

Wealden Local Plan Conservation Areas - Issues, Options and Recommendations Consultation

What are Conservation Areas?

Conservation Areas are areas of special architectural or historic character which it is desirable to preserve or enhance.

The existing Conservation Areas

There are 26 designated Conservation Areas within the part of Wealden District for which the Council is the Local Planning Authority, and these are listed below:

Cade Street	Chiddingly
Cousley Wood	Crowborough
Danehill	East Hoathly
Fletching	Forest Row
Framfield	Frant
Hailsham	Hartfield
Hellingly	Maresfield
Mayfield	Old Heathfield
Pevensy & Westham	Ripe
Rotherfield	Rushlake Green
Selmeston	Uckfield
Wadhurst	Waldron
Willingdon, Church Street	Withyham

Current work on our Conservation Areas

As part of the review of the Local Plan, the Council is re-appraising the existing 26 Conservation Areas that Wealden is responsible for in the District and is also taking the opportunity to identify potential new Conservation Areas.

For the Local Plan Issues and Options Consultation, a paper called the 'Wealden Local Plan Conservation Areas - Issues, Options and Recommendations Consultation (October 2015)' has been compiled relating to existing and proposed new Conservation Areas. This consultation paper identifies the proposed changes to the existing Conservation Area boundaries, and identifies the 12 settlements where a new Conservation Area is proposed.

The paper and proposals for consultation relate only to the Conservation Areas within the part of the District that the Council is responsible for as the Local Planning Authority. There are also a number of additional conservation areas within the District that are now the responsibility of the South Downs National Park as Planning Authority and all checks for potential changes to these areas should be made with the National Park Authority.

Where are the proposed 12 new Conservation Areas?

There are 12 new conservation areas proposed which relate to the following settlements:

Arlington	Chalvington
Muddles Green	Splaynes Green
Boreham Street	Coggins Mill
Cowbeech	Five Ashes
Pell Green	Warbleton
Wartling	Eridge Green & The Forstal

What are the additional Planning Controls in Conservation Areas?

There are additional planning controls in designated Conservation Areas which include:

- Control over demolition of unlisted buildings and structures: planning permission is required;
- Fewer types of advertisements are allowed with deemed consent: an application may be required for proposed advertisements;
- Control over works to trees which are not subject of a Tree Preservation Order: six weeks notice must be given to the Local Planning Authority in writing to carry out work to trees within Conservation Areas. You cannot carry out any work during that period without permission. Written notice is normally given via a Tree Works application.
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights), including roof extensions, cladding, satellite dishes on front elevations and some types of extensions.

Note: All works to Listed Buildings are likely to require Listed Building Consent (inside and outside).

Future Management of Conservation Areas in Wealden

There is potential to manage change within Conservation Areas to ensure that the identified special historic character and interest is preserved and enhanced. The Council is also consulting on the future use of Article 4 Directions which can be used to remove certain permitted development rights normally allowed in Conservation Areas, such as replacement of windows and doors, and changes to and removal of boundary walls. This would help to prevent incremental change and erosion of detail which can lead to a dilution of the significance and character of Conservation Areas for which they were originally designated. There is currently an Article 4 Direction in place for Rotherfield Conservation Area.

You can read the Wealden Local Plan Conservation Areas- Issues, Options and Recommendations document and take part in the consultation at: www.wealden.gov.uk/wealdenlocalplan

