

Wealden District Council has published a **Design Guide** to help people who are in the process of carrying out development. The overall purpose of the Guide is to encourage a higher standard of design for development within the District.

The Guide is a **Supplementary Planning Document**, which has been produced as part of the **Local Development Framework**. It has been produced after extensive consultation with a wide range of people.

What does the Design Guide contain?

Along with the comprehensive explanatory text, the Guide contains many illustrations, showing both good and bad design principles.

The Guide contains useful information including:

- A brief history of the landscape and building in Wealden;
- Illustrations to explain the distinct character of Wealden;
- Examples to guide development submissions to achieve success;
- Examples of how development can enhance Wealden;
- How development can achieve high design standards.

Is the Design Guide just for large-scale development?

No! The Guide is helpful for anyone who is carrying out development – large or small scale and all types of development.

The Guide can be used by anyone who is submitting a planning application whether this is a single house extension or a major new residential development.

What type of issues does the Design Guide cover?

The Guide covers key issues such as:

- Assessing a site;
- Identifying and addressing landscape and biodiversity issues;
- Preparing a Design & Access Statement;
- Achieving sustainable buildings;
- The 'Carbon Footprint' of the proposed development;
- Use of appropriate materials.

Does the Design Guide prescribe the 'rules' for development?

The Guide is not intended to be prescriptive or set rules. Rather, it contains clear basic principles of good design.

What doesn't the Design Guide do?

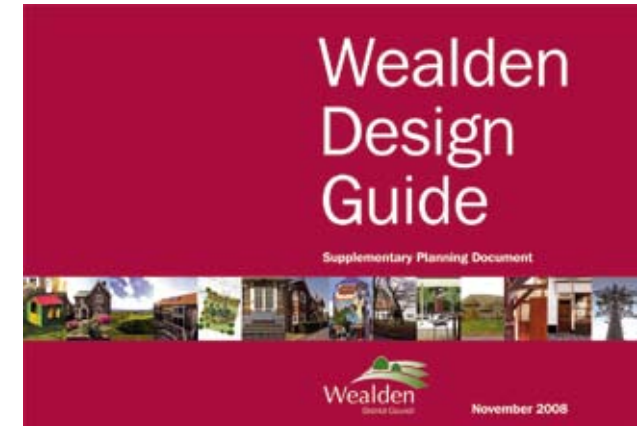
The Guide is not intended to replace site specific or specialist advice. If you have a question that is not covered in the Guide, you should seek further advice from Officers at the Council or alternatively your own professional advisors.

What else do I need to know?

As an adopted Local Development Framework Supplementary Planning Document, the Design Guide will be used by

Officers and Councillors when considering planning applications. It will be considered along with existing and emerging national and local planning policy, design codes and building regulations.

In time, there will be additional technical guidance available to supplement the Guide. In the meantime, you should continue to contact Officers at the Council if you have specific questions or queries.



To order a copy of the Design Guide

Please contact:

Planning Policy Team, Wealden District Council, Council Offices, Pine Grove, Crowborough, East Sussex, TN6 1DH
Telephone: 01892 602007

Email: ldf@wealden.gov.uk

Printed copies of the Wealden Design Guide cost £45 (inc. p&p). The Design Guide can be downloaded free of charge and printed copies of individual sections can also be made available at cost. CDs are available for a nominal charge.

Principal aims of good design

There are a number of key principles of good design, which are contained within the Wealden Design Guide. Proposals for new development or changes to existing buildings should:

- Include a Design & Access statement;
- Provide a rationale for the design chosen;
- Respect and enhance local character and distinctiveness;
- Embrace the principles of sustainable development;
- Encourage the use of traditional materials and designs;
- Encourage high quality innovative design;
- Provide attractive areas of open space as part of the development;
- Maintain and enhance biodiversity, including trees, hedgerows, wetlands and wildlife, etc.;
- Treat each proposal on its own merits and avoid “off the peg” solutions;
- Design street furniture, lighting and signage as a key part of the overall design;
- Ensure that the conversion of rural buildings does not compromise the character of the original building;
- Changes to listed buildings to safeguard the history and character of the original;
- Consider access issues;
- Minimize the impact of structures such as telecommunications masts.

If you, or somebody you know, would like the information contained in this document provided in large print, Braille, tape/CD or another language, please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk **Ref:123288**

Wealden District Council
Local Development Framework

The Wealden Design Guide

How to ensure we continue to achieve high standards of design throughout the District



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