

• publicity is given to any planning application which would affect the character of the Conservation Area.

CONTROL OVER NEW DEVELOPMENT

In addition to these statutory obligations, the Central Mid Sussex Local Plan (approved for Development Control purposes on 20th March, 1990) contains policies for use by residents and others in guiding proposals for development and other changes within the Conservation Area. These are set out below, but may be subject to some minor changes when the Plan is republished:-

CM 3/5 The Local Planning Authority will seek a high standard of design, construction and layout in new buildings, and also in alterations and extensions to existing buildings.

All proposals for development will be required to:-

- (i) demonstrate a sensitive design approach by relating sympathetically to the character of the locality in which they take place, especially to neighbouring buildings and their landscape or townscape setting;
- (ii) use materials of a quality, type and colour appropriate to the site and its surroundings, and conforming to the general range in the vicinity;
- (iii) show that detailed consideration has been given to the spaces between and around buildings, and that effective use has been made of any existing landscape features; and,
- (iv) provide substantial new planting, including trees and other landscaping appropriate to the site and its location. Careful consideration should be given to the potential for maintaining or creating wildlife habitats.

CM 3/2

Subject to normal development control criteria and the other policies in this Plan, the Local Planning Authority will give favourable consideration to proposals which make effective use of relatively old buildings of intrinsic architectural or historic merit, or buildings which make a significant contribution to the street scene, in preference to their demolition and redevelopment.

CM 3/3

When determining planning applications for development in the designated Conservation Areas, the Local Planning Authority will pay particular attention to the need to (conserve) the character and appearance of the area and to safeguard the setting of any Listed Buildings. The design of new buildings and extensions both in broad form and detailing, and in the relationships with other buildings, should be sensitively designed to reflect the characteristics of the area in terms of scale, colour and materials. Existing trees and hedgerows should be retained. Where felling or removal is unavoidable, replanting will be required. Applicants will also need to demonstrate that careful attention has been paid to the criteria in policy CM 3/5.

preserve

MID SUSSEX DISTRICT COUNCIL PLANNING

THE Highbrook CONSERVATION AREA



INTRODUCTION

On 20th March, 1990 Mid Sussex District Council designated Highbrook as a Conservation Area. This leaflet explains the aims of conservation and how it will affect property and features within the area. A detailed plan of the Conservation Area is included overleaf.

HIGHBROOK

Highbrook is a picturesque hamlet situated on a ridge approximately 2 km south of the village of West Hoathly. The settlement consists of some twenty buildings of various styles and ages, a number of which are listed. Generally, the buildings are arranged along both sides of Hammingden Lane, a narrow country lane of which mature hedgerows and trees are the dominant features. There are a number of features which contribute to the particular character of the Conservation Area:-

- a compact cluster of varied and attractive buildings forming a distinct group set within outstanding countryside;

If there is any doubt about the above provisions and policies for the area, or if further information is required, please contact:

District Planning Officer,
Mid Sussex District Council,
"Oaklands", Oaklands Road,
Haywards Heath,
West Sussex
RH16 1SS

April 1990.

- a marked sense of visual "enclosure" which is due to the narrowness of Hammingden Lane and the abundance of trees and hedgerows;
- the five listed buildings the earliest dating back to at least the 17th century;
- Highbrook All Saints' Church is a pleasant example of a gothic revival church. It is a listed building and is set in attractive well maintained grounds.



STATUTORY EFFECTS OF DESIGNATION

Conservation Area designation aims to safeguard as far as possible its historical and architectural character and to promote favourable circumstances for the enhancement of the area. The designation means that:

- Conservation Area Consent is normally required for the demolition of a building within a Conservation Area.
- the size of dwelling extensions which may be built without the need for express planning permission ('Permitted Development') is less than outside Conservation Areas. There are also additional restrictions on the construction of dormer windows and the application of claddings.
- trees within a Conservation Area may not be felled without prior notice being given to the Local Planning Authority (six weeks). This provides the Local Planning Authority with the opportunity to consider making a Tree Preservation Order.

