

Excerpts From Lewes District Local Plan 2003

Areas of Established Character Policy H12

In considering proposals for development within Areas of Established Character, as designated on the Proposals Map, special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.

8.26 There are a number of areas within the District which are extremely attractive and make a valuable contribution to the character of towns and villages. They do not have the necessary historic or architectural value to enable them to be Conservation Areas and so lack statutory protection. However, it is considered that these areas are of sufficient merit to justify particular care when development (including redevelopment) proposals are considered. Areas of Established Character, therefore, are defined on the Inset Maps for various parts of the District.

8.27 Preserving the character of these areas depends upon respecting detailed elements of the streetscene, such as building heights, building size and site coverage, hard and soft landscaping, boundary treatments, trees and vegetation, open spaces and appropriate street furniture. The District Council will promote - 93 - any improvements to these areas by encouraging appropriate development/redevelopment to be carried out in a sensitive manner.

Areas of Established Character

34.20 The following Areas of Established Character have been identified in Wivelsfield Parish. District-Wide Policy H12 will apply to these areas:

- South of Wivelsfield Green Road – The character of this area depends upon retaining detailed elements of the streetscene, such as walls, fences, trees and vegetation and appropriate street furniture. Although the houses are modern, they are of a variety of individual designs with hedged gardens and some well-treed. Most of the houses are detached or semi-detached. Any fragmentation of these plots would result in cramped unneighbourly over-development and backland development. The setting is one of open countryside.
- North of North Common Road – The character of this area is one of low-density housing in large plots on the rural fringe. The area is well covered with tree and hedge belts and, whilst the houses are a mix of styles and types, fragmentation of the plots would not be in keeping with the character of this area which forms a transition between the rural and built up-areas.