dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Park, Crowborough</b> (Map 2: Sample Character Area 29)</p> <p>This central cul-de-sac contains a range of detached, two-storey properties varying in age and style (primarily post-war/traditional). The centre of town is roughly 450m away. These plots have large front gardens with driveways and garages, as well as large rear gardens. The Grade II listed Parish Church of All Saints is within close proximity to the south.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area with a central cul-de-sac labeled 'THE PARK'. The cul-de-sac is outlined in orange. Surrounding streets include 'COATS DR' to the north, 'LOSE' to the west, and 'LEBELANDS' to the south. On the right is an aerial photograph of the same area, showing detached houses with large front gardens and driveways, also outlined in orange.</p>	<p>The sample character area is 1.20ha and consists of 11 dwellings, giving it an approximate density of <b>9dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Graycoats Drive, Crowborough</b> (Map 2: Sample Character Area 30)</p> <p>This residential cul-de-sac built in the 1980s is located only 350m from the centre of Crowborough. It contains detached, two-storey properties with good-sized front and rear gardens. These plots have paved, front driveways with garages. At the end of the cul-de-sac, there are retirement living properties which have been divided into flats. These plots have allocated parking bays and share a large communal rear garden.</p>		<p>The sample character area is 1.25ha and consists of 36 dwellings, giving it an approximate density of <b>29dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Beacon Close, Crowborough</b> (Map 2: Sample Character Area 31)</p> <p>Beacon Close is a cul-de-sac located near the centre of Crowborough (480m). It consists of both single and two-storey properties likely built in the 1980s. The majority of these plots have large front and rear gardens with driveways and garages.</p>		<p>The sample character area is 3.11ha and consists of 22 dwellings, giving it an approximate density of <b>7dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Road, Crowborough</b> (Map 2: Sample Character Area 32)</p> <p>This area is located approximately 640m south from the centre of Crowborough. This linear development comprises detached, two-storey properties that vary in age and style. These plots have large front and rear gardens, with driveways and garages.</p>		<p>The sample character area is 1.88ha and consists of 15 dwellings, giving it an approximate density of <b>8dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Grove, Crowborough</b> (Map 2: Sample Character Area 33)</p> <p>Located 950m south of Crowborough town centre, The Grove is a cul-de-sac containing a 1980-90s estate. These properties are detached, two-storey houses with small front and rear gardens. These plots also have driveways and garages. This area is nestled between a primary school to the north and a minor-emergency hospital to the east.</p>		<p>The sample character area is 1.65ha and consists of 32 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Starfield, Crowborough</b> (Map 2: Sample Character Area 34)</p> <p>Starfield is a small, gated cul-de-sac approximately 960m south from the town centre. This private development was built in the early 1990s and consists of detached, two-storey properties, traditional in style. Each plot has a small front and rear garden, as well as front driveways with garage. A primary school borders to the north.</p>		<p>The sample character area is 0.60ha and consists of 15 dwellings, giving it an approximate density of <b>25dph</b>.</p>

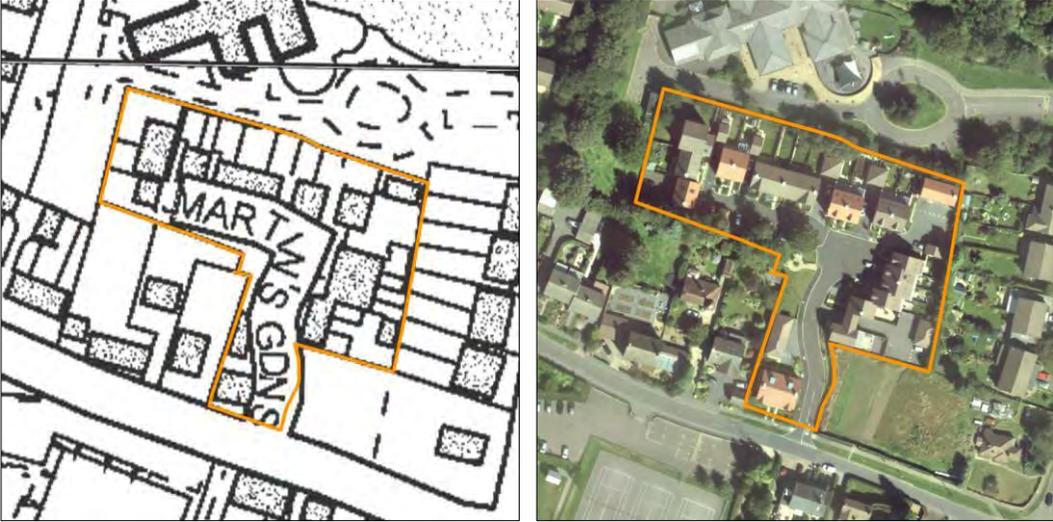
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Swift Close, Crowborough</b> (Map 2: Sample Character Area 35)</p> <p>Swift Close is a collection of cul-de-sacs comprising detached, two-storey, 3-4 bedroom properties, likely built in the 1970-80s. This area is located approximately 1160m south from the centre of Crowborough. These plots have good-sized front and rear gardens, with driveways and adjoining garages.</p>		<p>The sample character area is 2.55ha and consists of 29 dwellings, giving it an approximate density of <b>11dph</b>.</p>

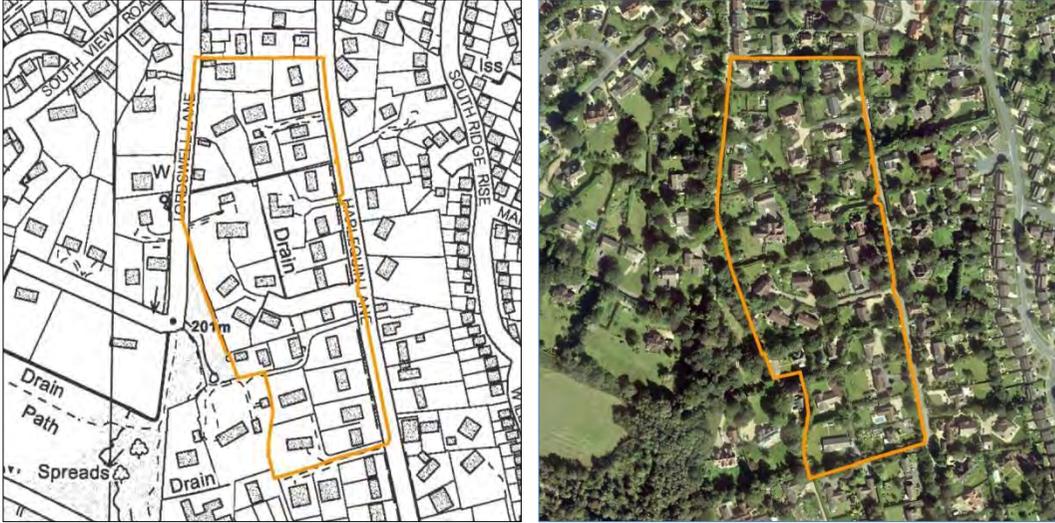
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>South View Road, Crowborough</b> (Map 2: Sample Character Area 36)</p> <p>Located on the south-western edge of Crowborough, and approximately 1300m from the centre, this large sample area contains a collection of detached, two-storey, 4-5 bedroom properties. The age and style of these properties vary and this sample also includes a Grade II listed building. These plots have considerably large front and rear gardens, with driveways and garages. The south-western corner borders the Crowborough Common Local Wildlife Site.</p>		<p>The sample character area is 5.33ha and consists of 35 dwellings, giving it an approximate density of <b>7dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Trenches Road, Crowborough</b> (Map 2: Sample Character Area 37)</p> <p>This 1960s housing estate is located approximately 870m south from the centre of Crowborough. It contains detached, semi-detached and terraced housing (all of which are two-storey). These plots have good-sized front and rear gardens, as well as driveways with garages.</p>		<p>The sample character area is 2.24ha and consists of 56 dwellings, giving it an approximate density of <b>25dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Bridger Way, Crowborough</b> (Map 2: Sample Character Area 38)</p> <p>Bridger Way is a 1980s housing estate located approximately 1060m south from the centre of Crowborough. These properties are detached, two-storey, 3-4 bedroom houses with small front lawns, driveways and garages. These plots also have a good-sized rear garden.</p>		<p>The sample character area is 4.11ha and consists of 106 dwellings, giving it an approximate density of <b>26dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Belvedere Gardens, Crowborough</b> (Map 2: Sample Character Area 39)</p> <p>Belvedere Gardens is a 1960s housing estate, and is roughly 1320m south from the centre of Crowborough. This area is characterised by rows of two-storey, terraced housing built around a communal green rectangle. The front of the properties sit on the shared green space (therefore without a front garden) and use a rear garage block for parking. A primary school is within close proximity to the east.</p>		<p>The sample character area is 1.25ha and consists of 46 dwellings, giving it an approximate density of <b>37dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Martin's Gardens, Crowborough</b> (Map 2: Sample Character Area 40)</p> <p>Located approximately 1490m south-east from the centre of Crowborough, Martin's Gardens is a housing development built in the late 2000s. It comprises two and three-story, semi-detached and terraced housing. These properties have very small front gardens and small rear gardens. However, these properties do share a communal garden and have allocated parking areas.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential layout with a yellow outline highlighting a specific area labeled 'MARTIN'S GARDENS'. On the right is an aerial photograph of the same area, showing the actual buildings, roads, and green spaces, also outlined in yellow.</p>	<p>The sample character area is 0.62ha and consists of 26 dwellings, giving it an approximate density of <b>42dph</b>.</p>

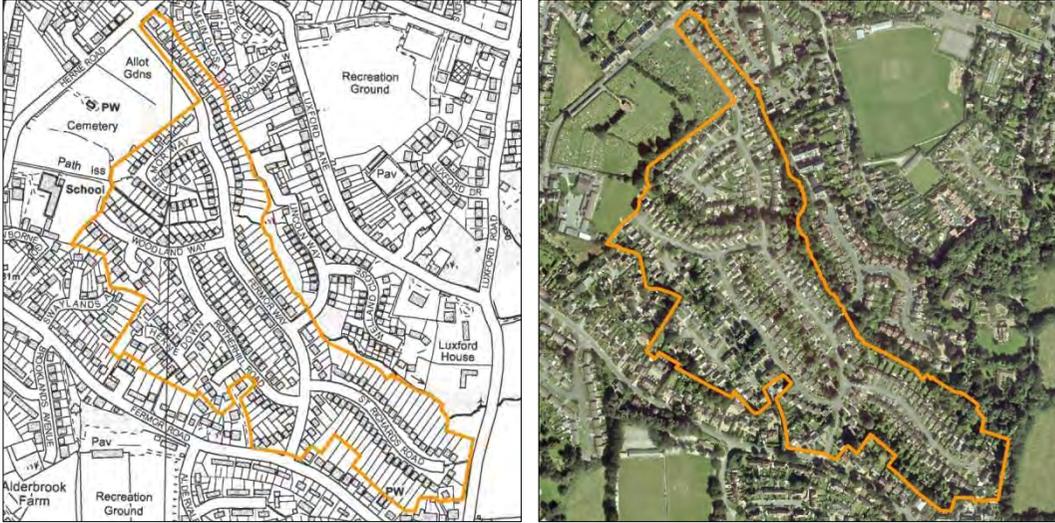
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Harlequin Lane, Crowborough</b> (Map 2: Sample Character Area 41)</p> <p>Located on the south-western edge of Crowborough and approximately 1530m from the centre, Harlequin Lane comprises of detached, two-storey, 4-5 bedroom properties varying in age and style. These plots have large front and rear gardens, with sweeping driveways and garages. The Crowborough Common Local Wildlife Site is within close proximity to the south.</p>		<p>The sample character area is 4.44ha and consists of 29 dwellings, giving it an approximate density of <b>7dph</b>.</p>

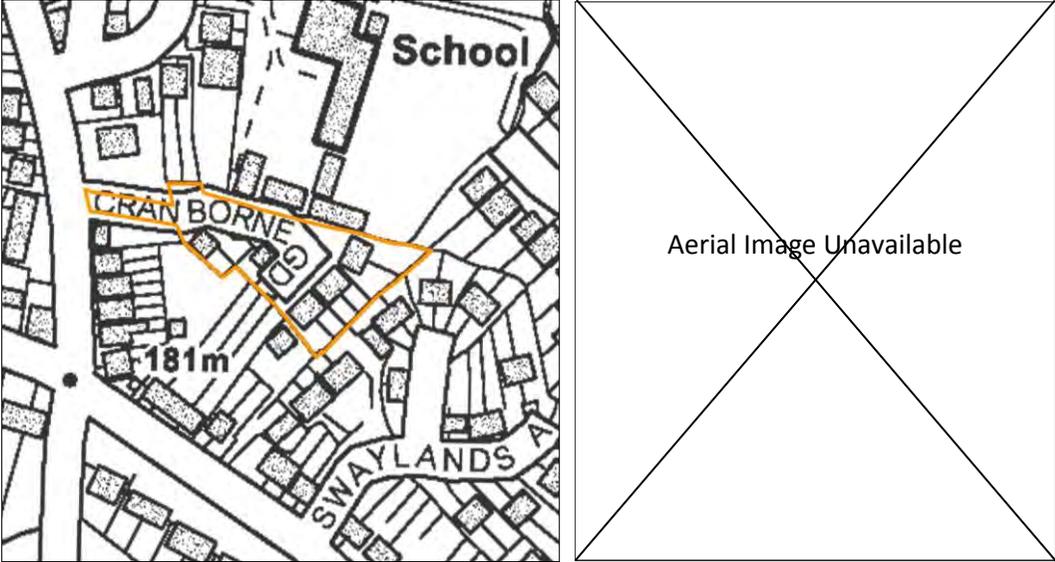
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Southridge Rise, Crowborough</b> (Map 2: Sample Character Area 42)</p> <p>This large, uniform housing development was built in the 1960s and contains detached and semi-detached, two-storey properties. This area is located approximately 1330m south-west from the centre of Crowborough. These plots have good-sized front and rear gardens, as well as driveways with garages.</p>		<p>The sample character area is 17.50ha and consists of 332 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Gladstone Road, Crowborough</b> (Map 2: Sample Character Area 43)</p> <p>This area is located approximately 1160m south from the centre of Crowborough. Gladstone Road is a narrow street comprising of Victorian-era, semi-detached, two-storey properties. Some homes have been painted in a pastel colour to add character. Most have paved front driveways whilst others have very small front gardens and must park on the street. These plots have small and narrow gardens to the rear.</p>		<p>The sample character area is 0.49ha and consists of 20 dwellings, giving it an approximate density of <b>41dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Alamein Close, Crowborough</b> (Map 2: Sample Character Area 44)</p> <p>Alamein Close is a cul-de-sac consisting of a uniform housing development built in the 2000s. This area is roughly 1410m south from the centre of Crowborough. These properties are two-storey, semi-detached houses with small front lawns and driveways, as well as good-sized rear gardens.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential layout. A specific area is outlined in orange, labeled 'ALAMEIN CLOSE'. Other street names visible include 'ROCHMANS W' and 'Allot Bdns'. On the right is an aerial photograph of the same area, showing the physical layout of the houses, lawns, and driveways. The same area is outlined in orange.</p>	<p>The sample character area is 0.80ha and consists of 23 dwellings, giving it an approximate density of <b>29dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Lincoln Way and Welland Close, Crowborough</b> (Map 2: Sample Character Area 45)</p> <p>Lincoln Way and Welland Close are two adjoining cul-de-sacs in the south of Crowborough (approximately 1810m from the centre). Built in the 2000s, these properties are detached, two to three-storey town-houses with integrated garages. These plots have very small front and rear gardens. These plots also have driveways. A slither of ancient woodland shelters these properties on the southern border.</p>		<p>The sample character area is 1.96ha and consists of 47 dwellings, giving it an approximate density of <b>24dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Fermor Way, Crowborough</b> (Map 2: Sample Character Area 46)</p> <p>This large sample area contains a uniform housing estate built in the 1960-70s. It is located approximately 1800m south from the centre of town. This development comprises detached and semi-detached, two-storey properties. Most have a small front lawn with driveway and integrated garage. The rear gardens tend to be larger. The street itself is wide. A cemetery and primary school border this area to the north-west.</p>		<p>The sample character area is 14.01ha and consists of 263 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Cranborne Gardens, Crowborough</b> (Map 2: Sample Character Area 47)</p> <p>Built in the 2010s, this recent housing development is located approximately 1660m south from the centre of Crowborough. Cranborne Gardens is a cul-de-sac comprising of semi-detached, two-storey properties, traditional in style. These properties have small front and rear gardens with allocated parking spaces. A primary school borders to the north.</p>		<p>The sample character area is 0.35ha and consists of 9 dwellings, giving it an approximate density of <b>26dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Brooklands Avenue, Crowborough</b> (Map 2: Sample Character Area 48)</p> <p>This sample area is in the far south of Crowborough, roughly 1850m from the centre. Brooklands Avenue itself is a wide street containing a uniform bungalow development built in the 1960s. These are detached and semi-detached bungalows, each with large front and rear gardens. All plots have a driveway and adjoining garage. Alderbrook Farm (with patches of ancient woodland) borders to the south.</p>		<p>The sample character area is 1.64ha and consists of 31 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Stone Cross Road, Crowborough</b> (Map 2: Sample Character Area 49)</p> <p>This small cul-de-sac contains a collection of semi-detached and terraced bungalows, built in the 1960s. This area is found on the southern-fringe of the town and approximately 2140m from the centre. Each plot has a paved front driveway and a small rear garden.</p>		<p>The sample character area is 0.58ha and consists of 19 dwellings, giving it an approximate density of <b>33dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Adam Close, Crowborough</b> (Map 2: Sample Character Area 50)</p> <p>Adam Close is a residential cul-de-sac on the southern-fringe of the town (approximately 2390m from the centre). It consists of two-storey, semi-detached properties built in the 1980s. These plots have small front lawns with a driveway, as well as good-sized rear gardens. Due to the location, open green space borders to the east and south.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a street map showing a residential cul-de-sac layout. The streets are labeled 'ALDERBROOK CLOSE' and 'ADAM CLOSE'. A specific area within Adam Close is outlined in orange. On the right is an aerial photograph of the same area, showing the semi-detached houses, small front lawns, and rear gardens. The same area is outlined in orange, showing its proximity to a large green field to the east and south.</p>	<p>The sample character area is 1.67ha and consists of 40 dwellings, giving it an approximate density of <b>24dph</b>.</p>

## East Hoathly

**4.11.** East Hoathly is a relatively small village in the south of the District. In total, ten character areas were sampled in this study. These covered most of the residential areas in the village (map 3; table 3) and are therefore considered to provide a good indication of density within the village.

**4.12.** The development in the village is a mixture of linear development along South Street and cul-de-sacs which branch from this. With regards to the housing mix, the dwellings are mostly detached and semi-detached, although there are pockets of terraced houses too. Of the character areas sampled, those with the highest densities were Church Marks Lane (south) and Church Marks Lane (north), which have densities of 43dph and 36dph respectively. Interestingly, the area of open green space in the centre of the Church Marks Lane (south) sample character area makes the houses in the area appear less crowded, therefore highlighting the effect that terraced dwellings, separate garage blocks and the absence of driveways can have on density.

**4.13.** The majority of the character areas sampled have relatively low densities ranging between 20dph and 30dph. However the age and design of the development varied significantly. The average density in the village of East Hoathly is approximately 26dph. Interestingly some recent developments, including Nightingales and Juziers Drive, which include a number of large detached dwellings, had similar densities to the South Street (east) sample character area which also consists of semi-detached period properties. This similarity is likely to be a result of the large garden sizes of the houses in the South Street (east) character area compared to those on the newer estates. Both of these new estates have several pockets of open space.

**4.14.** To the south west of the settlement, the South Street (south) sample character area has the lowest density of the areas sampled measuring only 10dph. The dwellings and plot sizes in this area were significantly larger in comparison to other areas in the village.

Map 3 East Hoathly Sample Character Areas

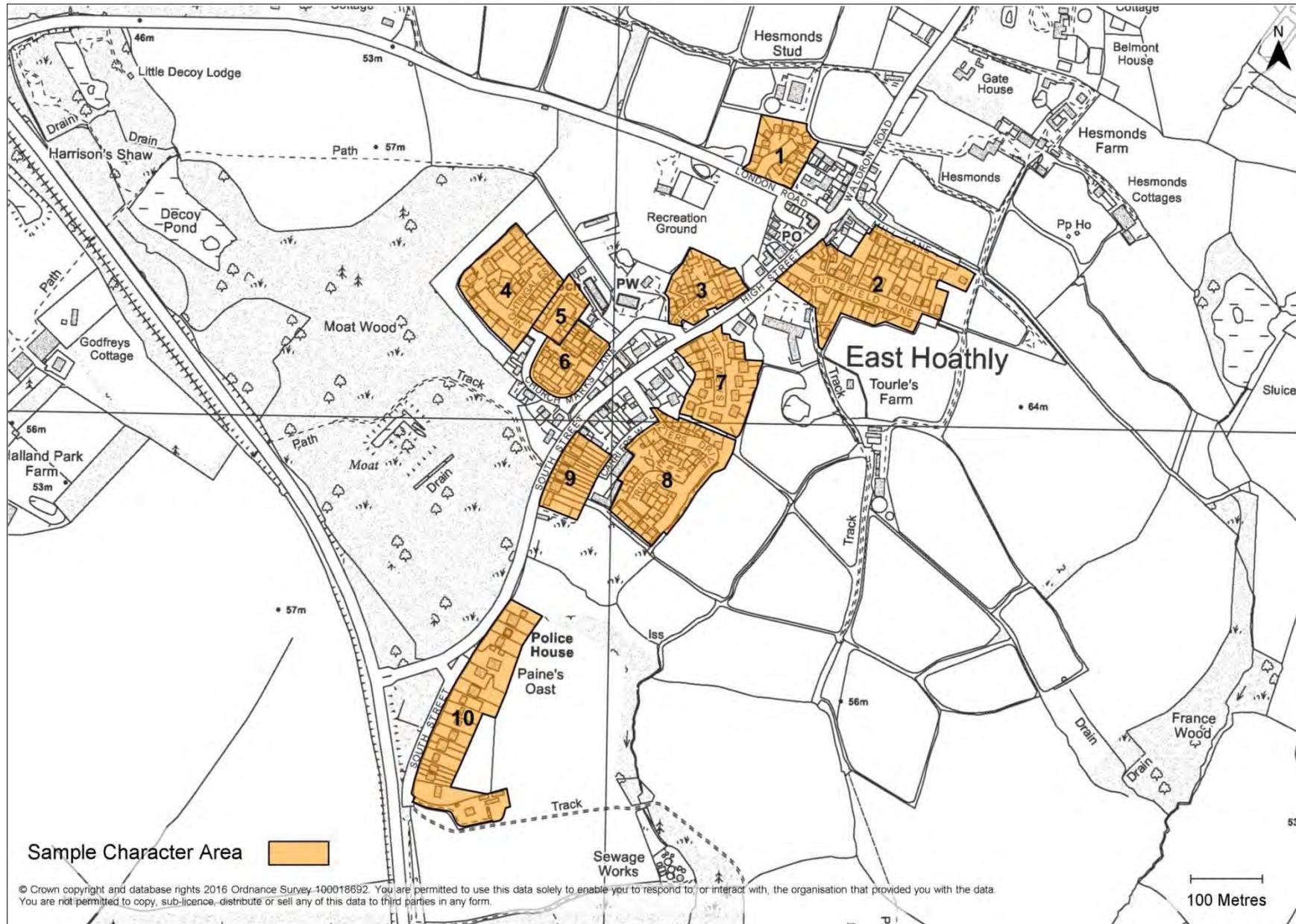
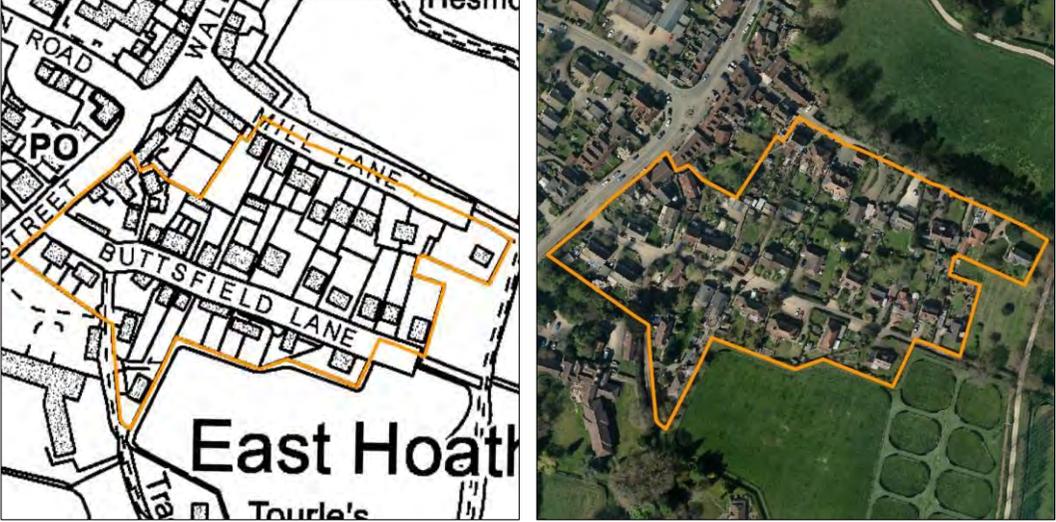


Table 3 East Hoathly Density Calculations

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Thomas Turner Drive, East Hoathly</b> (Map 3: Sample Character Area 1)</p> <p>This small cul-de-sac is situated on the northern fringes of the settlement and consists of detached and semi-detached houses built in the 1990s. All properties have driveways for multiple vehicles, garages, small front gardens and medium sized rear gardens. There is very limited on street parking space and there are no pedestrian footpaths. To the west of the area is a public footpath leading to an area of ancient woodland. This area is approximately 180m from the centre of East Hoathly.</p>		<p>The sample character area measures 0.63ha and includes 16 dwellings, giving the area an approximate density of <b>25dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Buttsfield Lane, East Hoathly</b> (Map 3: Sample Character Area 2)</p> <p>This area is to the west of the settlement and is located close to the high street. It consists of a mixture of one and two storey detached, semi-detached and terraced houses spread over two cul-de-sacs. The properties vary in age and size, most have driveways, particularly those to the east of the area, and a few have garages. The cul-de-sacs are narrow, without footpaths, and there is very limited on street parking. All properties have medium sized rear gardens and most have a small front garden or patio area. Adjoined to the west of the area is a row of commercial buildings, including a Grade II listed building and the west of this area is located in the East Hoathly Conservation Area. There are two public footpaths, one bordering the north of the area and one bordering the south, both of which lead to an area of ancient woodland. This area is approximately 150m from the centre of East Hoathly.</p>	 <p>The figure consists of two side-by-side images. On the left is a street map showing a residential area with a yellow outline highlighting a specific block. The map labels include 'ROAD', 'WAL', 'HILL LANE', 'BUTTSFIELD LANE', and 'East Hoathly'. On the right is an aerial photograph of the same area, with a yellow outline tracing the boundaries of the residential block, showing individual houses, gardens, and a large green field to the south.</p>	<p>The sample character area measures 2.31ha and includes 55 dwellings, giving the area an approximate density of <b>24dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Rectory Close, East Hoathly</b> (Map 3: Sample Character Area 3)</p> <p>This area is a small cul-de-sac in the centre of East Hoathly and contains a mixture of two storey detached, semi-detached and terraced houses. Most of the houses have driveways with garages, suitable for two to three cars. The detached and some of the semi-detached houses have adjoining driveways and garages, whereas others are in blocks within the development. There is ample unrestricted on street parking, in the centre of the area. All houses have small front gardens and medium rear gardens, with a communal green space in the centre of the area. The area is surrounded to the east, south and west by East Hoathly Conservation Area. To the east of the area is a Grade II listed building and this area is approximately 100m from the centre of East Hoathly.</p>	<p><b>Ground</b></p> 	<p>The sample character area measures 0.72ha and includes 22 dwellings, giving the area an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Nightingales, East Hoathly</b> (Map 3: Sample Character Area 4)</p> <p>This development, approximately 370m from the centre of East Hoathly, was built in 2009 and consists of a mixture of two, three, four and five bedroom terraced, semi-detached and detached houses. Most of the dwellings are two storeys, some of the larger detached houses are three storeys and there is one detached bungalow. All houses have a driveway or off road parking and many have a single or double garage. There is a large green space in the centre of the estate and in the east of the area is a small gated play area. Most houses have a small front garden and all have a rear garden, with the detached properties having a much larger rear garden than others. The area is in close proximity to a primary school, to the east is a public footpath, to the north and west is a large area of ancient woodland.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white map showing a residential estate layout with a yellow outline highlighting the sample character area. The map includes labels for 'NIGHTINGALES' and 'Sch'. On the right is an aerial photograph of the same area, also with a yellow outline highlighting the sample character area, showing the actual houses, green spaces, and surrounding environment.</p>	<p>The sample character area measures 1.36ha and includes 30 dwellings, giving the area an approximate density of <b>22dph</b>.</p> <p><i>Additional notes:</i> The sample character area includes a small children's play area as well as a large area of landscaped open space, which is for aesthetic purposes only.</p>

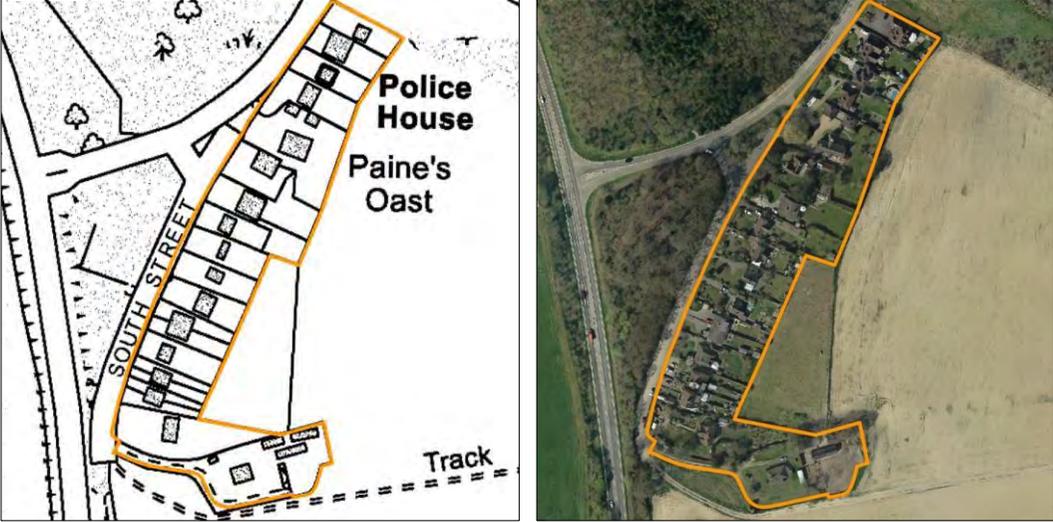
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Marks Lane (north), East Hoathly</b> (Map 3: Sample Character Area 5)</p> <p>This small area to the west of East Hoathly, approximately 290m from the centre, consists of nine semi-detached and detached two storey houses built in the 1980s. Each property has its own driveway and a single garage. There is limited, unrestricted on street parking. Every house has a small front and rear garden, with the house being positioned in the middle of the plot. This area is located within close proximity to a primary school, to the east is a public footpath, to the west is an area of ancient woodland and to the south is East Hoathly Conservation Area, containing a number of Grade II listed buildings.</p>		<p>The sample character area measures 0.36ha and includes 13 dwellings, giving the area an approximate density of <b>36dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Marks Lane (south), East Hoathly</b> (Map 3: Sample Character Area 6)</p> <p>This residential area contains mainly two storey terraced and semi-detached houses built in the late 20<sup>th</sup> Century. Some houses face the main road, whereas others are located either side of a green area. The vast majority of properties do not have off road parking. There is on street parking, some of which is marked with signage and there is a small block of three garages within the area. All properties have small front and rear gardens, with the house located near to the centre of the plot. To the east and west of the area are public footpaths, to the west is a large area of open woodland (Moat Wood) and adjoining the area to the south is East Hoathly Conservation Area containing a Grade II listed building (Yew Tree Cottage). This area is approximately 300m from the centre of East Hoathly.</p>		<p>The sample character area measures 0.68ha and includes 29 dwellings, giving the area an approximate density of <b>43dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Mews, East Hoathly</b> (Map 3: Sample Character Area 7)</p> <p>This small cul-de-sac branches off the main high street in the centre of East Hoathly, approximately 140m from the centre. It contains a mixture of one and two storey terraced, semi-detached and detached houses of different ages. Houses on the eastern side of the area have smaller plots and were constructed in the 1960s, whereas houses on the western side of the development are larger and were built in the 1990s. All houses have small front gardens and medium sized rear gardens, a driveway, and some have a garage. There is limited space for on street parking, an open green space to the south of the development and to the north is East Hoathly Conservation Area, which contains a number of Grade II listed buildings. Two of the Grade II listed buildings are located adjacent to the area.</p>	 <p>The image consists of two side-by-side panels. The left panel is a black and white street map showing a cul-de-sac labeled 'THE MEWS' branching off a main street. The area is outlined in orange. The right panel is an aerial photograph of the same area, also outlined in orange, showing the layout of houses and green spaces.</p>	<p>The sample character area measures 1.12ha and includes 24 dwellings, giving the area an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Juziers Drive, East Hoathly</b> (Map 3: Sample Character Area 8)</p> <p>This modern development located to the south of East Hoathly, approximately 300m from the centre, was built around 2010. It consists of a mixture of detached, semi-detached and terraced houses, along with a block of flats. The houses to the rear of the development are substantially larger than those at the front. Most properties have a small front garden and a medium sized rear garden, with driveways suitable for two or three cars, and a garage. Most of the terraced houses and flats have allocated parking. To the south of the area is a very large area of open green space, and a public footpath runs through the centre of the area. Bordering the area to the north west is East Hoathly Conservation Area which includes a number of Grade II listed buildings, one of which is located adjacent to the north of the area.</p>		<p>The sample character area measures 1.73ha and includes 44 dwellings, giving the area an approximate density of <b>25dph</b>.</p> <p><i>Additional information:</i> Please note a children's play area, landscaped open space and SUDS have been included in the calculations. The doctor's surgery has been excluded.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>South Street (east), East Hoathly</b> (Map 3: Sample Character Area 9)</p> <p>This is a small area to the south of East Hoathly, approximately 360m from the centre, and is located on a main road. It consists of semi-detached two storey period houses, almost all of which have off road parking for one or two cars. Most dwellings have a small front garden or patio area and all have a long, straight rear garden. The houses are located only on the eastern side of the main road and to the west is a large open green space. There is unrestricted designated on street parking on the opposite side of the road to the houses. This area is located within the East Hoathly Conservation Area, which contains a number of Grade II listed buildings, one of which is adjacent to the north of the area. To the west of the area is a public footpath and a large area of ancient woodland.</p>		<p>The sample character area measures 0.64ha and includes 14 dwellings, giving the area an approximate density of <b>22dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>South Street (south east), East Hoathly</b> (Map 3: Sample Character Area 10)</p> <p>This area on the southern fringes of East Hoathly, approximately 720m from the centre, consists of large detached two storey houses. All have their own driveway with ample parking for multiple cars and most have single or double garages. Each property has a medium sized front garden and a large back garden, with a large open green space to the east. The houses are located on the main road into and out of East Hoathly. However, they are set back from the road. The plots are substantially larger than most others in East Hoathly. The area is bordered to the south by a public footpath, to the north of the development is an area of ancient woodland and to the south are two areas of ancient woodland.</p>		<p>The sample character area measures 2.05ha and includes 20 dwellings, giving the area an approximate density of <b>10dph</b>.</p>

## Forest Row

**4.15.** As one of the District's larger villages, a relatively large number of areas in Forest Row were sampled in this study (map 4). The results of the character area samples (table 4) show that the village has a relatively wide spread of density.

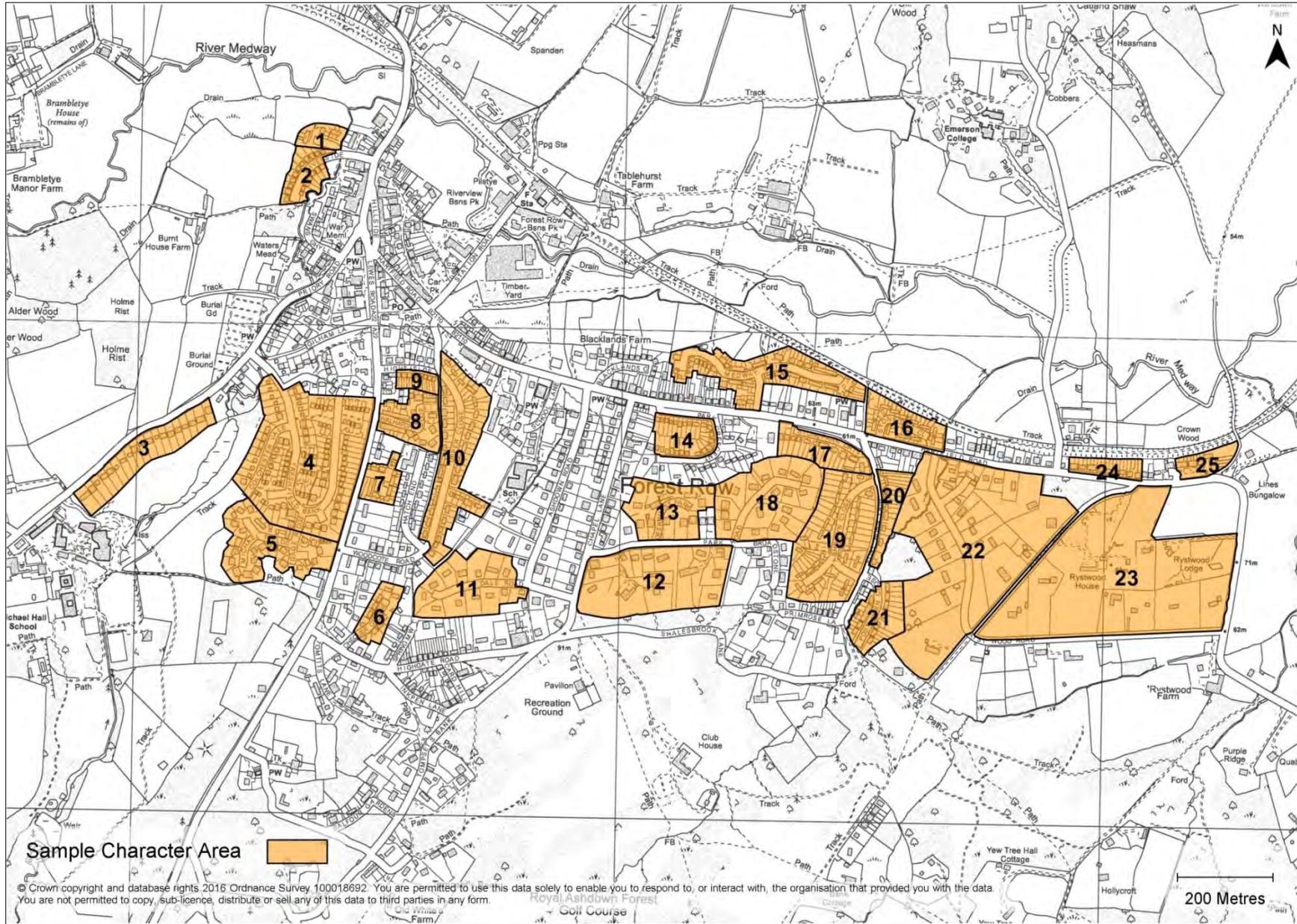
**4.16.** Located in the north of the District, there are areas of the village which have considerably low densities. Areas such as those to the east and west of Forest Road, with large properties on substantial plots of land, have an average of only 2dph. Similarly, Dale Road, Park Road (north), Deerhurst Park and Park Road (south) also have low densities, averaging at 5dph.

**4.17.** Six of the areas sampled have densities greater than 10dph but less than 20dph. Most of these, including Priory Road, Michael Fields and Freshfield Bank consist either wholly or primarily of detached dwellings. Ashdown Close however, which has a density of 18dph consists of semi-detached dwellings, which emphasises the effect garden size has on density.

**4.18.** Just under a third of the areas sampled had densities between 20dph and 30dph. Medway Drive, Hartfield Road and Stonedene Close all have densities slightly over 30dph, which is likely a result of slightly smaller garden sizes.

**4.19.** The sample character areas with the highest densities include Evelyn Clark Square which is a recent housing development and Highfields which consists of 1980s properties.

### Map 4 Forest Row Sample Character Areas



**Table 4 Forest Row Density Calculations**

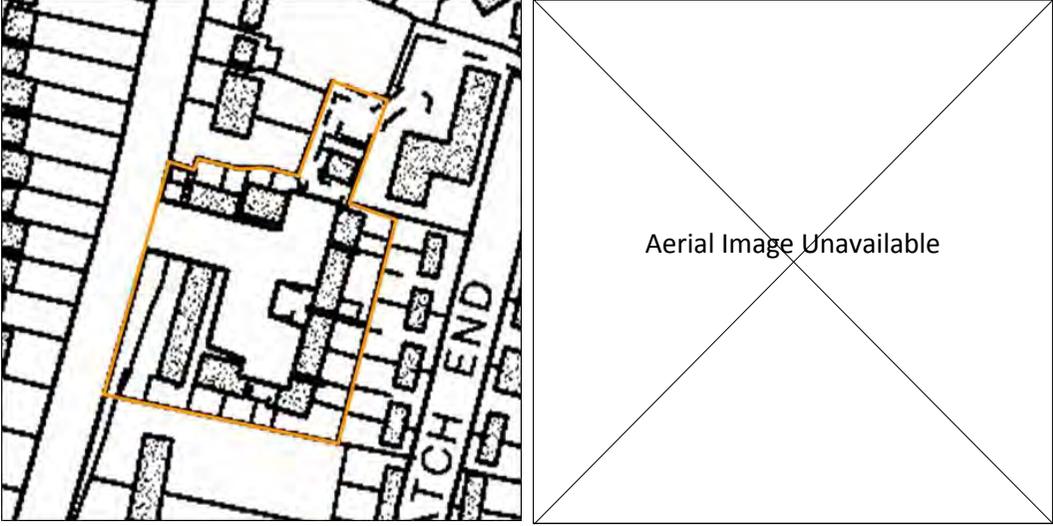
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Blenheim Fields, Forest Row</b> (Map 4: Sample Character Area 1)</p> <p>Built in the 1990s, Blenheim Fields is located in the north-western fringe of the settlement. It consists of two-storey, terraced housing with very small front gardens, with long, narrow rear gardens. At the front of the properties is a paved carpark with allocated spaces. This sample area is roughly 540m from the centre of Forest Row, with the Conservation Area and Grade II listed cottages in close proximity to the east. Due to the location, open green space is found north and west.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white street map showing a residential layout with a curved road labeled 'IVERSIDE'. An orange outline highlights a specific area of terraced housing. On the right is an aerial photograph of the same area, showing the actual buildings, gardens, and surrounding green space, with the same orange outline overlaid for comparison.</p>	<p>The sample character area is 0.45ha and includes 13 dwellings, giving the area an approximate density of <b>29dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Riverside, Forest Row</b> (Map 4: Sample Character Area 2)</p> <p>Situated on the north-western fringe of Forest Row, and around 510m from the centre, Riverside is a cul-de-sac comprising of detached, 3-4 bedroom, two-storey houses. Likely built in the 1960-70s, these properties have small front gardens with driveways and garages, as well as good-sized rear gardens. The Conservation Area is within close proximity to the east and open green space borders the west.</p>		<p>The sample character area is 0.82ha and includes 18 dwellings, giving the area an approximate density of <b>22dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Priory Road, Forest Row</b> (Map 4: Sample Character Area 3)</p> <p>This sample area is found on the south-western fringe of the settlement, and is roughly 700m from the centre of Forest Row. This linear row of housing consists of detached, 4-5 bedroom, two-storey houses varying in age and style. All plots have large front gardens with sweeping driveways and generously sized rear gardens. These areas are surrounded by green space and despite the location, there is pedestrian access.</p>		<p>The sample character area is 1.91ha and includes 19 dwellings, giving the area an approximate density of <b>10dph</b>.</p>
<p><b>Freshfield Bank, Forest Row</b> (Map 4: Sample Character Area 4)</p> <p>Freshfield Bank is a 1960-70s, uniform, housing estate consisting of detached, two-storey properties. This sample area is located in the south-west and around 400m from the centre of the settlement. The vast majority of these plots have small front lawns with driveways and garages, as well as good-sized rear gardens.</p>		<p>The sample character area is 6.46ha and includes 103 dwellings, giving the area an approximate density of <b>16dph</b>.</p>

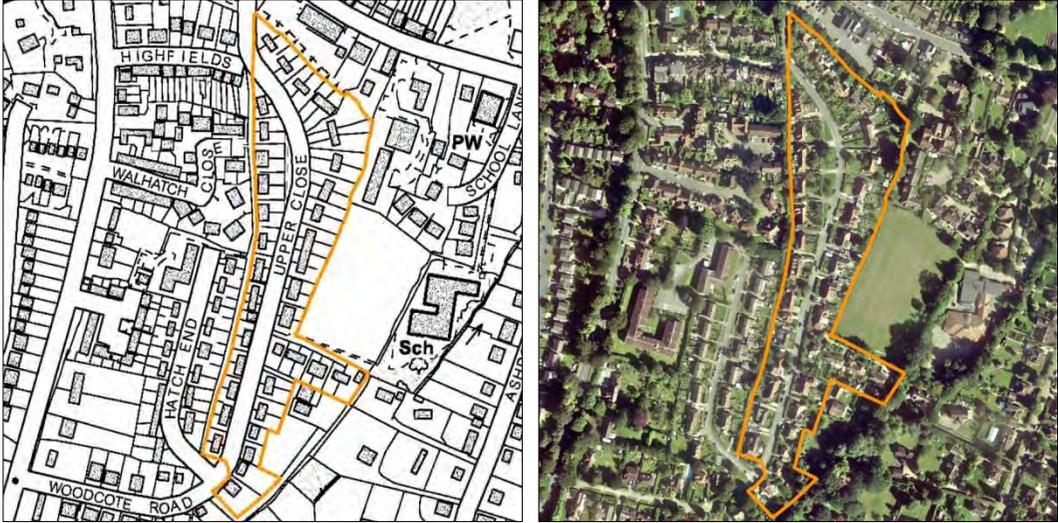
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Michael Fields, Forest Row</b> (Map 4: Sample Character Area 5)</p> <p>Built in the 1980s, Michael Fields is a private residential estate comprising of contemporary, detached, 3-4 bedroom, two-storey properties. This area is situated on the south-western edge, approximately 570m from Forest Row centre. These plots have good-sized front and rear gardens with driveways and garages. Green space surrounds the west and south of this area.</p>		<p>The sample character area is 2.37ha and includes 31 dwellings, giving the area an approximate density of <b>13dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Chequer Grange, Forest Row</b> (Map 4: Sample Character Area 6)</p> <p>Chequer Grange is a residential cul-de-sac located in the south of the settlement and about 600m from the centre. These properties are detached, two to three-stories, likely built in the 1980s with some having undergone modern restorative work. The plots have small front and rear gardens, with driveways and garages.</p>	 <p>The image shows two side-by-side views of the Chequer Grange residential area. On the left is a black and white Ordnance Survey map showing a cul-de-sac labeled 'CHEQUER GRANGE' and an adjacent street labeled 'RING M W'. A yellow outline on the map delineates the sample character area. On the right is an aerial photograph of the same area, showing detached houses with small gardens and driveways, also outlined in yellow.</p>	<p>The sample character area is 0.70ha and includes 10 dwellings, giving the area an approximate density of <b>14dph</b>.</p>

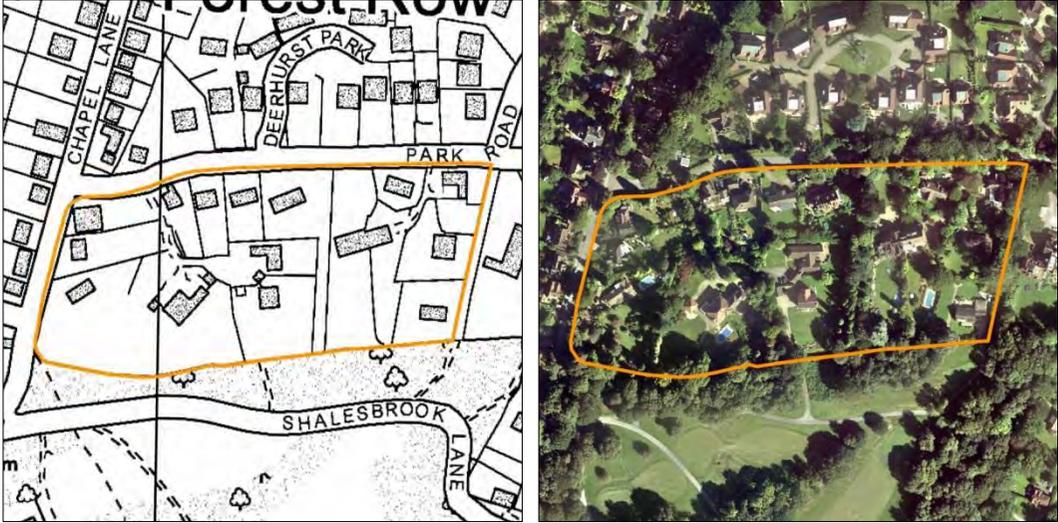
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Evelyn Clark Square, Forest Row</b> (Map 4: Sample Character Area 7)</p> <p>Evelyn Clark Square is a modern housing development built in the 2010s. It comprises of semi-detached, two-storey properties and a three-storey block of flats. The front of these plots sit on a large, paved, communal carpark and have very small rear gardens. This sample area is roughly 320m south of the settlement centre and is accessed via the A22.</p>		<p>The sample character area is 0.61ha and includes 28 dwellings, giving the area an approximate density of <b>46dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Walhatch Close, Forest Row</b> (Map 4: Sample Character Area 8)</p> <p>Walhatch Close is a residential cul-de-sac off the A22, located in the centre of Forest Row (approximately 180m from the centre). The properties are modern but traditional in style (built in the 2000s) and vary in size. It includes a row of two-storey, terraced housing, two-storey semi-detached properties and three-storey detached houses. The terraced houses do not have a front garden and sit on their allocated parking spaces, whilst the other properties have small front lawns with driveways and garages. All plots have small rear gardens.</p>		<p>The sample character area is 1.18ha and includes 31 dwellings, giving the area an approximate density of <b>26dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Highfields, Forest Row</b> (Map 4: Sample Character Area 9)</p> <p>This small character sample comprises of two-storey, semi-detached and terraced housing likely built in the 1980s. It is located off the A22 and roughly 100m south from the centre of Forest Row. Generally speaking, these plots do not have front gardens (rather a paved driveway), with long, narrow rear gardens. The Conservation Area is within close proximity to the north.</p>		<p>The sample character area is 0.34ha and includes 17 dwellings, giving the area an approximate density of <b>49dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Upper Close, Forest Row</b> (Map 4: Sample Character Area 10)</p> <p>Upper Close is a long, linear housing development in central Forest Row (about 200m south of the centre). These are 1950-60s, semi-detached, two-storey properties. The plot sizes vary in terms of garden space and parking. A local primary school is located to the east with a large playing field.</p>		<p>The sample character area is 2.97ha and includes 68 dwellings, giving the area an approximate density of <b>23dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Dale Road, Forest Row</b> (Map 4: Sample Character Area 11)</p> <p>Dale Road is located in the south of Forest Row and about 500m from the centre. This is a private road and contains detached, 4-6 bedroom, two-storey properties that vary in age and style. These plots have very large front and rear gardens, with paved driveways and garages.</p>		<p>The sample character area is 2.37ha and includes 13 dwellings, giving the area an approximate density of <b>5dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Park Road (south), Forest Row</b> (Map 4: Sample Character Area 12)</p> <p>Located in the south, this sample area is roughly 590m from the centre of Forest Row. This is a private area surrounded by high foliage, containing detached, 4-6 bedroom, two-storey properties that vary in age and style. These plots have considerably large front and rear gardens (some featuring swimming pools), with paved front driveways and garages. A golf club is located to the south as well as the Ashdown Forest designated area.</p>		<p>The sample character area is 3.870ha and includes 18 dwellings, giving the area an approximate density of <b>5dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Deerhurst Park, Forest Row</b> (Map 4: Sample Character Area 13)</p> <p>Deerhurst Park is a private, residential cul-de-sac about 500m south-east of the town centre. This is a 2000s development comprising of detached, 4-5 bedroom, two-storey properties with sweeping, paved front driveways and very large rear gardens.</p>		<p>The sample character area is 1.79ha and includes 10 dwellings, giving the area an approximate density of <b>6dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Park Crescent, Forest Row</b> (Map 4: Sample Character Area 14)</p> <p>This sample area is located roughly 450m west of the settlement centre and accessed off the B2110. It features properties which vary in size and style but predominantly feature detached, two-storey houses built in the 1980s. Most plots have front driveways with long and narrow rear gardens.</p>		<p>The sample character area is 1.05ha and includes 24 dwellings, giving the area an approximate density of <b>23dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Medway Drive, Forest Row</b> (Map 4: Sample Character Area 15)</p> <p>Medway Drive a residential area located roughly 600m east of the settlement centre. Built in the 1970-80s, this estate comprises of two-storey detached, semi-detached and terraced housing. The majority of these plots have large front gardens with driveways and garages, as well as good-sized rear gardens. A public bridleway runs alongside to the north as well as open green space.</p>		<p>The sample character area is 2.67ha and includes 86 dwellings, giving the area an approximate density of <b>32dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Stonedene Close, Forest Row</b> (Map 4: Sample Character Area 16)</p> <p>Stonedene Close is a cul-de-sac containing two-storey, semi-detached and terraced housing, likely built in the 1950-60s. This location is approximately 880m east of the town centre. These properties have good-sized front and rear gardens. Whilst some plots have driveways, others must use informal street parking. A public bridleway runs alongside to the north as well as open green space.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a cul-de-sac labeled 'STONEDENE CL'. The cul-de-sac is outlined in orange. To the right of the cul-de-sac, another street is labeled 'HARTFIELD'. On the right is an aerial photograph of the same area, showing the layout of the houses and gardens, with the cul-de-sac area also outlined in orange. The surrounding area includes green spaces and other residential buildings.</p>	<p>The sample character area is 1.19ha and includes 40 dwellings, giving the area an approximate density of <b>34dph</b></p>

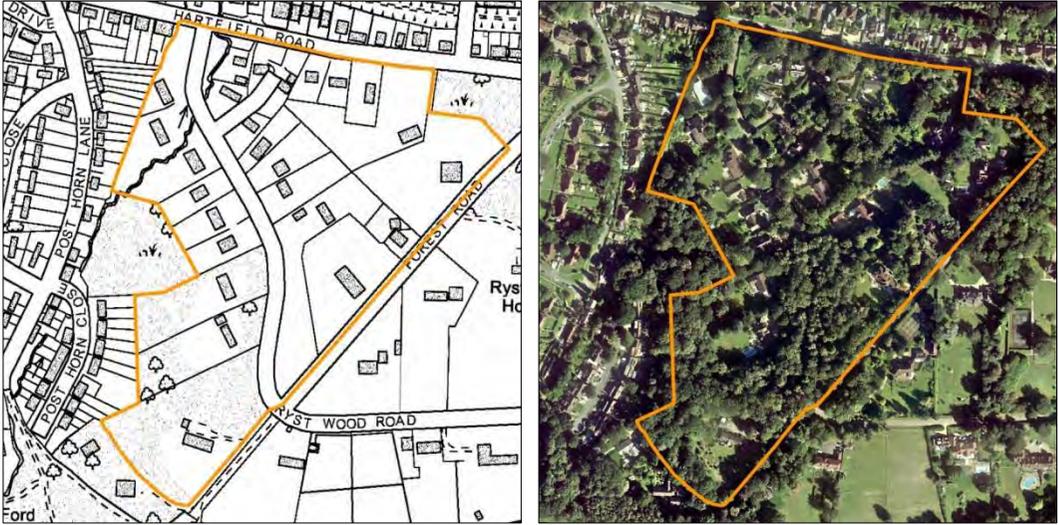
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Stonepark Drive, Forest Row</b> (Map 4: Sample Character Area 17)</p> <p>Built in the 1960s, this sample area contains a uniform row of two-storey, semi-detached properties, approximately 780m east of the centre of Forest Row. These plots have small front lawns with driveways and garages, as well as long and narrow rear gardens. Stonepark Drive is separated from the B2110 with a line of trees which shelter the properties. A Grade II listed building is within close proximity to the west.</p>		<p>The sample character area is 1.12ha and includes 22 dwellings, giving the area an approximate density of <b>20dph</b></p>

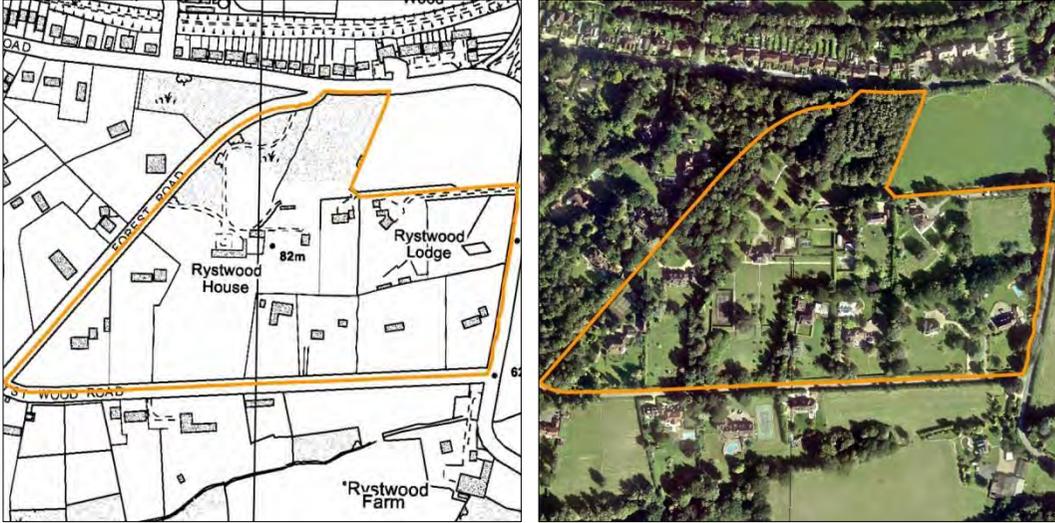
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Park Road (north), Forest Row,</b> (Map 4: Sample Character Area 18)</p> <p>This sample area is roughly 670m south-east from the centre of Forest Row. Park Road is a private cul-de-sac containing detached, 4-6 bedroom, two-storey properties that vary in age and style. These plots have very large front and rear gardens, with paved front driveways and garages. A Grade II listed building is within close proximity to the north.</p>		<p>The sample character area is 3.17ha and includes 17 dwellings, giving the area an approximate density of <b>5dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Ashdown Close, Forest Row</b> (Map 4: Sample Character Area 19)</p> <p>Ashdown Close is a housing development, roughly 850m south-east of the centre. Built in the 1950s, this area consists of semi-detached, two-storey properties. The plots themselves are set far back as wide grass verges run parallel along the street. These plots must use informal street parking. These plots have good-sized front gardens with long and large rear gardens.</p>		<p>The sample character area is 3.67ha and includes 66 dwellings, giving the area an approximate density of <b>18dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Post Horn Lane, Forest Row</b> (Map 4: Sample Character Area 20)</p> <p>This linear housing development is about 900m south-east of the centre of Forest Row. Built in the 1950s, this area consists of two-storey, semi-detached and terraced housing. These plots have small front gardens with a driveway, as well as long and narrow rear gardens. The southern properties border a section of ancient woodland to their rear.</p>		<p>The sample character area measures 0.74ha and includes 19 dwellings, giving the area an approximate density of <b>26dph</b></p>

Sample Character Area	Map and Aerial Photograph		Density Calculation
<p><b>Post Horn Close, Forest Row</b> (Map 4: Sample Character Area 21)</p> <p>Post Horn Close is a residential cul-de-sac situated in the south-east of the settlement (about 1000m from the centre). These properties are detached bungalows built in the 1960s, all with loft conversions. These plots have small front lawns with driveways and garages, as well as long and narrow rear gardens. The eastern side of this sample area borders a slither of ancient woodland.</p>	 <p>The 'Map and Aerial Photograph' section contains two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential cul-de-sac labeled 'POST HORN CLOSE'. The street is a dead-end with several houses on either side. An orange outline highlights the specific sample character area. On the right is an aerial photograph of the same area, showing the layout of the houses, their gardens, and the surrounding greenery. The same orange outline is overlaid on the photograph to show its real-world location.</p>		<p>The sample character area measures 1.18ha and includes 23 dwellings, giving the area an approximate density of <b>19dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Forest Road (west), Forest Row</b> (Map 4: Sample Character Area 22)</p> <p>Located in the south-east, this sample area is roughly 1100m from the centre of Forest Row. This is a private area which incorporates some ancient woodland. It contains detached, 4-6 bedroom, two-storey properties that vary in age and style. These plots have extensively large front and rear gardens (some featuring swimming pools), with paved front driveways and garages. The Ashdown Forest designated area is located to the south.</p>		<p>The sample character area measures 9.71ha and includes 26 dwellings, giving the area an approximate density of <b>3dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Forest Road (east), Forest Row</b> (Map 4: Sample Character Area 23)</p> <p>This area on the south-western fringe of Forest Row contains a number of large, two-storey, detached, 4-6 bedroom properties. These plots have considerably large front and rear gardens, with driveways and garages. The town centre is about 1500m away. A Grade II listed building (Rystwood House) can be found within this sample area.</p>		<p>The sample character area measures 10.51ha and includes 11 dwellings, giving the area an approximate density of <b>1dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Hartfield Road, Forest Row</b> (Map 4: Sample Character Area 24)</p> <p>Located on the B2110, this sample area includes a row of two-storey, semi-detached and terraced houses, likely built in the 1950s. These properties are found on the eastern fringe of Forest Row and the town centre is approximately 1300m away. These plots have small front gardens with long and narrow rear gardens. Some of these plots have driveways, whilst other do not and must park elsewhere. There is a cycle path that runs along the front of these plots, and a public bridleway which runs alongside back.</p>		<p>The sample character area measures 0.56ha and includes 18 dwellings, giving the area an approximate density of <b>32dph</b></p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Crown Wood, Forest Row</b> (Map 4: Sample Character Area 25)</p> <p>Crown Wood is a gated cul-de-sac off the B2110. It is a town house development, located on the eastern fringe of Forest Row, roughly 1500m away from the centre. Built in the 2000s, these are two to three-stories, semi-detached and terraced town houses in a modern but traditional style. The fronts of these properties sit on their allocated parking spaces and have a small rear gardens. A public bridleway runs alongside the northern border.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white street map showing a residential area with a cul-de-sac labeled 'Crown Wood'. An orange line outlines the specific area of interest. On the right is an aerial photograph of the same area, showing the layout of the town houses, their gardens, and surrounding greenery, also outlined in orange.</p>	<p>The sample character area measures 0.56ha and includes 14 dwellings, giving the area an approximate density of <b>25dph</b></p>

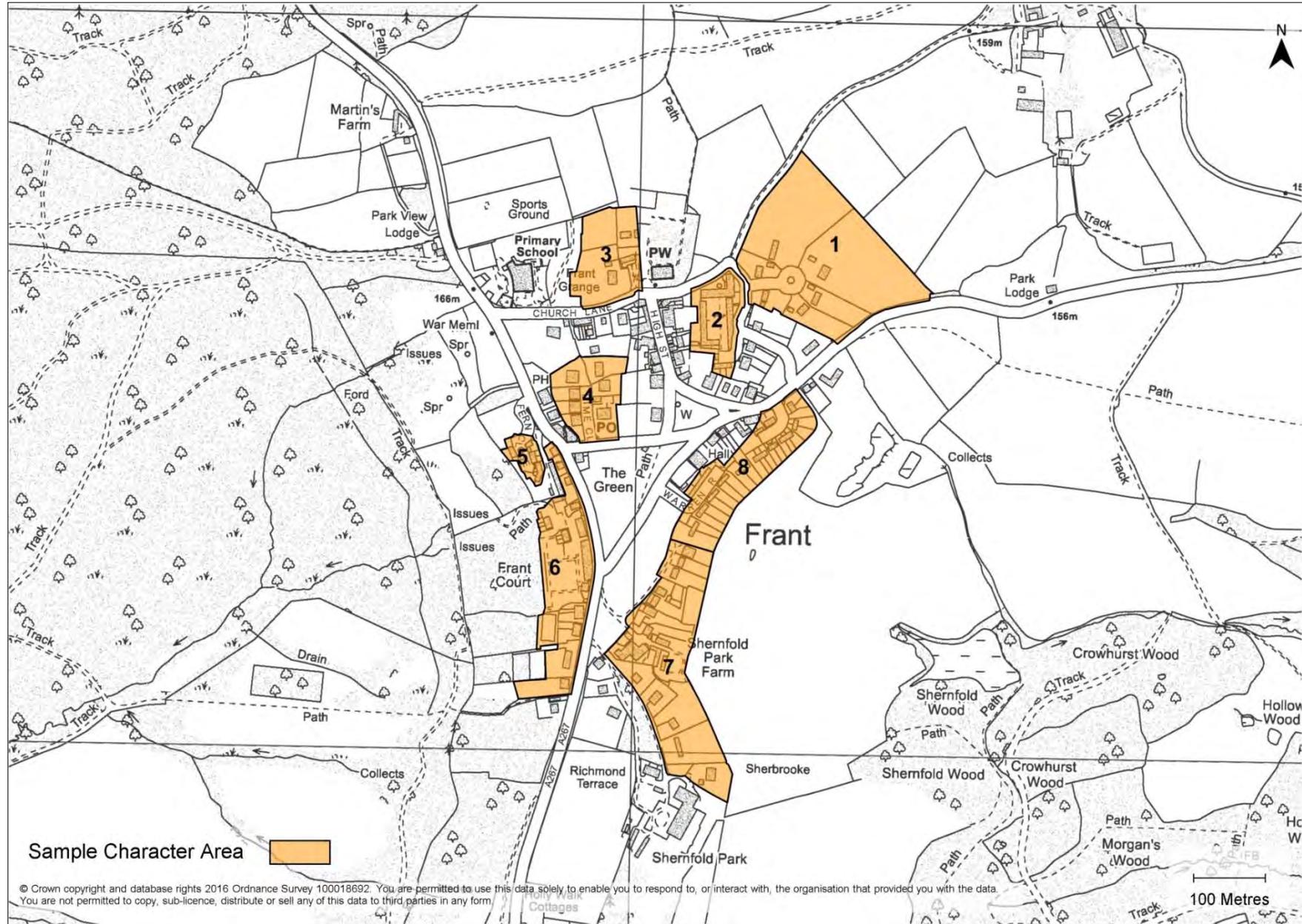
## Frant

**4.20.** Frant is a small village in the north of the District. As such only a small number of character areas were sampled as part of this study (map 5). Nonetheless results presented in table 5 are considered to provide a good indication of the differences in density in the village.

**4.21.** Both Selbourne Road and Church Road (north), situated to the north of the village, have considerably low densities (2dph and 3dph respectively) as they consist of large properties, some situated on substantial plots of land. Similarly, Lime Close and Shernfold Park Farm both consist of large detached properties on large plots, with very low densities calculated at 8dph.

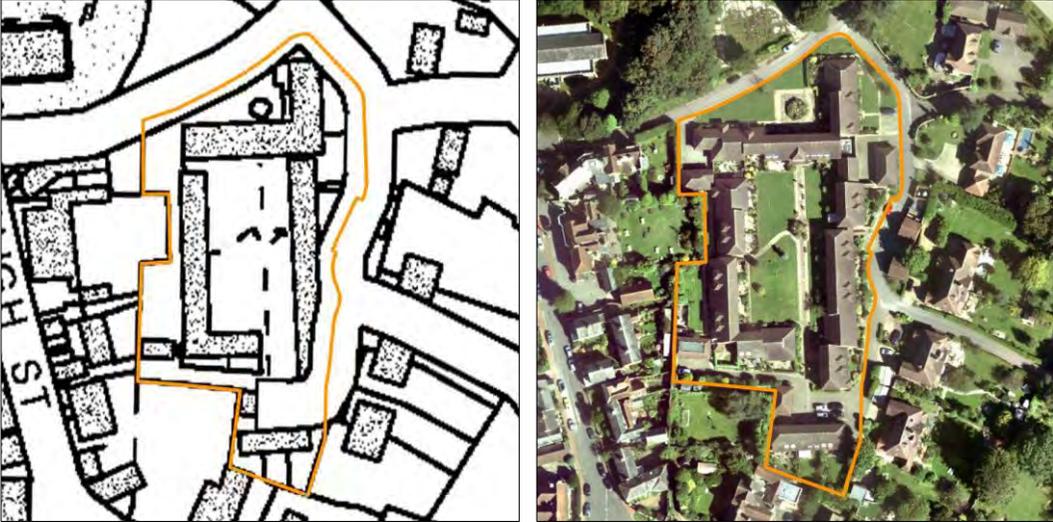
**4.22.** There is also relatively low density development both to the west of Frant Green Road and at Warran Ridge. In comparison to the other character areas that were sampled, Home Farm Court and Fern Close have much higher densities, averaging at 40dph. However, overall housing density in Frant is relatively low.

### Map 5 Frant Sample Character Areas



**Table 5 Frant Density Calculations**

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Selbourne Road, Frant</b> (Map 5: Sample Character Area 1)</p> <p>Located in the north-eastern fringe of the village, this private estate consists of six large properties. These properties are 5-6 bedroom, detached, two-storey houses built in a traditional/period style with modern renovation work. All houses have large sweeping driveways with front lawns and substantially large gardens. This sample area is approximately 200m from the town centre.</p>		<p>The sample character area measures 3.70ha and includes 6 dwellings, giving the area an approximate density of <b>2dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Home Farm Court, Frant</b> (Map 5: Sample Character Area 2)</p> <p>This purpose-built, 1980s residential development consists of retirement living accommodation built around a central, green courtyard. The High Street is within close proximity (about 80m) to west and is a Conservation Area, which contains a large amount of listed buildings. These dwellings are two-storey properties with private access to driveways and garages.</p>		<p>The sample character area measures 0.76ha and includes 29 dwellings, giving the area an approximate density of <b>38dph</b>.</p>

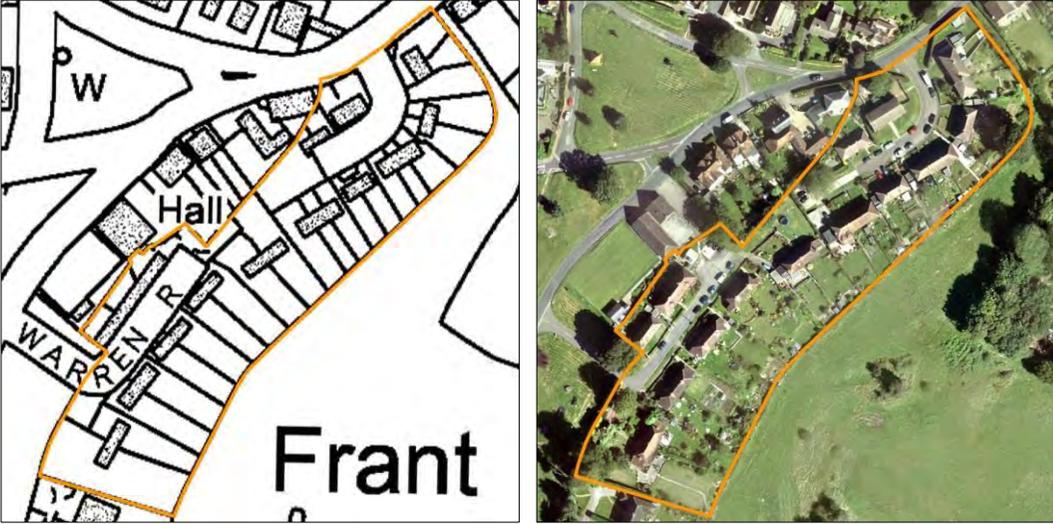
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Road (north), Frant</b> (Map 5: Sample Character Area 3)</p> <p>Found just north of the High Street and approximately 200m from the centre, this collection of properties consists of one large, period, three-storey house with surrounding lawn and driveway. This property sits within a Conservation Area. The other properties are converted barns with smaller plots of land. This area borders the Grade II listed Church of St. Alban (13<sup>th</sup> Century) to the east and the village primary school to the west.</p>		<p>The sample character area measures 1.07ha and includes 3 dwellings, giving the area an approximate density of <b>3dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Lime Close, Frant</b> (Map 5: Sample Character Area 4)</p> <p>Lime Close is a secluded cul-de-sac found in the centre of the village (about 120m from the centre), surrounded by trees. It contains large, 4 bedroom, detached, two-storey properties likely built in 1960-70s but with modern restorative work. These plots have small front lawns with driveways and have large rear gardens. A Grade II listed property is found within this sample area and a number of others border to the west. Lime Close itself sits within a Conservation Area. A large village green is located to the south.</p>		<p>The sample character area measures 0.95ha and includes 8 dwellings, giving the area an approximate density of <b>8dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Fern Close, Frant</b> (Map 5: Sample Character Area 5)</p> <p>Located on the western-fringe of the village, this cul-de-sac contains a modern residential development off the A267. Built in the 2000s, these properties are semi-detached, two-storey, brick and cladded homes with allocated front parking and small rear gardens. Woodland borders this area to the west and a Conservation Area borders the east. This sample area is approximately 240m from the town centre.</p>		<p>The sample character area measures 0.24ha and includes 10 dwellings, giving the area an approximate density of <b>42dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Frant Green Road (west), Frant</b> (Map 5: Sample Character Area 6)</p> <p>Located on the south-western fringe of the village, this linear, residential area contains a mixture of detached, semi-detached and terraced properties which vary in age and style. The terraced properties are three-storey town houses which share a large communal rear garden and allocated parking bays. Five of these properties are Grade II listed buildings and this sample area sits within a Conservation Area. The properties overlook the village green to the east and borders woodland to the west. This sample area is approximately 330m from the town centre.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential area. A yellow outline highlights the sample character area, which is a linear strip of buildings. Labels on the map include 'The Green' to the east, 'Issues Path' to the west, and 'Frant Court' within the highlighted area. On the right is an aerial photograph of the same area, showing the buildings, green spaces, and surrounding landscape. The yellow outline from the map is overlaid on the photograph to show the real-world location.</p>	<p>The sample character area measures 1.85ha and includes 35 dwellings, giving the area an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Sherfold Park Farm, Frant</b> (Map 5: Sample Character Area 7)</p> <p>This large residential area found in the south of the village and contains a mixture of properties varying in age and style, including four Grade II listed buildings. The majority of these plots include detached, two-storey houses with large driveways and rear gardens. The village green is located just to the north and this area borders vast green space to the east. The section which includes the listed properties is part of the Conservation Area and the area itself approximately 440m from the town centre.</p>		<p>The sample character area measures 2.79ha and includes 21 dwellings, giving the area an approximate density of <b>8dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Warren Ridge, Frant</b> (Map 5: Sample Character Area 8)</p> <p>Warren Ridge is two residential cul-de-sacs located just east of the central village green. These consist of 1950-60s, semi-detached and terraced, two-storey properties. Only a few plots have driveways, whilst the majority must park on the street. These houses have small front lawns and good sized rear gardens. This area borders vast green space to the east and a Conservation Area to the west. This sample area is approximately 200m from the town centre.</p>		<p>The sample character area measures 1.57ha and includes 38 dwellings, giving the area an approximate density of <b>24dph</b>.</p>

## Groombridge

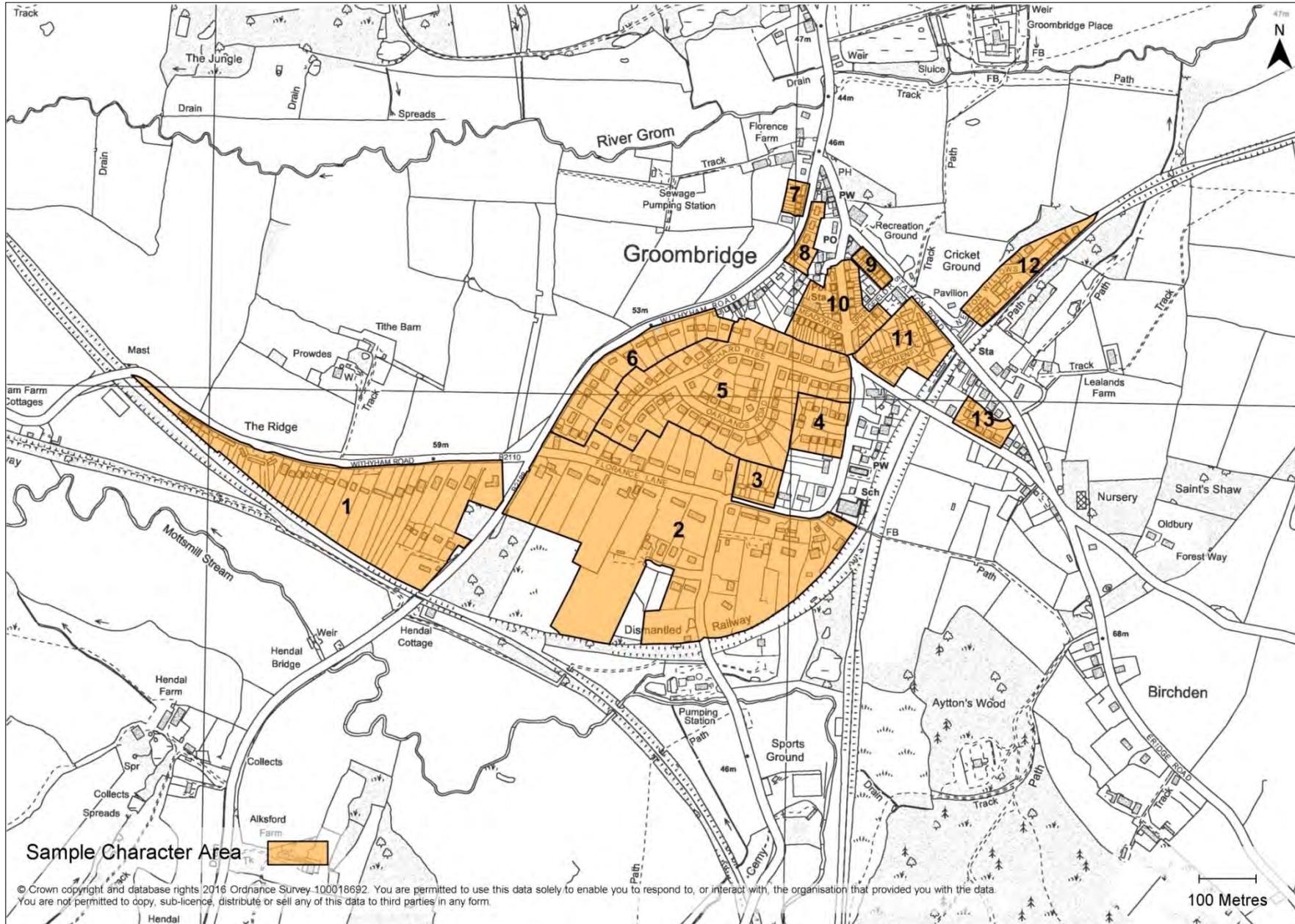
**4.23.** Groombridge is a relatively small village in the north of the District.. The village is is predominantly residential and as such the majority of Groombridge has been sampled (map 6) with 13 character areas identified. The results of this study (table 6) show that there is a wide range of densities within Groombridge, often in relatively close proximity to each other.

**4.24.** The village has some areas of considerably low density, with development in the southern end of Withyham Road and on Florence Lane having respective densities of 7dph and 3dph. Both of these areas consist of large detached dwellings on plots of land considerably larger than others in Groombridge.

**4.25.** Other areas of very low density include Orchard Rise and Withyham Road (east), both with a density of 9dph. Similarly, the developments which were built around 1950s/1960s generally have relatively low densities, averaging at 15dph. The latest development of those that were sampled was built in the 1990s and had a higher density of 28dph.

**4.26.** There are a few period properties within Groombridge and these have noticeably higher densities than some of the newer developments. Withyham Road (west) and Corseley Road both have densities of 43dph, which result from these areas predominantly consisting of Victorian terraced houses with small rear gardens and some with no off-street parking. The sample character area on Station Road, which also consists of period properties, has a significantly high density of 69dph, with each dwelling having a small garden and no off-street parking.

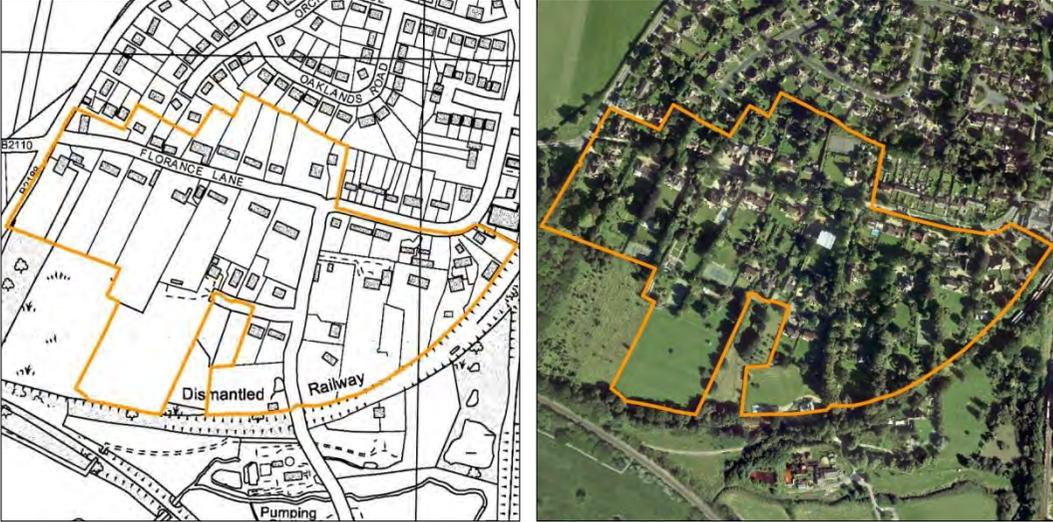
### Map 6 Groombridge Sample Character Areas



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Table 6 Groombridge Density Calculations

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Withyham Road (south), Groombridge</b> (Map 6: Sample Character Area 1)</p> <p>This residential area is on the western fringe of Groombridge is set on the main B2110 road with a footpath spanning the length of the area. The development consists of both large detached two storey 1970s houses and bungalows set back from the road with large driveways and terraced houses with off road parking. All houses have both medium sized front gardens and large rear gardens. The development is bordered to the south by a disused railway line and a public footpath, and to the north of the area is a Grade II listed building (Prowdes). This area is located approximately 900m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 6.26ha and includes 46 dwellings, giving the area an approximate density of <b>7dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Florence Lane, Groombridge</b> (Map 6: Sample Character Area 2)</p> <p>This development area primarily consists of two storey detached houses set back from the road with large front and rear gardens and large driveways. The area is located on a through road to the south Groombridge, part of which is single track without footpaths. Bordering the area to the south is a disused railway line and several public footpaths are accessible from the estate to the north, east and south. Within the east of the area are three Grade II listed buildings (Corseley Farm). This area is located approximately 410m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 13.26ha and includes 45 dwellings, giving the area an approximate density of <b>3dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Wallis Field, Groombridge</b> (Map 6: Sample Character Area 3)</p> <p>This is a small mixture of eight two storey semi-detached and terraced houses located on a through road to the south of Groombridge. Each plot has a large front and rear garden, although the plots are much smaller than neighbouring properties. None of the houses have driveways but there is limited communal off-street parking and also the potential for on street parking. To the west of the area is a public footpath and to the east are two Grade II listed buildings (a school and a church). This area is located approximately 260m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 0.50ha and includes 10 dwellings, giving the area an approximate density of <b>20dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Broad Oak, Groombridge</b> (Map 6: Sample Character Area 4)</p> <p>This is a small cul-de-sac of 13 1960s detached two storey houses. Each plot has a driveway with space for two to three cars with either a single or double garage. Most of the houses are located in the middle of the plot, with almost equal size front and rear gardens. The development is located in the centre of Groombridge and is in close proximity to two Grade II listed buildings (a church and a school). This area is located approximately 110m from the centre of Groombridge, which is in the High Weald AONB.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential cul-de-sac with a central road and several plots, each containing a house. An orange dashed rectangle highlights the specific sample character area. On the right is an aerial photograph of the same area, showing the houses, their gardens, and surrounding greenery. An orange solid rectangle highlights the same sample character area.</p>	<p>The sample character area measures 0.87ha and includes 12 dwellings, giving the area an approximate density of <b>14dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Orchard Rise, Groombridge</b> (Map 6: Sample Character Area 5)</p> <p>This is a large area located in the centre of the settlement and consists mainly of large 1960s two storey detached houses. Each plot has its own driveway and most driveways are large enough for multiple vehicles. On street parking is possible and there are footpaths covering the whole area. Orchard Rise and Oaklands Road together form an orbital road covering most of the estate. Each house has a large rear garden and a medium sized front garden. Overall, the plots in this area are of a similar size to others within Groombridge. This area is located approximately 220m from the centre of Groombridge, which is in the High Weald AONB.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map of Groombridge. A specific area is outlined in orange, showing a residential estate with roads labeled 'WITTHAM ROAD', 'ORCHARD RISE', 'OAKLANDS ROAD', and 'FLORANCE LANE'. A 'Pol Sta' (Police Station) is also marked. A scale bar indicates 53m. On the right is an aerial photograph of the same area, showing the layout of the houses, gardens, and roads from a top-down perspective. The orange outline from the map is overlaid on the photograph to show the actual terrain and vegetation.</p>	<p>The sample character area measures 6.26ha and includes 58 dwellings, giving the area an approximate density of <b>9dph</b>.</p>

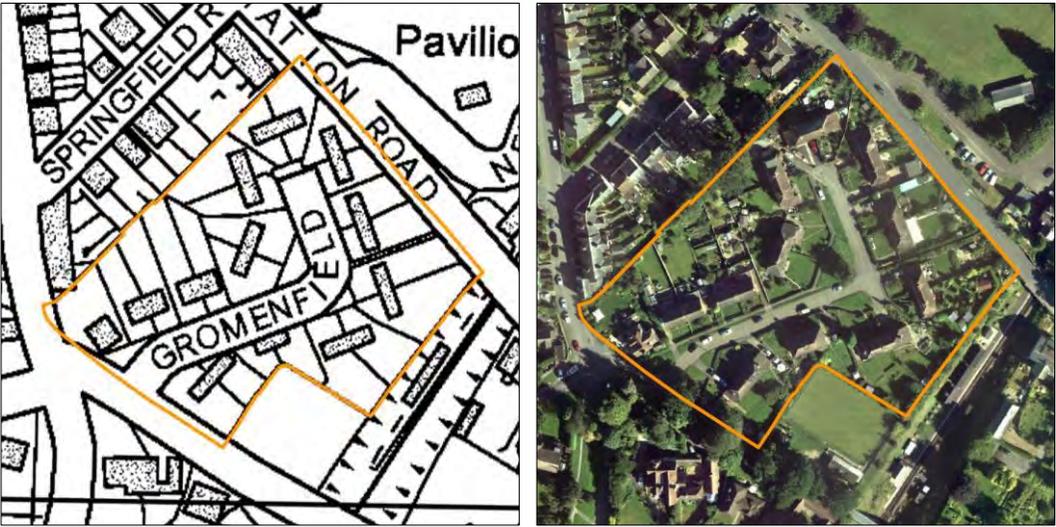
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Withyham Road (east), Groombridge</b> (Map 6: Sample Character Area 6)</p> <p>The area is located to the north-west of Groombridge on the B2110, the main through road in Groombridge linking Crowborough to the south and Tunbridge Wells to the east. Houses in the area are a mixture of mostly two storey detached houses with a few detached bungalows. They are set back from the road, have large driveways with off road parking space and similar to other properties in Groombridge, have large rear gardens and medium sized front gardens. In addition to the driveway parking, there is also a small area of communal off road parking. The houses are located only on the eastern side of Withyham Road, with the western side being open green space. This area is located approximately 390m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 1.98ha and includes 18 dwellings, giving the area an approximate density of <b>9dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Withyham Road (west), Groombridge</b> (Map 6: Sample Character Area 7)</p> <p>This is a small area of nine two-storey semi-detached and terraced houses, located to the north of Groombridge on the main B2110 road. Most of the properties have a driveway for either one or two vehicles to the front of the house. Some properties have a small front garden and all have a medium sized back garden, although the overall plot sizes are considerably smaller than others Groombridge. There is a commercial property to the south of the development and open green space to the west. To the east of the development is a small public footpath, linking this development to some nearby local shops, and to the north of the area is a Grade II listed building (Pollies Hall). This area is located approximately 310m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 0.21ha and includes 9 dwellings, giving the area an approximate density of <b>43dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Withyham Road (north east), Groombridge</b> (Map 6: Sample Character Area 8)</p> <p>This area consists of ten two-storey semi-detached houses with off road parking for two or three vehicles. Some of the properties have a single garage. The development is located on the northern fringe of Groombridge and is on the main B2110 road. Most properties have medium sized front gardens and all have medium sized rear gardens. Unlike the majority of other properties in the area, the front and rear gardens for each house are of a similar size, with the house located in the middle of the plot. To the east of the development is a Grade II listed building (The Old House) and this area is located approximately 230m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 0.37ha and includes 10 dwellings, giving the area an approximate density of <b>27dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Station Road, Groombridge</b> (Map 6: Sample Character Area 9)</p> <p>This development consists of two storey semi-detached and terraced period dwellings, located on the north east fringe of Groombridge on a main through road. Most properties have a very small patio area to the front of the dwelling and a small garden to the rear. The dwellings do not have off street parking, however there is unallocated, unrestricted on street parking in front of the dwellings, along with a narrow pedestrian footpath. There are four commercial properties adjacent to the area, including a small shop and a post office. To the north east of the area is a public footpath and to the north is a Grade II listed building (The Old House). This area is located approximately 170m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 0.20ha and includes 14 dwellings, giving the area an approximate density of <b>69dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Corseley Road, Groombridge</b> (Map 6: Sample Character Area 10)</p> <p>This is a medium sized area, containing a mixture of detached, semi-detached and terraced two storey houses and bungalows, located in the north of Groombridge. There is a real mixture concerning size, features and age of property in this area. Larger properties in this area have driveways, some with garages, whereas the majority of smaller dwellings have no off street parking. There is unrestricted, unallocated on street parking provision in this area. Most properties have either a very small patio or garden area to the front of the dwelling and a small garden to the rear. This area is located approximately 120m from the centre of Groombridge, which is in the High Weald AONB.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area. A yellow line outlines a specific area. Labels on the map include 'Police Sta', 'MEADOW RD', 'SPRINGFIELD R S', and 'GROM'. On the right is an aerial photograph of the same area, showing houses, roads, and green spaces. A yellow line on the photograph outlines the same area as the map.</p>	<p>The sample character area measures 1.64ha and includes 71 dwellings, giving the area an approximate density of <b>43dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Gromenfield, Groombridge</b> (Map 6: Sample Character Area 11)</p> <p>This residential cul-de-sac in the centre of Groombridge consists of 1950s style semi-detached houses, along with one detached house. Some of the properties have driveways but most do not. There is provision for on street parking. All houses have a medium sized front and rear garden and each house is located roughly in the centre of the plot. In the east of the area is a public footpath connecting the development to the main road and this area is located approximately 100m from the centre of Groombridge, which is in the High Weald AONB.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential cul-de-sac. The cul-de-sac is outlined in orange. Labels on the map include 'SPRINGFIELD ROAD', 'Pavilion', 'GROMENFIELD', and 'GROOMBRIDGE'. On the right is an aerial photograph of the same area, also outlined in orange. The aerial view shows semi-detached houses with gardens, a public footpath, and surrounding greenery.</p>	<p>The sample character area measures 1.38ha and includes 25 dwellings, giving the area an approximate density of <b>18dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Newton Willows, Groombridge</b> (Map 6: Sample Character Area 12)</p> <p>This modern development is located on the north eastern fringe of Groombridge and consists of two storey detached and semi-detached houses. All houses have a driveway suitable for at least two cars, and a garage. There is also provision for on street parking. Each house has a small front and rear garden, unlike other houses of this size in the settlement. There is a pedestrian footpath spanning most of the development and adjacent to the development is Withyham Parish Council offices. The area is surrounded by a number of public footpaths, and to the north east is an area of ancient woodland (Lealands Farm Shaw). This area is located approximately 340m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 1.10ha and includes 31 dwellings, giving the area an approximate density of <b>28dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Lealands Close, Groombridge</b> (Map 6: Sample Character Area 13)</p> <p>This small cul-de-sac of six 1960s two storey detached houses is located on the eastern fringe of Groombridge. All houses have private driveways suitable for multiple cars, and some have garages. There is limited space for on road parking. All have medium sized front and rear gardens with the house positioned in the middle of the plot. To the north of the area is a public footpath, linking this development to a large area of open space, as well as a Grade II listed building. This area is located approximately 240m from the centre of Groombridge, which is in the High Weald AONB.</p>		<p>The sample character area measures 0.44ha and includes 6 dwellings, giving the area an approximate density of <b>14dph</b>.</p>

## Hailsham

**4.27.** As the second largest settlement in the District, a large number of character areas in Hailsham have been identified and sampled as part of this study (map 7). In total, 40 character areas were sampled. The results of the study show that there are a relatively wide range of densities within this market town (table 7).

**4.28.** The housing densities in Hailsham are relatively high in comparison to other settlements across the District, which is to be expected from a town this size. The results of the study show some similarities between housing densities and the time of development, as well as design. These similarities are outlined below.

**4.29.** Some of the sample character areas that consist of period properties, such as Summerheath Road, South Road and Windsor Road, have relatively high densities of 31dph, 33dph and 47dph respectively. One reason for these higher densities could be in part to the lack of off-street parking for either some of the properties.

**4.30.** A large number of character areas that were sampled were built during the 1950s and 1960s. In the south of Hailsham, both the Swan Road and Meadow Road development, which were built in the mid-20<sup>th</sup> Century, have very similar densities (25dph and 22dph respectively). A significant number of sample character areas in the north of the settlement were built in the mid to late 20<sup>th</sup> Century. These include Hawkswood Drive, Hawkstown Gardens, Lansdowne Way and Harmers Hay which have densities of 28dph, 18dph, 28dph and 25dph respectively. Although all sample character areas consist of similar property types, Hawkstown Gardens has a much lower density than the other sample character areas, which it can be assumed is due to the large open space in the centre of the area. Nonetheless the properties in the Hawthylands Road character area, which were also built during this period, have a much lower density of 10dph.

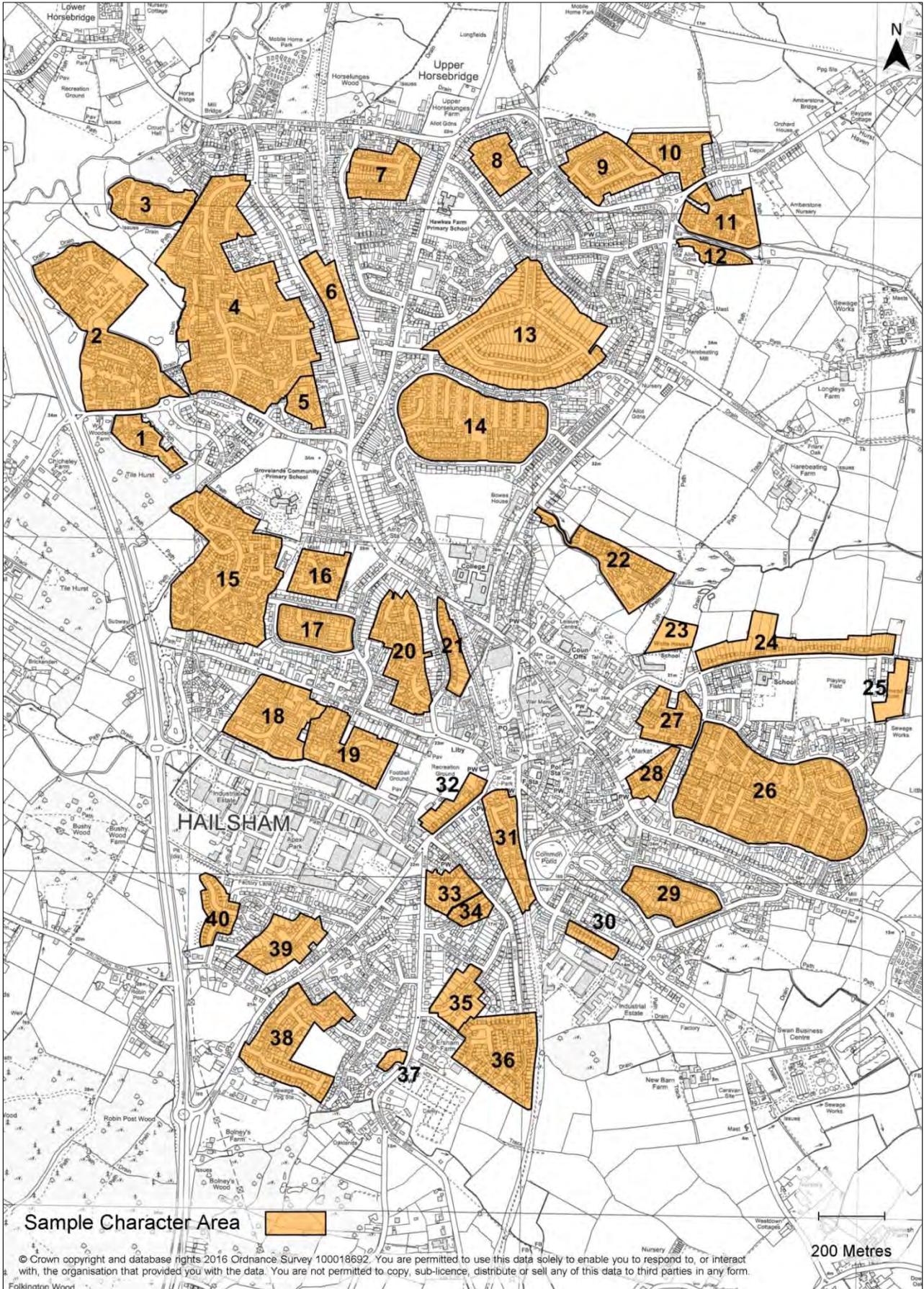
**4.31.** Both Observatory View and Bramble Drive character areas have a density of 32dph, but unlike Bramble Drive, Observatory View includes a relatively large number of flatted development. This The Diplocks character area, which also includes a large number of flats, does not have as many pockets of open space and subsequently has a much higher density (49dph).

**4.32.** Some of the large estates consisting of predominantly detached and semi-detached properties, such as Anglesey Avenue (29dph), Gleneagles Drive (28dph) and Beuzeville Avenue (29dph) have very similar densities.

**4.33.** Some of the recent developments in Hailsham that were built in the late 2000s and early 2010s have some of the highest densities in the settlement. The sample character areas include Gournay Road (45dph), Solent Crescent (38dph), Vibernum Way (36dph), Mabel Way (43dph) and Arrow Drive (35dph). All of these new estates

contain a mixture of dwellings, have small gardens and a limited number of driveways, with most dwellings having allocated parking. In contrast, other recent developments in Hailsham such as Reef Way and Harold Avenue, which have densities of 26dph and 31dph respectively, contain mainly detached and semi-detached dwellings with driveways and medium sized gardens and have open green space within the area. This suggests that larger plot size, house size and open green space within the area have an effect on density.

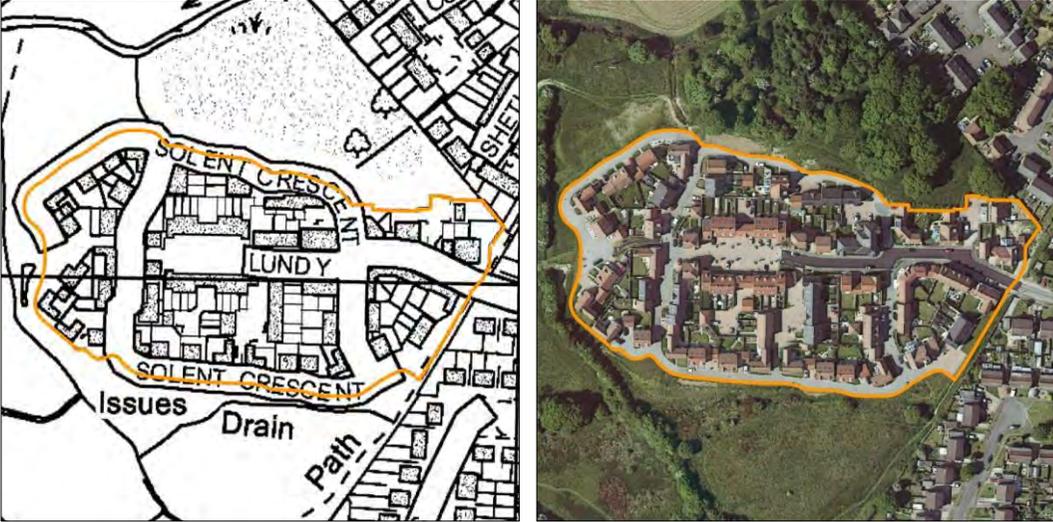
### Map 7 Hailsham Sample Character Areas



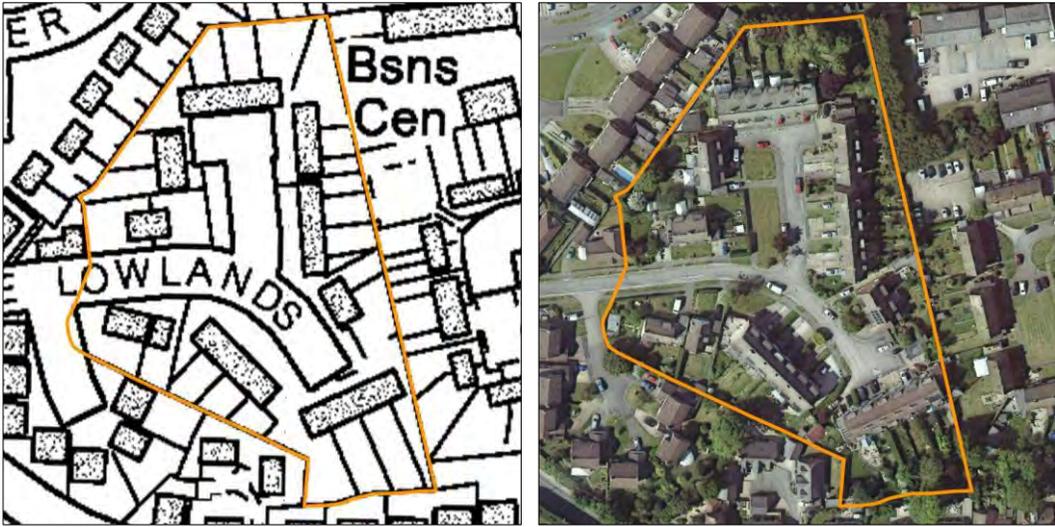
**Table 7 Hailsham Density Calculations**

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Gournay Road, Hailsham</b> (Map 7: Sample Character Area 1)</p> <p>This cul-de-sac on the western outskirts of Hailsham has a mixture of dwellings built around 2010. It contains two and three storey terraced, semi-detached and detached houses with small front and rear gardens and also a number of flats. Some of the larger properties have a driveway and a single garage, whereas most dwellings in the area have a designated parking space. In the centre of the development is a medium sized open green space which contains a small children's play area. There are pedestrian footpaths spanning some of the area and some of the dwellings have external cladding. The development is surrounded to the south west by ancient woodland (Tile Hurst) and there is a public footpath bordering the east of the estate. This area is located approximately 1470m from the centre of Hailsham.</p>	 <p>The image consists of two side-by-side panels. The left panel is a black and white Ordnance Survey map showing a residential development. A yellow outline highlights a cul-de-sac area labeled 'GOURNAY ROAD'. To the south-west of this area is a large area of woodland labeled 'Tile Hurst'. A 'Path' is shown to the east of the cul-de-sac. The right panel is an aerial photograph of the same area, showing the layout of houses, a central green space, and the surrounding woodland. A yellow outline on the photograph matches the one on the map.</p>	<p>The sample character area is 1.64ha and includes 73 dwellings, giving the area an approximate density of <b>45dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Welbury Farm, Hailsham</b> (Map 7: Sample Character Area 2)</p> <p>This large modern housing development on the western fringe of Hailsham, is close to the main A22 and contains a mixture of dwellings. It contains two and three storey detached, semi-detached and terraced houses, three storey townhouses and flats. Most houses in the development have a driveway or allocated parking space with a single garage and the flats have allocated parking.</p> <p>Throughout the development, there are several pockets of green space, most houses have a small front garden or patio area and all houses have a small or medium sized rear garden, with a communal garden area for the blocks of flats. Most of the houses are positioned towards the front of the plot and there are pedestrian footpaths spanning some of the development. A number of public footpaths run through the estate and this area is located approximately 1800m from the centre of Hailsham.</p>		<p>The sample character area is 10.76ha and includes 360 dwellings, giving the area an approximate density of <b>33dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Solent Crescent, Hailsham</b> (Map 7: Sample Character Area 3)</p> <p>This modern development is located on the north western fringe of Hailsham and contains a real mixture of dwellings, including: two and three storey detached, semi-detached and terraced houses, coach houses and flats. Most of the larger houses have a driveway with a garage, or an allocated parking space with a garage in a separate block. Smaller houses have either an allocated parking space, or a few have a car port. The blocks of flats have allocated parking. Most houses in the development have a small front garden and a small or medium sized rear garden, with a communal garden for the blocks of flats. Typically, the dwelling is at the front of the plot. To the west of the area is a large open green space, along with the Cuckmere River and to the north is an area of ancient woodland. This area is located approximately 1930m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area. A yellow outline highlights a specific development labeled 'SOLENT CRESCENT'. Other labels on the map include 'LUNDY', 'Issues Drain', and 'Path'. On the right is an aerial photograph of the same area, showing a mix of residential buildings, including houses and flats, with a yellow outline matching the map's boundary. The surrounding area includes green spaces and other residential streets.</p>	<p>The sample character area is 2.65ha and includes 100 dwellings, giving the area an approximate density of <b>38dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Anglesey Avenue, Hailsham</b> (Map 7: Sample Character Area 4)</p> <p>This large area of north west Hailsham was built in the 1970s and contains a real mixture of properties spread out over one main road and several small cul-de-sacs. It contains: two storey detached, semi-detached and terraced houses and also detached bungalows. Some properties, particularly those in the north of the area, have a driveway suitable for one or two cars with a single garage. Others do not have any off street parking, however there is ample space for on street parking which is unrestricted. Most houses in the area have small front gardens and small or medium sized rear gardens, with the garden size proportional to the size of the house. Typically, the house is positioned near to the centre of the plot. A public footpath borders the north west of the estate and this area is located approximately 1490m from the centre of Hailsham.</p>		<p>The sample character area is 18.41ha and includes 531 dwellings, giving the area an approximate density of <b>29dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Lowlands, Hailsham</b> (Map 7: Sample Character Area 5)</p> <p>This small development of houses is located to the north of the centre of Hailsham in a cul-de-sac and was built in the 1960s. It consists of a number of houses, mainly three storey terraced, but also including two storey semi-detached and terraced houses. Most houses in the development have off street parking suitable for two or three cars and most also have a single garage. Each house has a small front garden or patio area and a small rear garden. To the south east of the area is a Grade II listed building (thatched cottage) and this area is located approximately 1170m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area. A specific area is outlined in orange. Labels on the map include 'ER' at the top left, 'LOWLANDS' in the center, and 'Bsns Cen' (Business Centre) to the right. On the right is an aerial photograph of the same area, also with an orange outline. The aerial view shows a cul-de-sac with several houses, some with garages, and a mix of greenery and paved areas.</p>	<p>The sample character area is 1.20ha and includes 36 dwellings, giving the area an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>London Road, Hailsham</b> (Map 7: Sample Character Area 6)</p> <p>This area of north Hailsham is located on a main road and contains a number of detached bungalows and one two storey detached house. All have driveways suitable for multiple vehicles and most have a single garage and gated driveway. There are no on street parking restrictions and a narrow pedestrian footpath spans the entire area. All properties are set back from the road, with large front gardens and large rectangular rear gardens, with the properties towards the centre of the plot. The development is bordered to the east by the Cuckoo Trail and this area is located approximately 1390m from the centre of Hailsham.</p>		<p>The sample character area is 2.01ha and includes 19 dwellings, giving the area an approximate density of <b>9dph</b>.</p>

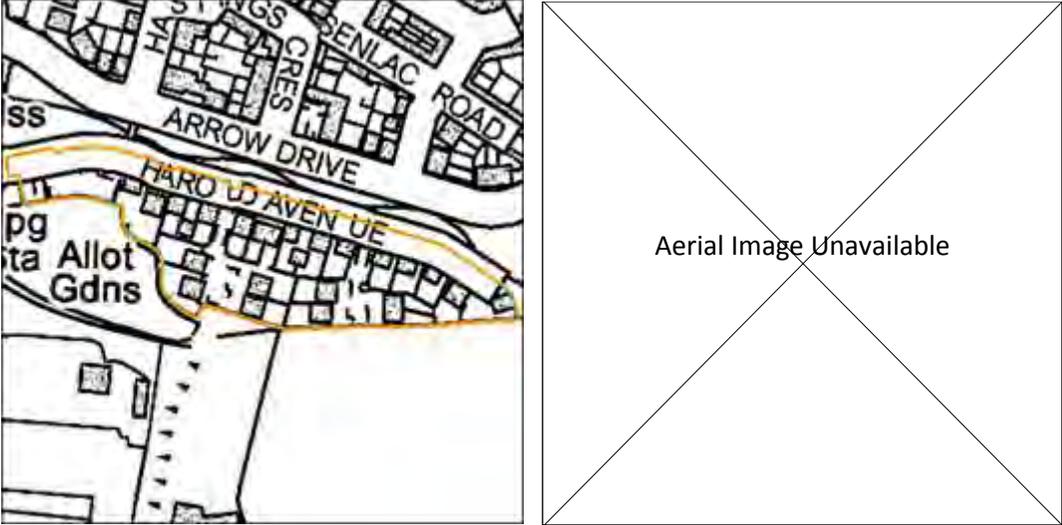
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Lansdowne Way, Hailsham</b> (Map 7: Sample Character Area 7)</p> <p>This area in the north of Hailsham, approximately 1690m from the centre, consists mainly of large two storey semi-detached houses, but also contains large two storey detached and terraced houses. Lansdowne Way forms an orbital road around the estate, most of the houses have large driveways suitable for two or three cars and some have single garages. There is a pedestrian footpath spanning the entire area, each property has a medium sized front and rear garden, with the house located towards the centre of the plot. To the north of the area is a Grade II listed building.</p>		<p>The sample character area is 2.91ha and includes 82 dwellings, giving the area an approximate density of <b>28dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Hawkstown Gardens, Hailsham</b> (Map 7: Sample Character Area 8)</p> <p>This small housing estate located in the north of Hailsham was built in the 1960s and contains a mixture of two storey detached, semi-detached and terraced houses, as well as a number of detached bungalows. Hawkstown Gardens forms an orbital road around the estate, with a large green open space in the centre. Almost all properties have a driveway suitable for three or four cars, as well as a single garage. All properties have a medium sized front garden and a medium sized or large rear garden, with the property located in the centre of the plot. The estate is located within close proximity to a primary school. This area is located approximately 1650m from the centre of Hailsham.</p>		<p>The sample character area is 1.91ha and includes 34 dwellings, giving the area an approximate density of <b>18dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Hawkswood Drive, Hailsham</b> (Map 7: Sample Character Area 9)</p> <p>This development is located on the northern fringes of Hailsham and contains a mixture of two storey detached, semi-detached and terraced houses, as well as flats above a row of shops. Most of the houses have a driveway suitable for two or three cars and some have a single garage. There is no off street parking provision for the flats, however there is unrestricted, unallocated on street parking available. Included in this area, although facing Hawkswood Road, are four commercial outlets. Hawkswood Drive forms an orbital road around the estate and there are narrow pedestrian footpaths spanning the area. All houses have small or medium sized front gardens and medium sized rear gardens, with the house located at the centre of the plot. The flats do not have any garden space, although there are areas of open green space around the development. This area is located approximately 1640m from the centre of Hailsham.</p>		<p>The sample character area is 3.61ha and includes 100 dwellings, giving the area an approximate density of <b>28dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Ashley Gardens, Hailsham</b> (Map 7: Sample Character Area 10)</p> <p>This area on the northern fringes of Hailsham contains a real mixture of dwellings with regard to size, appearance and age. The area contains two storey terraced, semi-detached and detached houses, with houses in the east of the development built in the 1980s and houses in the west of the development built in the 2000s. Most of the houses have a driveway suitable for one or two cars and some have a single garage. Others have allocated off street parking. There is unrestricted, unallocated on street parking available, pavements span the entire development and there are also small pockets of green space. All dwellings have small or medium sized front and rear gardens, with the house located in the centre of the plot. To the north of the development is a large open green space. This area is located approximately 1670m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area with a grid of streets. A specific area is outlined in orange, labeled 'ASHLEY GARDENS' and 'LINDEN GROVE'. The map also shows 'A271' at the bottom. On the right is an aerial photograph of the same area, showing the layout of houses, roads, and green spaces. The same area is outlined in orange, matching the map on the left.</p>	<p>The sample character area is 2.98ha and includes 103 dwellings, giving the area an approximate density of <b>35dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Arrow Drive, Hailsham</b> (Map 7: Sample Character Area 11)</p> <p>This modern development in the north east of Hailsham was built around 2010 and contains a mixture of dwellings. This includes: two storey terraced, semi-detached, link-detached and detached houses, as well as a maisonette and a flat. Some of the larger houses in the development have a driveway suitable for one vehicle with a single garage, whereas others, including the flats, have allocated parking. There is only a pedestrian footpath on the main road. All of the houses have small front and rear gardens, although a few of the larger houses have slightly larger back gardens and the houses are located in the centre of the plot. The development is located very close to the main A271, linking Hailsham to Battle in the east. A public footpath borders the estate to the east and this area is located approximately 1550m from the centre of Hailsham.</p>	 <p>The image contains two side-by-side views of the same residential development. On the left is a black and white Ordnance Survey map showing the street layout with labels for 'CONQUEST DR', 'ST WINGS CRES', 'ARROW DRIVE', and 'HAROLD AVENUE'. A yellow line outlines the sample character area. On the right is an aerial photograph of the same area, showing the physical layout of the houses and gardens, with a yellow line also outlining the sample character area.</p>	<p>The sample character area is 2.98ha and includes 103 dwellings, giving the area an approximate density of <b>35dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Harold Avenue, Hailsham</b> (Map 7: Sample Character Area 12)</p> <p>This large cul-de-sac is located in the north east of Hailsham and was built around 2010. It contains semi-detached and detached two and three storey houses. Most have driveways suitable for one or two cars and some have single garages. There is limited unrestricted, unallocated on street parking available. Each house has a small front garden and a small or medium sized rear garden, with the house at the centre of the plot. To the north of the development is a large area of green space, a water course is in the centre of the development with a bridge connecting to the neighbouring housing development. The area is surrounded to the east and south by a very large area of open green space. A public footpath borders the estate to the east and this area is located approximately 1440m from the centre of Hailsham.</p>		<p>The sample character area is 0.87ha and includes 23 dwellings, giving the area an approximate density of <b>26dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Hawthylands Road, Hailsham</b> (Map 7: Sample Character Area 13)</p> <p>This is a very large area in the north of Hailsham and was built in the 1960s. It contains mainly two storey detached houses and detached bungalows. Almost all dwellings have a driveway suitable for several vehicles and most have a single or double garage. There is ample unrestricted on street parking available. There are wide pedestrian footpaths and grass verges spanning the entire development. All dwellings have a large front and rear garden, with the dwelling located at the centre of the plot. There are several small pockets of open green space. The houses and plot sizes in this area are among the largest in Hailsham. This area is located approximately 1130m from the centre of Hailsham.</p>		<p>The sample character area is 12.14ha and includes 125 dwellings, giving the area an approximate density of <b>10dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Harmers Hay, Hailsham</b> (Map 7: Sample Character Area 14)</p> <p>This large residential near to the centre of Hailsham has a mixture of dwellings built in the 1970s. It contains mainly detached and semi-detached bungalows but also two storey detached, semi-detached and terraced houses. Some of the dwellings have driveways or off road parking suitable for two or three vehicles, mostly with a single garage. Pedestrian footpaths and grass verges span the entire area. Most dwellings have small front and rear gardens, unlike other dwellings of this size in the area, and the dwelling is located at the centre of the plot. There are several pockets of green space located throughout the development. This development is bordered to the south by a secondary school and in the west of this development is direct access to the Cuckoo Trail. This area is located approximately 880m from the centre of Hailsham.</p>		<p>The sample character area is 8.73ha and includes 222 dwellings, giving the area an approximate density of <b>25dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Gleneagles Drive, Hailsham</b> (Map 7: Sample Character Area 15)</p> <p>This large modern area of west Hailsham was built in the 1990s and consists of a through road, and several small cul-de-sacs. The estate contains mainly large semi-detached and detached two storey houses although there are a few two storey terraced houses. All houses in the area have a driveway suitable for two or three cars and most have a single or double garage. All houses have a small or medium sized front garden and a medium sized rear garden, with the house located at the centre of the plot. There is a public footpath running through the estate, pedestrian pavements spanning the entire development and several small pockets of open green space. To the north of the area is a primary school and to the west is a large area of ancient woodland (Tile Hurst). This area is located approximately 1060m from the centre of Hailsham.</p>		<p>The sample character area is 10.56ha and includes 295 dwellings, giving the area an approximate density of <b>28dph</b>.</p> <p><i>Additional notes:</i> The adjoining open space known as Hailsham Country Park has not been included in these calculations.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Cameron Close, Hailsham</b> (Map 7: Sample Character Area 16)</p> <p>This area in the west of Hailsham, approximately 810m from the centre, was built in the 1990s and consists of two storey detached, semi-detached and terraced houses, along with a few detached bungalows. Almost all of the properties have a driveway suitable for two or three cars, most also have a single garage whilst others have allocated parking with a garage in a block. All properties have small front and rear gardens, with the house located towards the front of the plot, and to the east of the area is a newly built retirement living area. There are pavements spanning most of the area and a public footpath borders the east of the development.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area. A specific area is outlined in orange, labeled 'CAMERON CLOSE'. Other labels on the map include 'Mast' at the top, 'Drain' on the right, and 'FOREST' at the bottom. On the right is an aerial photograph of the same area, also outlined in orange. The aerial view shows a dense residential development with many houses, green spaces, and a winding road.</p>	<p>The sample character area is 2.02ha and includes 52 dwellings, giving the area an approximate density of <b>26dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Woodpecker Drive, Hailsham</b> (Map 7: Sample Character Area 17)</p> <p>This small residential area in the west of Hailsham, approximately 750m from the centre was built in the 1960s and has a mixture of two storey detached, semi-detached and terraced houses, as well as a number of detached bungalows. Each has a driveway suitable for two or three vehicles and some also have a single garage. A few of the terraced houses have allocated off street parking and there are pedestrian footpaths spanning the entire development. All properties have medium sized front and rear gardens, with the dwelling positioned at the centre of the plot. The garden sizes, in comparison to the house sizes in this area, are larger than others in Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential development. A yellow line outlines a specific area bounded by Forest View, Tilehurst Dr, Summerfields, and Woodpecker Drive. On the right is an aerial photograph of the same area, with a yellow line tracing the same boundary as the map. The aerial view shows individual houses, gardens, and streets, providing a visual context for the map.</p>	<p>The sample character area is 2.45ha and includes 51 dwellings, giving the area an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Diplocks, Hailsham</b> (Map 7: Sample Character Area 18)</p> <p>This large cul-de-sac in the south of Hailsham, approximately 860m from the centre, was built in the 1970s and contains mainly two storey terraced and semi-detached houses and a number of blocks of flats. Only one or two properties have driveways but none have garages and some of the flats have allocated parking. All houses have small front and rear gardens with the house located in the middle of the plot. The flats have communal gardens. To the south of the area is a public footpath linking the estate to the main A22.</p>		<p>The sample character area is 4.59ha and includes 224 dwellings, giving the area an approximate density of <b>49dph</b>.</p> <p><i>Additional notes:</i> The Diplocks Hall has been excluded from the sample character area.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Bramble Drive, Hailsham</b> (Map 7: Sample Character Area 19)</p> <p>This residential area to the west of Hailsham, approximately 630m from the centre, was built in the 1960s and contains a mixture of semi-detached and terraced two storey houses and semi-detached bungalows, with a few detached bungalows. Some houses have a driveway suitable for one or two vehicles and none have adjoining garages. However, there is a large block of garages in the centre of the area. All properties have small front and rear gardens with the property positioned towards the front of the plot. Adjoining the area to the east is Hailsham Town Football Club and Hailsham Tennis Club, although these are not accessible from Bramble Drive. A public footpath in the east of the estate links the area to the main road.</p>		<p>The sample character area is 3.70ha and includes 118 dwellings, giving the area an approximate density of <b>32dph</b>.</p>

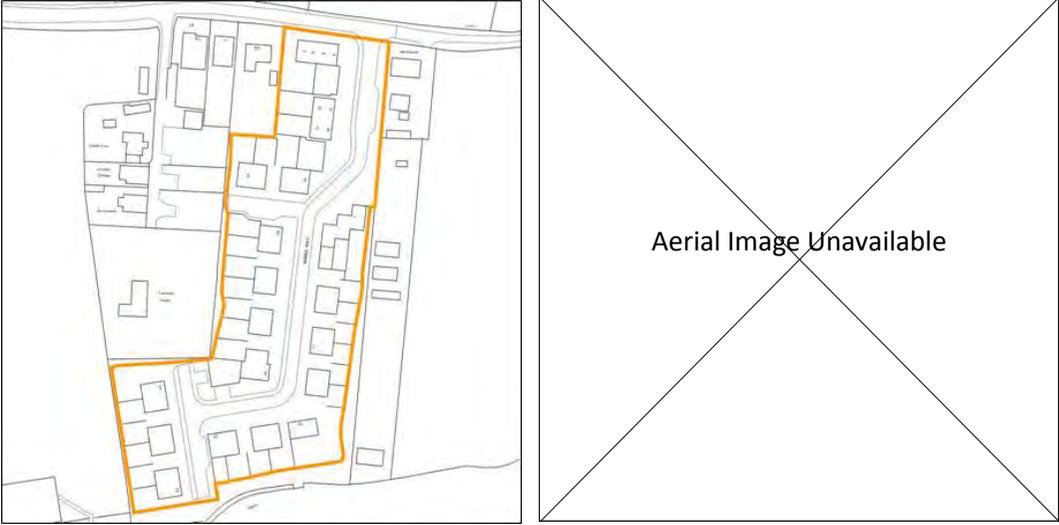
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Beuzeville Avenue, Hailsham</b> (Map 7: Sample Character Area 20)</p> <p>This medium sized residential housing estate located in the west of Hailsham was built in the 1980s. It consists of two storey detached, link-detached, semi-detached and terraced houses, although the vast majority are two storey detached houses. All houses have a driveway suitable for one or two vehicles and most have a single garage. There is ample unrestricted, unallocated on street parking available. All have small front gardens or patio areas and medium sized rear gardens, with the house positioned at the front of the plot. There are pedestrian footpaths spanning the entire area and this area is located approximately 490m from the centre of Hailsham.</p>		<p>The sample character area is 4.10ha and includes 118 dwellings, giving the area an approximate density of <b>29dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Summerheath Road, Hailsham</b> (Map 7: Sample Character Area 21)</p> <p>This area of period properties in the centre of Hailsham is located on a main through road and contains mainly two and three storey semi-detached and terraced houses, although there are some two and three storey detached houses. Almost all houses have a driveway suitable for one or two cars and only two houses have a single garage. Some houses have small front gardens but all have medium sized long, straight rear gardens with the house positioned at the front of the plot. Adjoining the area to the south is a community hall and the area is bordered to the east by the Cuckoo Trail, with a public footpath in the south of the area linking the estate to the Cuckoo Trail. The area is in close proximity to the recreation ground and the Hailsham Conservation Area, which contains a large number of Grade II listed buildings. The area is located approximately 350m from the centre of Hailsham.</p>		<p>The sample character area is 1.29ha and includes 40 dwellings, giving the area an approximate density of <b>31dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Reef Way, Hailsham</b> (Map 7: Sample Character Area 22)</p> <p>This medium sized modern development in the centre of Hailsham was built around 2013 and contains a mixture of two and three storey detached, semi-detached and terraced houses and eight flats. Most of the larger detached and semi-detached houses have a driveway suitable for one or two vehicles and a single garage. Other houses have an allocated parking space, some with a single garage. The blocks of flats have allocated parking. All houses have a small front garden and a medium sized rear garden, with the house positioned towards the front of the plot. The flats have communal gardens. In the centre of the development is a medium sized pond and to the east of the area is a small children's playarea. To the south of the development is a retirement home and a footpath. A public footpath borders the estate to the east and an SSSI (Pevensey Levels) is also to the east of the estate. This area is located approximately 450m from the centre of Hailsham</p>		<p>The sample character area is 3.52ha and includes 111 dwellings, giving the area an approximate density of <b>31dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Viburnum Way, Hailsham</b> (Map 7: Sample Character Area 23)</p> <p>This small modern development in the centre of Hailsham was built in 2016 and contains detached and semi-detached houses with small front and rear gardens. Adjoining the area to the south is a local primary school and bordering the estate to the west is a public footpath. This area is located approximately 400m from the centre of Hailsham.</p>	 <p>The map and aerial photograph section is divided into two parts. The left part shows a map of the area with a yellow outline highlighting the sample character area. The right part is a rectangular box with a large 'X' drawn across it, containing the text 'Aerial Image Unavailable'.</p>	<p>The sample character area is 1.03ha and includes 37 dwellings, giving the area an approximate density of <b>36dph</b>.</p>

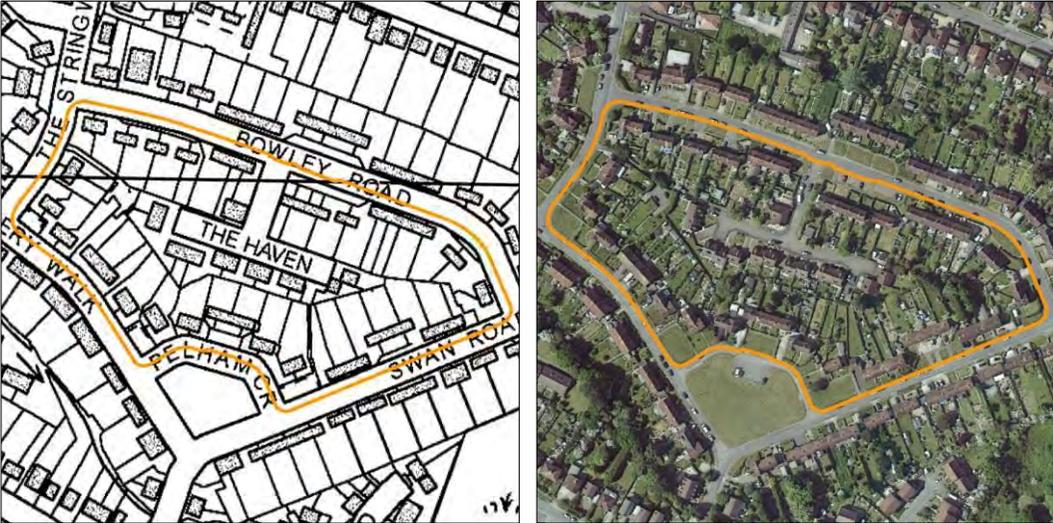
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Marshfoot Lane, Hailsham</b> (Map 7: Sample Character Area 24)</p> <p>This large development located to the east of the centre of Hailsham consists of mostly two storey detached houses, with a few two storey semi-detached houses and detached bungalows. Almost all dwellings have driveways suitable for three or four cars and some have single garages. Each property has a large front and rear garden, with the house set back from the road and near to the centre of the plot. The property and plot size in this area is larger than most in Hailsham. The area is bordered to the north by a large area of open green space, which includes an SSSI (Pevensy Levels) and to the south is a large playing field. This area is located approximately 690m from the centre of Hailsham.</p>		<p>The sample character area is 3.79ha and includes 46 dwellings, giving the area an approximate density of <b>12dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Mabel Way, Hailsham</b> (Map 7: Sample Character Area 25)</p> <p>This modern development built in the mid-2010s on the eastern fringe of Hailsham contains mainly two storey semi-detached and terraced houses, although there is also a block of flats. Most properties have a driveway suitable for two or three cars although a few have an allocated parking space. No properties have a garage. All houses have small front gardens and medium sized rear gardens, with the house located towards the front of the plot, the area is bordered to the east and south by a large area of open green space and to the north is a public footpath. This area is located approximately 1010m from the centre of Hailsham.</p>		<p>The sample character area is 1.10ha and includes 48 dwellings, giving the area an approximate density of <b>43dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Observatory View, Hailsham</b> (Map 7: Sample Character Area 26)</p> <p>This very large housing estate in the east of Hailsham was built in the 1960s and consists predominantly of two storey terraced houses and flats, although there are also some two storey semi-detached houses. The vast majority of properties do not have a driveway, although some do have an allocated parking space. There is ample unrestricted, unallocated on street parking available and there are some areas of unallocated off street parking. All houses have a small front and rear garden and the blocks of flats have a communal garden, with several open green spaces scattered around the area. A public footpath links the centre of the estate to the town centre, with this area being located approximately 680m from the centre of Hailsham.</p>		<p>The sample character area is 14.52ha and includes 459 dwellings, giving the area an approximate density of <b>32dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Greenacres Drive, Hailsham</b> (Map 7: Sample Character Area 27)</p> <p>This residential housing estate to the east of Hailsham consists mainly of large detached two storey houses, although there are also some semi-detached and link-detached two storey houses. Most houses have a driveway and some have a single garage. All have small front gardens and small or medium sized rear gardens, although the garden size in comparison to the house size is smaller than others in Hailsham. Most houses are located in the middle of the plot and areas of green space are scattered around the area. A public footpath borders the south of the development and to the west of the estate is Hailsham Conservation Area, containing a number of Grade II listed buildings. This area is located approximately 350m from the centre of Hailsham.</p>		<p>The sample character area is 2.83ha and includes 78 dwellings, giving the area an approximate density of <b>33dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Stiles, Hailsham</b> (Map 7: Sample Character Area 28)</p> <p>This cul-de-sac in the centre of Hailsham was built in the 1980s and consists predominantly of two storey detached houses, although there are a few semi-detached two storey houses and one detached bungalow. All properties have a driveway suitable for two or three cars, some have single garages and all have a small front and rear garden with the house positioned in the centre of the plot. The area is bordered to the west by the Hailsham Market area and Hailsham Conservation Area, and to the north of the estate is a public footpath. This area is located approximately 350m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area. A specific cul-de-sac is outlined in orange. Labels on the map include 'Market' to the west, 'THE STILES' for the cul-de-sac, and 'ST MARYS' for an adjacent street. A 'PW' (Public Footpath) is also indicated. On the right is an aerial photograph of the same area, with the same orange outline highlighting the cul-de-sac. The aerial view shows individual houses with roofs, driveways, and some greenery.</p>	<p>The sample character area is 1.30ha and includes 37 dwellings, giving the area an approximate density of <b>28dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Swan Road, Hailsham</b> (Map 7: Sample Character Area 29)</p> <p>This residential housing estate in the south east of Hailsham, built in the 1950s, consists mainly of terraced two storey houses, although there are some two storey semi-detached houses. Some houses have a driveway suitable for one or two cars and few have a single garage. Other houses in the area do not have off road parking, however there is ample unrestricted on street parking available. All houses have a small front garden and a medium sized rear garden, although the rear gardens in this area, when compared to the house size, are larger than most in Hailsham. Most of the houses are located at the front of the plot, areas of green space are scattered around the estate and to the east is a public footpath. This area is located approximately 690m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area with a yellow outline highlighting a specific estate. The map labels include 'THE STRING', 'ROWLEY ROAD', 'THE HAVEN', 'PELTAM', and 'SWAN ROAD'. On the right is an aerial photograph of the same area, showing the layout of terraced houses, green spaces, and a central open area, with a yellow outline matching the map's boundary.</p>	<p>The sample character area is 3.10ha and includes 78 dwellings, giving the area an approximate density of <b>25dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Station Road, Hailsham</b> (Map 7: Sample Character Area 30)</p> <p>This residential area in the south east of Hailsham was built in the early 20<sup>th</sup> Century and contains a mixture of large two storey detached and semi-detached houses as well as detached and semi-detached bungalows. All have off street parking or driveways suitable for two or three cars and although located on a main road, the houses are set back from it. There is a narrow pavement spanning the whole area, all dwellings have medium sized front gardens and large rear gardens, with the house positioned towards the front of the plot. The area is bordered to the south by a large industrial estate. This area is located approximately 730m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential street grid. A specific area is outlined in orange, with the label 'Station Road' and 'Hall' visible. On the right is an aerial photograph of the same area, showing the layout of houses, gardens, and a large industrial building to the south. The same area is outlined in orange on the photograph.</p>	<p>The sample character area is 0.70ha and includes 17 dwellings, giving the area an approximate density of <b>24dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Lindfield Drive, Hailsham</b> (Map 7: Sample Character Area 31)</p> <p>This medium sized housing estate to the south of the centre of Hailsham was built in the 1970s and consists mainly of two storey semi-detached and terraced houses, although there are also a number of flats and semi-detached bungalows. There is a pavement spanning the entire area and access to the Cuckoo Trail is via this estate. Some dwellings have a driveway suitable for one or two cars and some also have a single driveway. Others do not have any off street parking, however there is unrestricted on street parking available. All have small front and rear gardens, with the property located at the centre of the plot. Several public footpaths border this estate to the south and east and this area is located approximately 460m from the centre of Hailsham.</p>		<p>The sample character area is 2.68ha and includes 123 dwellings, giving the area an approximate density of <b>46dph</b>.</p>

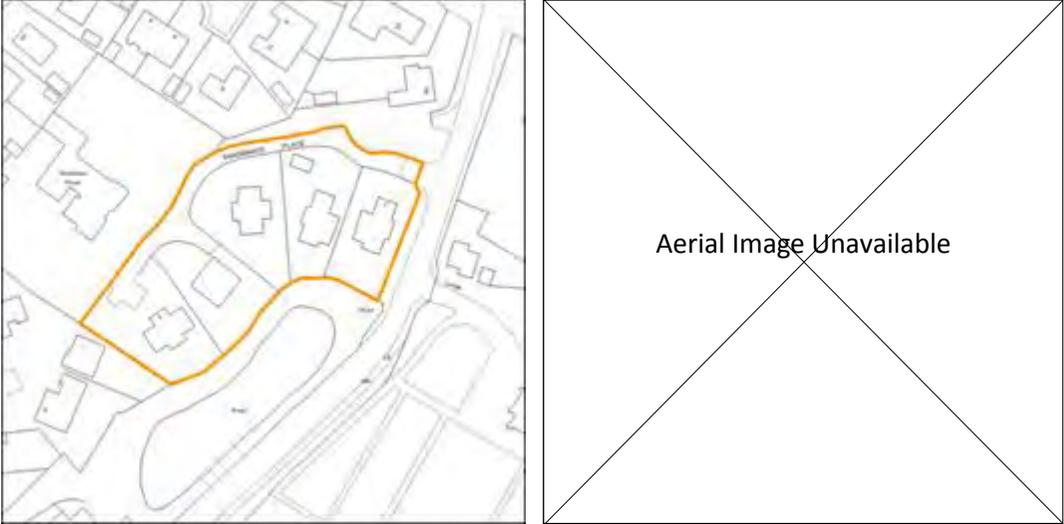
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>South Road, Hailsham</b> (Map 7: Sample Character Area 32)</p> <p>This area in the south of Hailsham, approximately 430m from the centre, contains a mixture of properties, some being Victorian, whilst others were built in the mid-20<sup>th</sup> Century. The area contains two storey semi-detached and terraced houses, a few of which have a driveway or an off street parking space, but none have garages. The properties are located on the main A295 road and each property is separated from the road only by a pavement. Every house has a small front garden or patio area and a medium sized long, straight rear garden. The area is bordered to the west by an industrial estate and a large recreation ground and to the east of the area is a small number of shops. A public footpath borders this estate to the north, as does Hailsham Conservation Area.</p>		<p>The sample character area is 1.20ha and includes 39 dwellings, giving the area an approximate density of <b>33dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Knights Garden, Hailsham</b> (Map 7: Sample Character Area 33)</p> <p>This medium sized cul-de-sac located in the south of Hailsham, approximately 660m from the centre, contains a number of detached, link-detached and semi-detached two storey houses and bungalows, built in the 1980s. Each has a driveway or off street parking space suitable for one or two cars, and most have a single garage. All properties have a small front and rear garden, with the property located at the centre of the plot. There is a pavement spanning the entire area, a public footpath borders this development to the south and there is also limited unrestricted on street parking available.</p>		<p>The sample character area is 1.56ha and includes 38 dwellings, giving the area an approximate density of <b>24dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Windsor Road, Hailsham</b> (Map 7: Sample Character Area 34)</p> <p>This area in the south of Hailsham is located on a through road and contains two storey detached, semi-detached and terraced houses, built in the early 20<sup>th</sup> Century. All have a small front patio or garden area and a medium sized rear garden, with the house positioned at the front of the plot and only a pavement separating the house from the road. None of the houses have off street parking provisions or garages, however there is limited unrestricted on street parking available. A public footpath borders this development to the north and this area is located approximately 690m from the centre of Hailsham.</p>		<p>The sample character area is 0.79ha and includes 37 dwellings, giving the area an approximate density of <b>47dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Avenue, Hailsham</b> (Map 7: Sample Character Area 35)</p> <p>This residential area in the south of Hailsham is located on a through road and was built in the 1950s. The area contains large detached and semi-detached two storey houses, all of which have a driveway suitable for three or four vehicles and at least one single or double garage. The houses are set back from the road, separated by the front garden, a pedestrian footpath and a grass verge. Each house has a medium sized front garden and a large rear garden, with the house located towards the front of the plot. The house and plot sizes in this area are larger than most in Hailsham. A public footpath borders this estate to the west and this area is located approximately 940m from the centre of Hailsham.</p>	 <p>The image shows two side-by-side views of the same residential area. On the left is a black and white street map with a yellow outline highlighting a specific residential block. The map labels 'THE AVENUE' and 'PARK'. On the right is an aerial photograph of the same area, also with a yellow outline highlighting the same residential block. The aerial view shows individual houses, gardens, and a road.</p>	<p>The sample character area is 1.86ha and includes 24 dwellings, giving the area an approximate density of <b>13dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Sycamore Drive, Hailsham</b> (Map 7: Sample Character Area 36)</p> <p>This medium sized housing estate is located in the south of Hailsham, built in the late 1980s and contains large detached two storey houses. All have a driveway suitable for two or three cars and at least one single or double garage. There are pavements spanning the majority of the development and in the centre there is a small area of open green space. All houses have small front gardens and medium sized or large rear gardens. To the east of the development is the Cuckoo Trail, a public footpath borders this estate to the east and this area is located approximately 1080m from the centre of Hailsham.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential area with a yellow outline highlighting a specific housing estate. The map labels include 'THE GROVE', 'sham arm', 'BIRCH WAY', 'SYCAMORE DRIVE', and 'CUCKOO TRAIL'. On the right is an aerial photograph of the same area, also with a yellow outline highlighting the housing estate, showing the layout of houses, roads, and green spaces.</p>	<p>The sample character area is 4.91ha and includes 102 dwellings, giving the area an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Sandbanks Place, Hailsham</b> (Map 7: Sample Character Area 37)</p> <p>This newly built development of five large two storey detached houses is located in a cul-de-sac in the south of Hailsham, just off a main B2104 road. All have driveways suitable for two or three cars, a single garage and medium sized front and rear gardens with the house located towards the rear of the plot. To the north west of this development is a Grade II listed building and this area is located approximately 1170m from the centre of Hailsham.</p>	 <p>The 'Map and Aerial Photograph' section contains two side-by-side images. The left image is a map showing a residential development outlined in orange. The right image is a placeholder for an aerial photograph, consisting of a square with a large 'X' drawn across it and the text 'Aerial Image Unavailable' centered inside.</p>	<p>The sample character area is 0.33ha and includes 5 dwellings, giving the area an approximate density of <b>15dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Ingrams Way, Hailsham</b> (Map 7: Sample Character Area 38)</p> <p>This residential area on the southern fringes of Hailsham was constructed in the 1960s and consists of one and two storey terraced, semi-detached and detached houses and bungalows. Almost all properties in the area have a driveway suitable for two or three vehicles, with a single garage, small front gardens and medium sized rear gardens, with the dwelling positioned towards the front of the plot. Adjacent to this area in the east is a newly built primary school, accessed only through this estate. To the east of the estate is a public footpath, linking the estate to Ersham Road and to the west of the estate are two Grade II listed buildings. To the south of the estate is an area of ancient woodland. This area is located approximately 1290m from the centre of Hailsham.</p>		<p>The sample character area is 5.20ha and includes 132 dwellings, giving the area an approximate density of <b>25dph</b>.</p> <p><i>Additional notes:</i> Land to the east was not included in the character area as a school has recently been built on this land.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Meadow Road, Hailsham</b> (Map 7: Sample Character Area 39)</p> <p>This residential area on the southern fringes of Hailsham, approximately 1100m from the centre, was built in the 1960s and contains a number of two storey terraced and semi-detached houses located on a through road. Most houses have a driveway suitable for two or three vehicles, but only a few have a single garage. There is also unrestricted, unallocated space for on street parking and a medium sized area of open green space in the centre of the development. All houses have small front gardens and medium sized or large rear gardens, with the house positioned at the front of the plot. The houses are set back from the road and the estate is bordered to the west by a public footpath and to the east by two Grade II listed buildings.</p>		<p>The sample character area is 2.75ha and includes 60 dwellings, giving the area an approximate density of <b>22dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Coopers Way, Hailsham</b> (Map 7: Sample Character Area 40)</p> <p>This residential area on the southern fringes of Hailsham contains a large number of two storey detached houses, although there are a few two storey semi-detached houses. There is a wide pedestrian footpath spanning the entire development. All houses have a driveway suitable for two or three vehicles, with a single garage, small front gardens and medium sized rear gardens, with the house positioned near to the centre of the plot. The development is bordered to the west by the main A22 road and a medium sized open green space. This area is located approximately 1200m from the centre of Hailsham.</p>		<p>The sample character area is 1.58ha and includes 30 dwellings, giving the area an approximate density of <b>19dph</b>.</p>

## Hartfield

**4.34.** Hartfield is a small village located in the north of the District. As a result of its size, only a small number of character areas were identified and sampled as part of this study (map 8). Nonetheless, the results are considered to provide a good indication of the densities throughout the settlement.

**4.35.** Located in the centre of the village, there are a number of Grade II listed properties such as those in the Church Street and High Street sample character areas. The densities of these areas differ slightly, as those on the High Street are slightly smaller terraced properties whereas some of the properties on Church Street are larger detached properties.

**4.36.** The Rectory Fields and Castlefields (south) character areas have a medium density, averaging at 22dph. In comparison, Castlefields (north) which is in close proximity to these two character areas has a relatively high density.

**4.37.** There have been a couple of recent affordable housing developments in the village. Both the Sackville Road and Edenbridge Road developments have relatively high densities, which is probably a result of these dwellings not having associated garages and only allocated parking spaces instead of private driveways.

**4.38.** Unlike some of the other villages in the District, Hartfield does not have any areas with significantly low densities. With the exception of some of the newer developments in the village, the housing densities in Hartfield are still relatively low.

Map 8 Hartfield Sample Character Areas

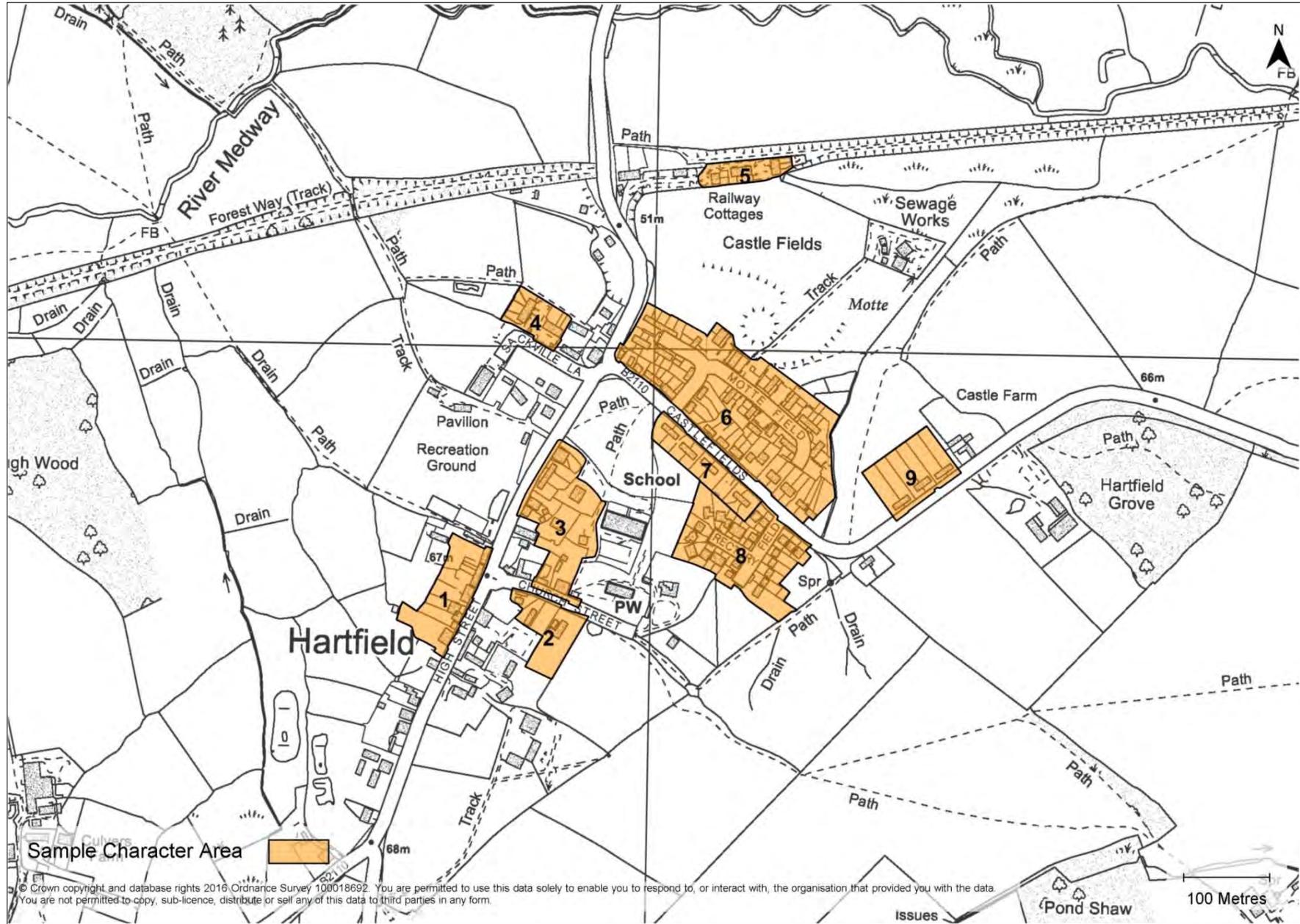


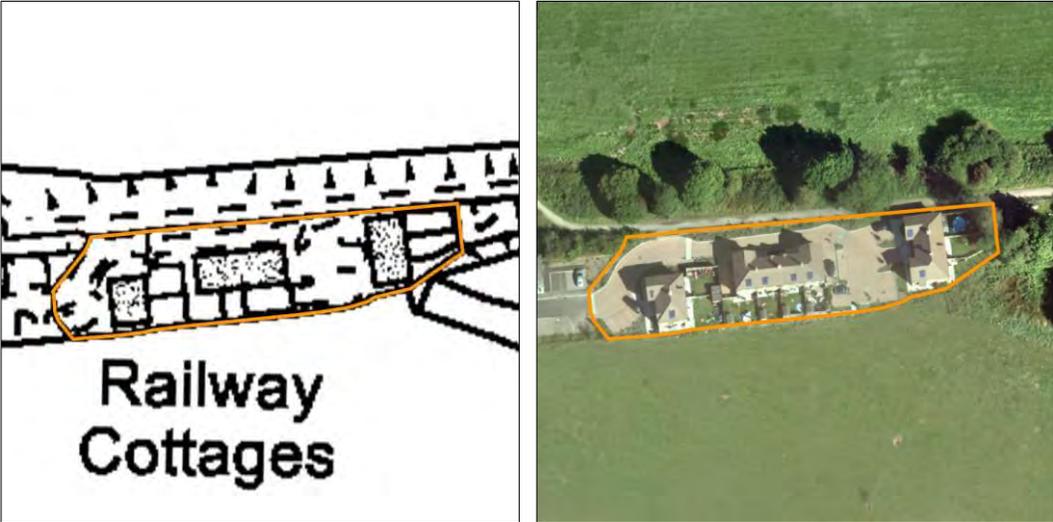
Table 8 Hartfield Density Calculations

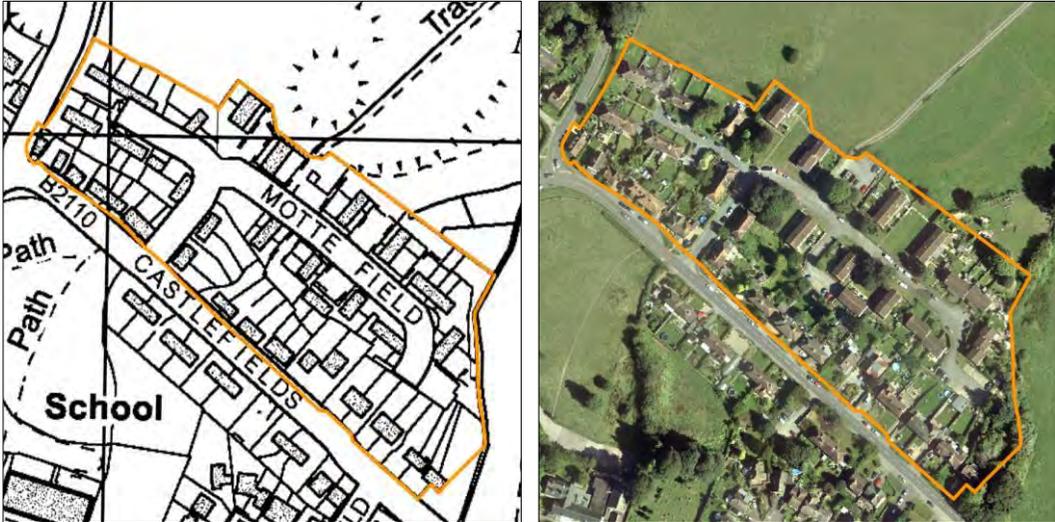
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>High Street, Hartfield</b> (Map 8: Sample Character Area 1)</p> <p>Located on the central High Street, this sample area includes a variety of different types of period buildings (six of which are listed Grade II), including terraced, semi-detached and detached two-storey properties. Nearly all the properties are set to the pavement at the front, but have a large rear garden. A village shop can be found in this location as well as being close to a local pub and cricket ground. This area sits within a Conservation Area.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white street map showing a section of High Street in Hartfield. A specific area is outlined in orange, and a '67m' measurement is indicated. The street name 'HIGH STREET' and the area name 'Hartfield' are visible. On the right is an aerial photograph of the same area, with the same orange outline highlighting the sample character area. The aerial view shows a mix of buildings, green spaces, and a road.</p>	<p>The sample character area measures 0.65ha and consists of 14 dwellings, giving the area an approximate density of <b>22dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Street (south), Hartfield</b> (Map 8: Sample Character Area 2)</p> <p>This character area found in the centre of the village is 50m from the High Street and consists of large, two-storey, period, detached properties with driveways and gardens, one of which is listed Grade II. Foliage surrounds these properties adding privacy and the Grade I listed Church of St. Mary the Virgin (13<sup>th</sup> Century) is situated opposite. This sample area sits within a Conservation Area.</p>		<p>The sample character area measures 0.45ha and consists of 5 dwellings, giving the area an approximate density of <b>11dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Church Street (north), Hartfield</b> (Map 8: Sample Character Area 3)</p> <p>Located in the centre of Hartfield and 50m from the central High Street, this area includes a variety of detached, semi-detached and terraced two-storey houses. These properties vary in age and style including a number of Grade II listed buildings and 1980s builds. Some plots have a small front garden or driveway and the majority have rear gardens. This area is situated within the Conservation Area and borders the village primary school, church and local pub.</p>		<p>The sample character area measures 1.03ha and consists of 16 dwellings, giving the area an approximate density of <b>16dph</b>.</p>

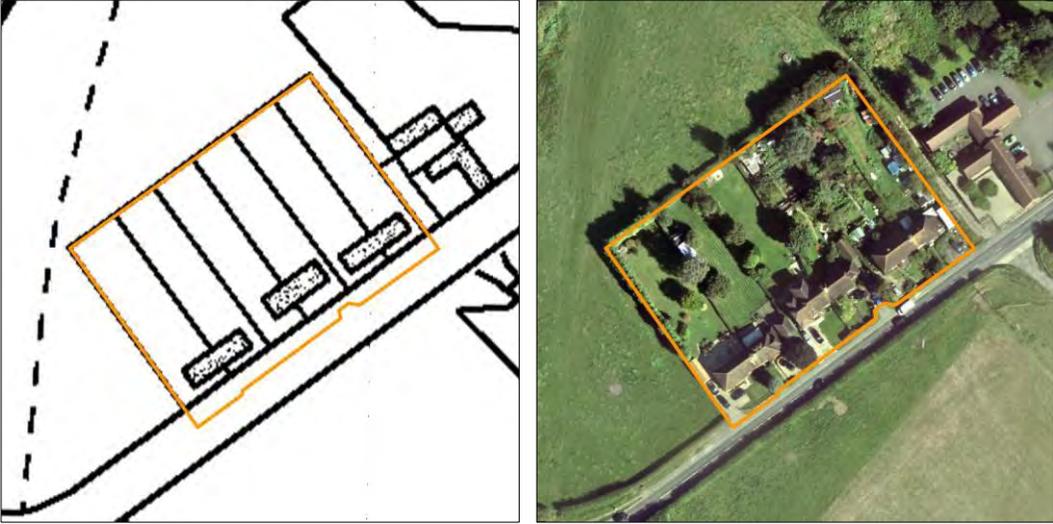
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Sackville Lane, Hartfield</b> (Map 8: Sample Character Area 4)</p> <p>This late 2000s housing development is in the north-western fringe of the village. It consists of 2-3 bedroom, terraced, two-storey properties. These properties do not have front gardens but are positioned on the communal carpark with allocated spaces. These properties do have good sized rear gardens. A health centre is located close by and the road is connected to the High Street. This sample area is approximately 300m from the town centre.</p>		<p>The sample character area measures 0.30ha and consists of 9 dwellings, giving the area an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Edenbridge Road, Hartfield</b> (Map 8: Sample Character Area 5)</p> <p>This relatively new 2010s housing development consists of 2-3 bedroom, terraced and semi-detached, two-storey properties. Located in the northern-fringe of Hartfield (approximately 530m from the town centre), these properties do not have front gardens but are positioned on the communal car park with allocated spaces. The plots have small rear gardens and the location itself is surrounded by green space. The Forest Way country walk/cycle path borders the north of these properties, whilst the sewage works is found just to the south east.</p>	 <p>The image shows two side-by-side views of the 'Railway Cottages' development. On the left is a black and white map with an orange outline highlighting the specific area of interest. Below the map, the text 'Railway Cottages' is written in a large, bold, black font. On the right is an aerial photograph of the same area, also with an orange outline highlighting the development. The aerial view shows several two-story houses with light-colored roofs and walls, situated on a green field with some trees and a path nearby.</p>	<p>The sample character area measures 0.25ha and consists of 9 dwellings, giving the area an approximate density of <b>36dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Castlefields (north), Hartfield</b> (Map 8: Sample Character Area 6)</p> <p>This large residential area found 340m north-east from the centre of the village, contains both terraced and semi-detached properties built in the 1970-80s. The majority of these plots must park on the street, whilst some have driveways. Nearly all properties have a rear garden and the area itself contains some pockets of green space. Access to the sewage works to the north is connected via this residential area. A protected Monument Area borders to the north which consists of a castle mound and the Conservation Area borders to the west.</p>		<p>The sample character area measures 2.87ha and consists of 89 dwellings, giving the area an approximate density of <b>31dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Castlefields (south), Hartfield</b> (Map 8: Sample Character Area 7)</p> <p>These properties are located in the near the centre of the village and are comprised of 2-3 bedroom, semi-detached, two-storey houses. All have large front lawns with driveways and garages, as well as large rear gardens. These plots border a large green open space on the western side, part of which is in the Conservation Area. This sample area is approximately 270m from the town centre.</p>		<p>The sample character area measures 0.47ha and consists of 11 dwellings, giving the area an approximate density of <b>23dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Rectory Field, Hartfield</b> (Map 8: Sample Character Area 8)</p> <p>This residential area contains a variety of different shaped and sized detached, two-storey properties, mainly 1970-80s builds. Found just east of the centre of the village, these plots have small front lawns and driveways with larger rear gardens. This area is in close proximity to the village primary school, church and borders the Conservation Area to the south. The sample area is approximately 280m from the town centre.</p>		<p>The sample character area measures 1.24ha and consists of 25 dwellings, giving the area an approximate density of <b>20dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Castle Farm, Hartfield</b> (Map 8: Sample Character Area 9)</p> <p>These properties are situated on the western-fringe of Hartfield (about 500m from the centre), and are large, semi-detached, two-storey buildings. Built in the 1980s, some properties have had modern work applied. The fronts of these properties look out onto agricultural land and also have large front lawns with driveways. The plots have very large rear gardens and this location is surrounded by green space. Hartfield Grove ancient woodland is found to the east.</p>		<p>The sample character area measures 0.61ha and consists of 6 dwellings, giving the area an approximate density of <b>10dph</b>.</p>

## Heathfield

**4.39.** Located in the centre of the District, Heathfield is a relatively small town. For this study, 22 character areas have been identified (map 9). Like the other towns, the results of the density calculations (table 9) show that there are a wide range of densities within the town.

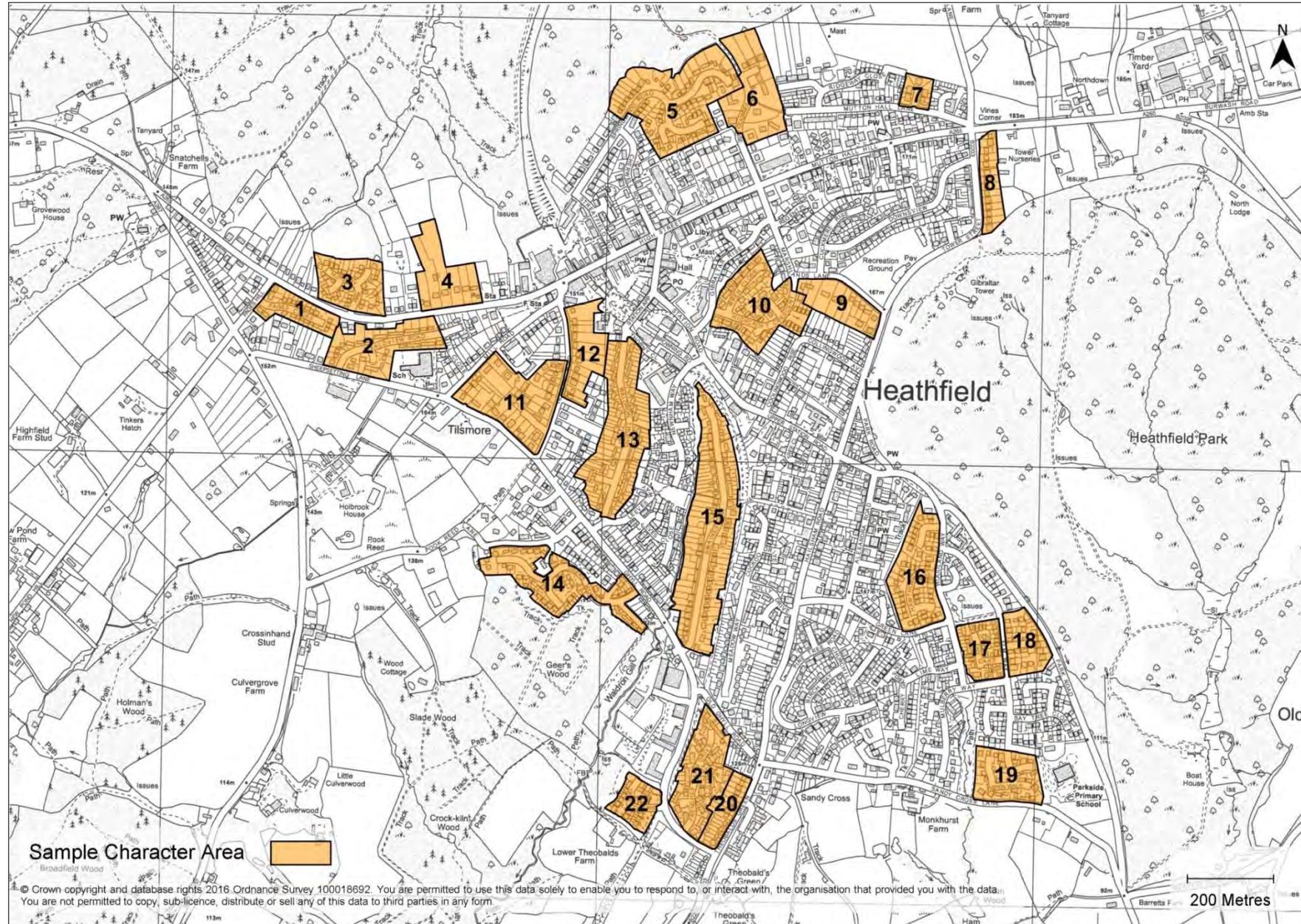
**4.40.** Out of the character areas sampled, those with very low densities under 10dph include Firwood Rise (5dph), High Street (north) (3dph), Tilsmore Road (east) (8dph) and Marshlands Lane (9dph). These areas all consist of larger properties on large plots of land.

**4.41.** A large number of the character areas sampled have relatively low densities between 10dph and 20dph. Most of these consist predominantly of large detached houses and bungalows, with large rear gardens.

**4.42.** Similarly, six of the areas sampled have medium densities ranging between 21dph and 24dph. These areas generally consist of a mixture of detached and semi-detached houses. However, Nursery Way consists only of detached dwellings, with Waldron Thorns including terraced dwellings, therefore demonstrating that plot size heavily influences density.

**4.43.** Those areas with the highest densities include Highcroft Crescent (30dph), The Oaks (36dph), Treetops Way (38dph) and Frenches Farm Drive (45dph). Highcroft Crescent and The Oaks areas both include a mixture of detached, semi-detached and terraced dwellings, some with integrated garages. On the other hand, Treetops Way consists predominantly of terraced houses, which would explain the higher density.

### Map 9 Heathfield Sample Character Areas



**Table 9 Heathfield Density Calculations**

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Pages Close, Heathfield,</b> (Map 9: Sample Character Area 1)</p> <p>Located in the north-west of the town, Pages Close is a residential cul-de-sac containing detached, 2-3 bedroom, two-storey houses likely built in the 1970-80s. Some of these properties have paved front driveways, whilst others have small front lawns and must park on the street. These plots have small rear gardens, with the A265 bordering the north-side properties. This sample area is approximately 940m from the town centre.</p>	 <p>The 'Map and Aerial Photograph' column contains two side-by-side images. On the left is a black and white street map showing a residential cul-de-sac labeled 'PAGES CLOSE'. The cul-de-sac is outlined in orange. To the left of the cul-de-sac is a street labeled 'PAGES HILL', and to the right is a street labeled 'NUR'. On the right is an aerial photograph of the same area, also with the cul-de-sac outlined in orange. The aerial view shows individual houses, lawns, and trees within the cul-de-sac.</p>	<p>The sample character area is 1.08ha and consists of 23 dwellings, giving it an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Wealdview Road (west), Heathfield,</b> (Map 9: Sample Character Area 2)</p> <p>Wealdview Road is a 1960-70s residential development, comprising of detached bungalows and can be found in the north-west of Heathfield. Whilst some of these properties have paved front driveways with garages, others have small front lawns and must park on the street. These plots have good sized rear gardens. This sample area is approximately 770m from the town centre.</p>		<p>The sample character area is 2.24ha and consists of 29 dwellings, giving it an approximate density of <b>13dph</b>.</p>

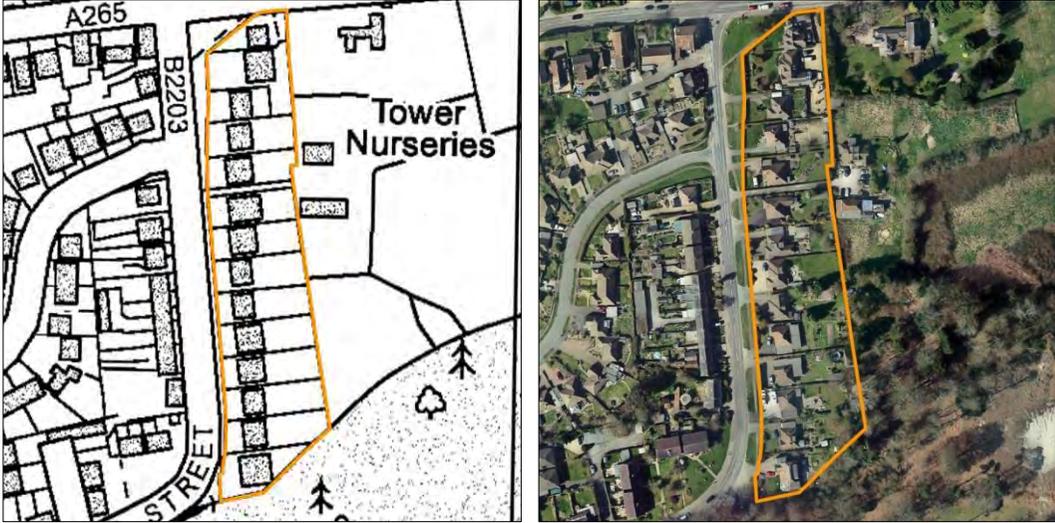
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Nursey Way, Heathfield,</b> (Map 9: Sample Character Area 3)</p> <p>Nursey Way is a uniform housing development in the north-west, consisting of detached, 3-4 bedroom, two-storey properties built in the 1980s. These properties have small front lawns with paved driveways and adjoining garages. These plots have good sized rear gardens and green space borders this area to the north. This sample area is approximately 810m from the town centre.</p>		<p>The sample character area is 1.75ha and consists of 36 dwellings, giving it an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>High Street (north), Heathfield,</b> (Map 9: Sample Character Area 4)</p> <p>Located in the north-west of Heathfield, these properties are large, detached, two-storey houses varying in age and style. These plots have front gardens with driveways and good sized rear gardens. The local police station is in close proximity and the main High Street is a short walk away to east. This sample area includes new housing currently under construction. This sample area is approximately 590m from the town centre.</p>		<p>The sample character area is 1.84ha and consists of 6 dwellings, giving it an approximate density of <b>3dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Springwood Road, Heathfield,</b> (Map 9: Sample Character Area 5)</p> <p>Found on the northern-fringe of the town, this collection of cul-de-sacs comprise of a housing development built in the 1970-80s. These are detached, 3-4 bedroom, two-storey properties. The majority have paved driveways with a small lawn and garage with a good sized rear garden. An area of ancient woodland (Markly Wood) borders the north of this area. This sample area is approximately 270m from the town centre.</p>		<p>The sample character area is 4.27ha and consists of 66 dwellings, giving it an approximate density of <b>15dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Firwood Rise, Heathfield,</b> (Map 9: Sample Character Area 6)</p> <p>Firwood Rise is a private road with a collection of detached, two-storey properties found on the northern fringe of Heathfield. These houses vary in age and style (mainly traditional with modern renovation), consisting of 3-6 bedrooms. These plots have large front gardens with driveways and garages, as well as large rear gardens. An area of ancient woodland (Markly Wood) borders the north of this area. This sample area is approximately 310m from the town centre.</p>		<p>The sample character area is 2.42ha and consists of 11 dwellings, giving it an approximate density of <b>5dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Windmill Close, Heathfield,</b> (Map 9: Sample Character Area 7)</p> <p>Windmill Close is a cul-de-sac in the north-eastern fringe of the town, containing 1950-60s, semi-detached, two-storey properties. These are 3 bedroom houses with small front lawns and good sized rear gardens. Only a couple of plots have driveways with most using informal street parking. This sample area is approximately 580m from the town centre.</p>	 <p>The image shows two side-by-side views of the same area. On the left is a black and white map showing a street layout with a cul-de-sac labeled 'WINDMILL CLOSE' and several rectangular plots. An orange outline highlights the sample character area. On the right is an aerial photograph of the same area, showing the actual houses, lawns, and gardens, with the same orange outline highlighting the sample area.</p>	<p>The sample character area is 0.48ha and consists of 10 dwellings, giving it an approximate density of <b>21dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Tower Street, Heathfield,</b> (Map 9: Sample Character Area 8)</p> <p>Located in the north-eastern fringe of the town, this linear row of detached bungalows is found adjacent to the A265. Some of the properties have had loft conversions. All plots have front lawns with driveways and garages. These plots also have a good sized rear garden. The southern-most properties in this sample area border ancient woodland (Heathfield Park). This sample area is approximately 670m from the town centre.</p>		<p>The sample character area is 0.96ha and consists of 14 dwellings, giving it an approximate density of <b>15dph</b>.</p>

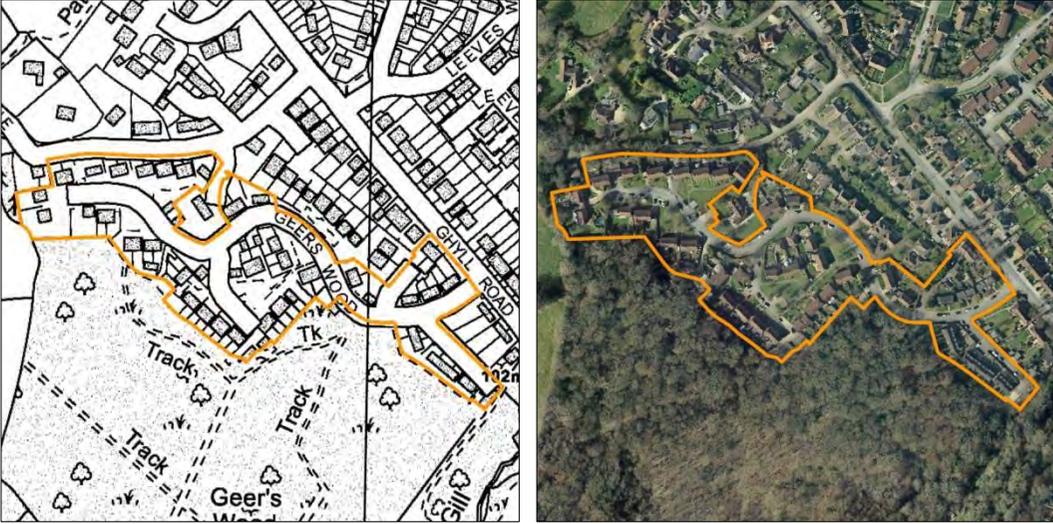
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Marshlands Lane, Heathfield,</b> (Map 9: Sample Character Area 9)</p> <p>Found near the centre of the town and south of Tower Recreation Ground, Marshlands Lane consists of a variety of properties. These are detached, two-storey, 3-4 bedroom houses with a traditional style. All have large front and rear gardens with sweeping front driveways. This sample area is approximately 380m from the town centre.</p>		<p>The sample character area is 1.42ha and consists of 13 dwellings, giving it an approximate density of <b>9dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Highcroft Crescent, Heathfield,</b> (Map 9: Sample Character Area 10)</p> <p>Located near the centre of Heathfield, this 1960s housing development consists of a mixture of detached bungalows, terraced and semi-detached houses. The majority of these properties have small, paved, front driveways with garages and small rear gardens. This sample area is approximately 240m from the town centre.</p>		<p>The sample character area is 2.84ha and consists of 84 dwellings, giving it an approximate density of <b>30dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Tilsmore Road (west), Heathfield,</b> (Map 9: Sample Character Area 11)</p> <p>This residential area can be found in the west of the town and in close proximity to a local primary school. These properties are detached, two-storey buildings varying in age and style. The plots have front lawns with driveways and garages, as well as large rear gardens. This sample area is approximately 590m from the town centre.</p>	 <p>The 'Map and Aerial Photograph' section contains two side-by-side images. On the left is a black and white street map showing a residential street grid. A yellow line outlines a specific area, with labels for 'Tilsmore', 'MILL ROAD', and 'TILSMORE ROAD'. On the right is an aerial photograph of the same area, showing detached houses with lawns and gardens, with a yellow line tracing the same boundary as the map.</p>	<p>The sample character area is 3.14ha and consists of 40 dwellings, giving it an approximate density of <b>13dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Tilsmore Road (east), Heathfield,</b> (Map 9: Sample Character Area 12)</p> <p>These properties on Tilsmore Road near the centre of the town comprise of detached, two-storey, 3-5 bedroom houses. These plots are large with sweeping front driveways and rear gardens. This sample area is approximately 420m from the town centre.</p>		<p>The sample character area is 1.58ha and consists of 13 dwellings, giving it an approximate density of <b>8dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Waldron Thorns, Heathfield,</b> (Map 9: Sample Character Area 13)</p> <p>Waldron Thorns is a 1950-60s residential development consisting of two-storey, semi-detached and terraced housing. The majority of these plots have small front gardens and must use informal street parking. These plots also have long and narrow rear gardens. This sample area is approximately 520m from the town centre.</p>	 <p>The 'Map and Aerial Photograph' section contains two side-by-side images. On the left is a black and white street map showing a residential layout with narrow streets and small plots. A yellow outline highlights a specific area. Street names visible include 'TILSMORE ROAD', 'WALDRON THORNS', 'BROWNING RD', 'NEWHAM WAY', and 'EVES'. On the right is an aerial photograph of the same area, showing the physical layout of the houses, gardens, and streets, with the same yellow outline overlaid for comparison.</p>	<p>The sample character area is 3.85ha and consists of 86 dwellings, giving it an approximate density of <b>22dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Geers Wood, Heathfield,</b> (Map 9: Sample Character Area 14)</p> <p>Geers Wood is a collection of cul-de-sacs containing a mixture of two-storey, detached and semi-detached properties likely built in the 1980s. Parking varies greatly between plots, with some having driveways (and connecting garage), informal street parking or the use of separate garage blocks. The majority of these plots have small front and rear gardens. The southern-most properties in this sample area border ancient woodland (Geer's Wood). This sample area is approximately 890m from the town centre.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white Ordnance Survey map showing a residential area with a network of cul-de-sacs. A specific area is outlined in orange. Labels on the map include 'GEERS WOOD', 'TK', and 'Track'. On the right is an aerial photograph of the same area, showing the layout of houses and green spaces. The same orange-outlined area is visible, showing the proximity to a wooded area at the bottom.</p>	<p>The sample character area is 2.85ha and consists of 68 dwellings, giving it an approximate density of <b>24dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Swaines Way, Heathfield,</b> (Map 9: Sample Character Area 15)</p> <p>Swaines Way is a long, linear residential street found near the centre of Heathfield. The central and southern section consists of 1960s style detached and semi-detached bungalows. These plots have small front gardens with long, narrow rear gardens. Some of these plots have driveways with garages, whilst others must park on the street. The northern section comprises of detached, two-storey houses built in the 1980s. These plots have driveways with garages, as well as small front and rear gardens. The Cuckoo Trail runs the length of the eastern border. This sample area is approximately 670m from the town centre.</p>		<p>The sample character area is 5.35ha and consists of 95 dwellings, giving it an approximate density of <b>18dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Hawthorne Close, Heathfield,</b> (Map 9: Sample Character Area 16)</p> <p>Hawthorne Close is a cul-de-sac containing two-storey, detached, 3-4 bedroom houses, likely built in the 1980s. All of these properties have small front lawns with driveways and garages, as well as good-sized rear gardens. This sample area is approximately 970m from the town centre.</p>	 <p>The figure consists of two side-by-side images. On the left is a black and white street map showing a residential cul-de-sac named Hawthorne Close. The cul-de-sac is outlined in orange. Surrounding streets include Alexandra Road, Green Lane, Woodland Way, and a Track. A 'PW' symbol is visible on the map. A distance marker of 147m is shown. On the right is an aerial photograph of the same area, also outlined in orange, showing the layout of the houses and green spaces.</p>	<p>The sample character area is 2.42ha and consists of 46 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>The Oaks, Heathfield</b> (Map 9: Sample Character Area 17)</p> <p>Found on the south-eastern fringe of the town, The Oaks is a 1980s housing development containing detached and semi-detached, two-storey properties, as well as a single row of terraced housing. These plots have small front lawns, with driveways and garages, as well as small rear gardens. This sample area is approximately 1180m from the town centre.</p>		<p>The sample character area is 1.19ha and consists of 43 dwellings, giving it an approximate density of <b>36dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Walnut Way, Heathfield</b> (Map 9: Sample Character Area 18)</p> <p>Walnut Way is a housing estate comprising of two-storey, detached, 4-5 bedroom properties. Built in the 1980s, these properties are Tudor in style and the area is located on the south-eastern fringe of Heathfield. These plots have small front lawns, with driveways and garages, as well as large rear gardens. This sample area borders ancient woodland to the east (Heathfield Park). This sample area is approximately 1230m from the town centre.</p>		<p>The sample character area is 1.22ha and consists of 22 dwellings, giving it an approximate density of <b>18dph</b>.</p>

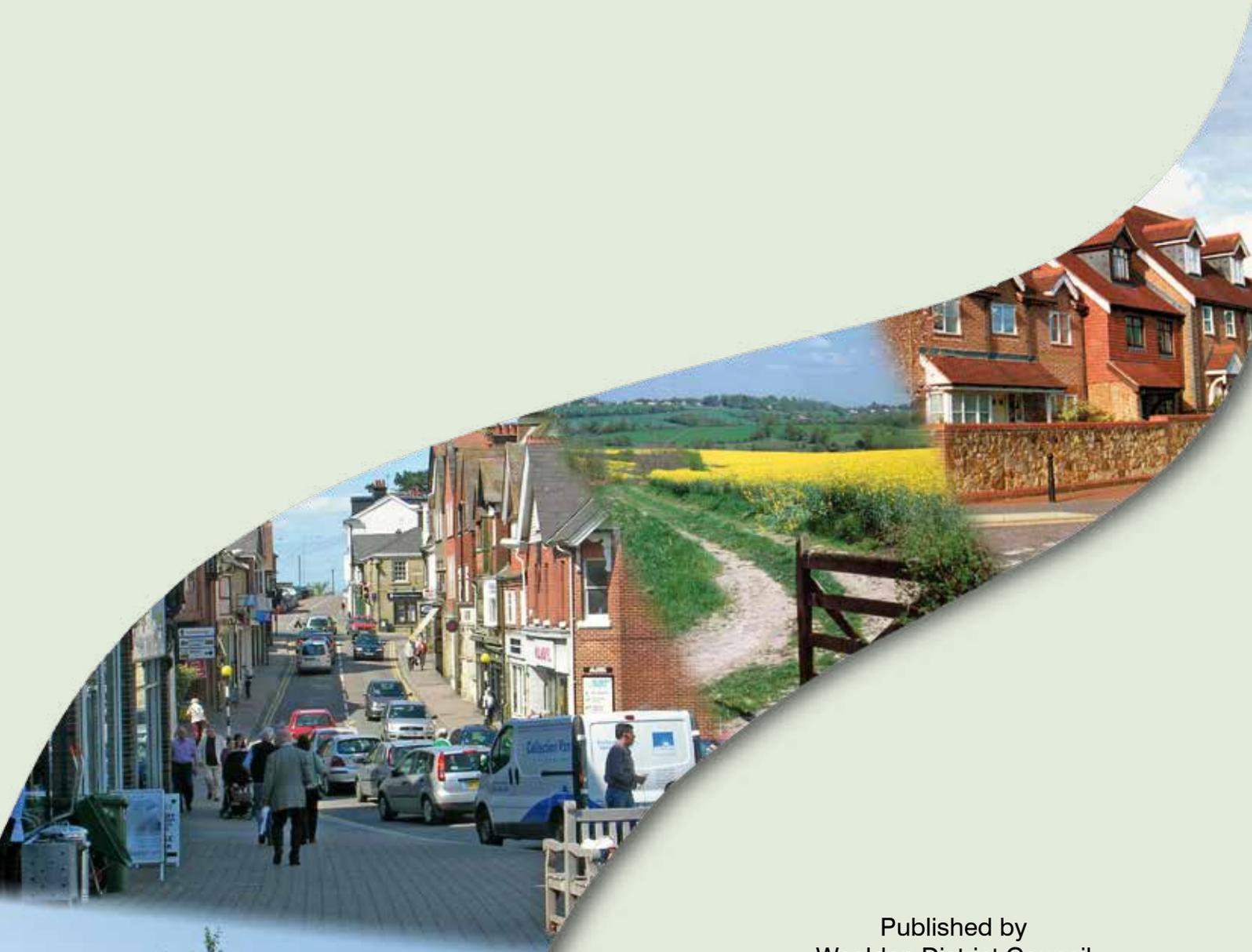
Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Aspen Walk, Heathfield</b> (Map 9: Sample Character Area 19)</p> <p>Situated on the southern-fringe of the town, Aspen Walk is a residential area containing detached, two-storey, 4-5 bedroom properties built in the 1980-90s. The majority of these plots have large front gardens with driveways and garages, as well as generous rear gardens. A primary school borders to the east and a slither of ancient woodland borders this area to the west. This sample area is approximately 1450m from the town centre.</p>		<p>The sample character area is 1.72ha and consists of 28 dwellings, giving it an approximate density of <b>16dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Theobalds Green, Heathfield</b> (Map 9: Sample Character Area 20)</p> <p>This sample area in the south-west comprises of 1970s, two-storey, semi-detached properties. These plots have small front gardens with long and narrow rear gardens. These properties have allocated parking bays to the rear. A Grade II listed building (Mill House) is within close proximity. This sample area is approximately 1340m from the town centre.</p>		<p>The sample character area is 0.91ha and consists of 17 dwellings, giving it an approximate density of <b>19dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Frenches Farm Drive, Heathfield</b> (Map 9: Sample Character Area 21)</p> <p>Located in the south-west of Heathfield, this housing development is a collection of cul-de-sacs built in the 1990-00s. There is a mixture of detached and semi-detached, two-storey properties, some with modern timber cladding. These plots have small front lawns and use allocated parking areas towards the rear. These properties also have small rear gardens. The Cuckoo Trail borders this area to the west. This sample area is approximately 1270m from the town centre.</p>		<p>The sample character area is 2.41ha and consists of 109 dwellings, giving it an approximate density of <b>45dph</b>.</p>

Sample Character Area	Map and Aerial Photograph	Density Calculation
<p><b>Treetops Way, Heathfield</b> (Map 9: Sample Character Area 22)</p> <p>This modern housing development built in the early 2010s, consists of two-storey, semi-detached and terraced housing, ranging from 2 to 4 bedrooms. These plots have small front lawns and small, narrow rear gardens. These properties have an allocated parking system. The sample area borders ancient woodland to the west (Geer's Wood), and a Grade II listed building (Theobalds Farm) is within close proximity. This sample area is approximately 1340m from the town centre.</p>		<p>The sample character area is 0.96ha and consists of 37 dwellings, giving it an approximate density of <b>38dph</b>.</p> <p><i>Additional notes:</i> The sample character area includes a children's play area which was constructed as part of the development.</p>





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