

## 5.7 East Hoathly

### 5.7.1 Introduction

**5.7.1.1** The village of East Hoathly lies within the gently sloping agricultural landscape between the High Weald and the South Downs, around 4.5 miles south east of Uckfield. The village core is located around the crossroads of Waldron Road, London Road and High Street, with the church and school historically isolated to the southwest. The village expanded southwards along the High Street/South Street in the 19th century, and there has been a significant amount of in-depth post-war 20th and 21st century development set back on either side of the road.

**5.7.1.2** East Hoathly Conservation Area was originally designated in 1995. A re-appraisal has taken place in accordance with the approved Methodology, to re-evaluate the quality and consistency of the current conservation area, including a review of the boundary. The quality of buildings and features have been carefully assessed to identify the contribution (or otherwise) that they make to the character of the current conservation area.

**5.7.1.3** This has allowed a recommendation to be made regarding future designation of the conservation area and any options for change that may be identified to the currently designated area should a conservation area be retained.

### 5.7.2 Recommendation and Preferred Options for Testing

**5.7.2.1** The reappraisal of the current conservation area in accordance with the agreed criteria<sup>(38)</sup> has demonstrated that East Hoathly has not changed significantly through the intrusion of modern development on the historic core. It merits continued designation as a conservation area because of its special architectural or historic interest<sup>(39)</sup>.

**5.7.2.2** The reappraisal of East Hoathly conservation area has allowed the reconsideration of the boundary of the present designated area and has provided the opportunity to consider options to either extend the boundary to include new areas on the edge of the existing conservation area and/or to remove elements of the existing conservation area where the character or significance may have been changed through modern development.

**5.7.2.3** All alternatives considered for alteration of the current conservation area boundary, including the addition or exclusion of land and buildings, are outlined in full within this section.

**5.7.2.4** Through the consideration of alternatives, a number of preferred options for testing have been identified to alter the conservation area boundary that could help to ensure that the significance of the heritage asset is sustained and enhanced for the future.

**5.7.2.5** There are three preferred options for testing to extend the current conservation area boundary. Inclusion of this additional land will help ensure that the significance of

38 (See Agreed Methodology in Chapter 4)

39 NPPF, Chapter 12, para 127

the area and historic development of the settlement is properly understood in order to identify the character and/or appearance that is of significance to preserve or enhance, as required by The Planning (Listed Buildings and Conservation Areas) Act 1990. It will also help to ensure that new development within or on the edge of the future designated conservation area makes a positive contribution to local character and distinctiveness and will help to better reveal the significance of the asset<sup>(40)</sup>. For this reason it is proposed that these three areas be added to the conservation area, as shown in the map at Figure 6 below.

**5.7.2.6** There are two preferred options for testing to exclude land and buildings within the current conservation area boundary. These areas are not considered to contribute to the historic character of the conservation area or have heritage significance that would warrant their inclusion in the conservation area when assessed against the selection criteria. For this reason it is proposed that these two areas be removed the conservation area, as shown in the map at Figure 6 below.

#### **Recommendation**

It is recommended that the current conservation area designation be retained for East Hoathly.

**REASONS FOR CONTINUED DESIGNATION:** East Hoathly has not changed significantly through the intrusion of modern development on the conservation area and it merits continued designation as a conservation area because of its special architectural and historic interest.

It is recommended that options be considered to extend the current conservation area in three areas, where the current appraisal has identified areas and buildings of heritage significance, and areas that provide a significant contribution to the immediate setting, which are not included in the current designated area.

There are two options recommended for exclusion of land or buildings from the current conservation area boundary.

#### **Preferred Options For Testing To Extend The Conservation Area Boundary**

**Option 1:** To include land to the north of the current conservation area incorporating Hesmonds and environs, Hesmonds Farm buildings, Gate House and environs, Gate House Cottage, and Belmont House and environs, along with the length of Waldron Road to the junctions with Hollow Lane and Graywood Road.

**Option 2:** To include development to either side of the remainder of High Street, and southwards along South Street to below Park Lodge, including verges and treed boundaries and hedgerows, but not including Rectory Close, The Mews or No.22.

Option 3: To include East Hoathly Church and churchyard, East Hoathly CofE Primary School and adjacent public footpath to the north east, along with access via Church Marks Lane.

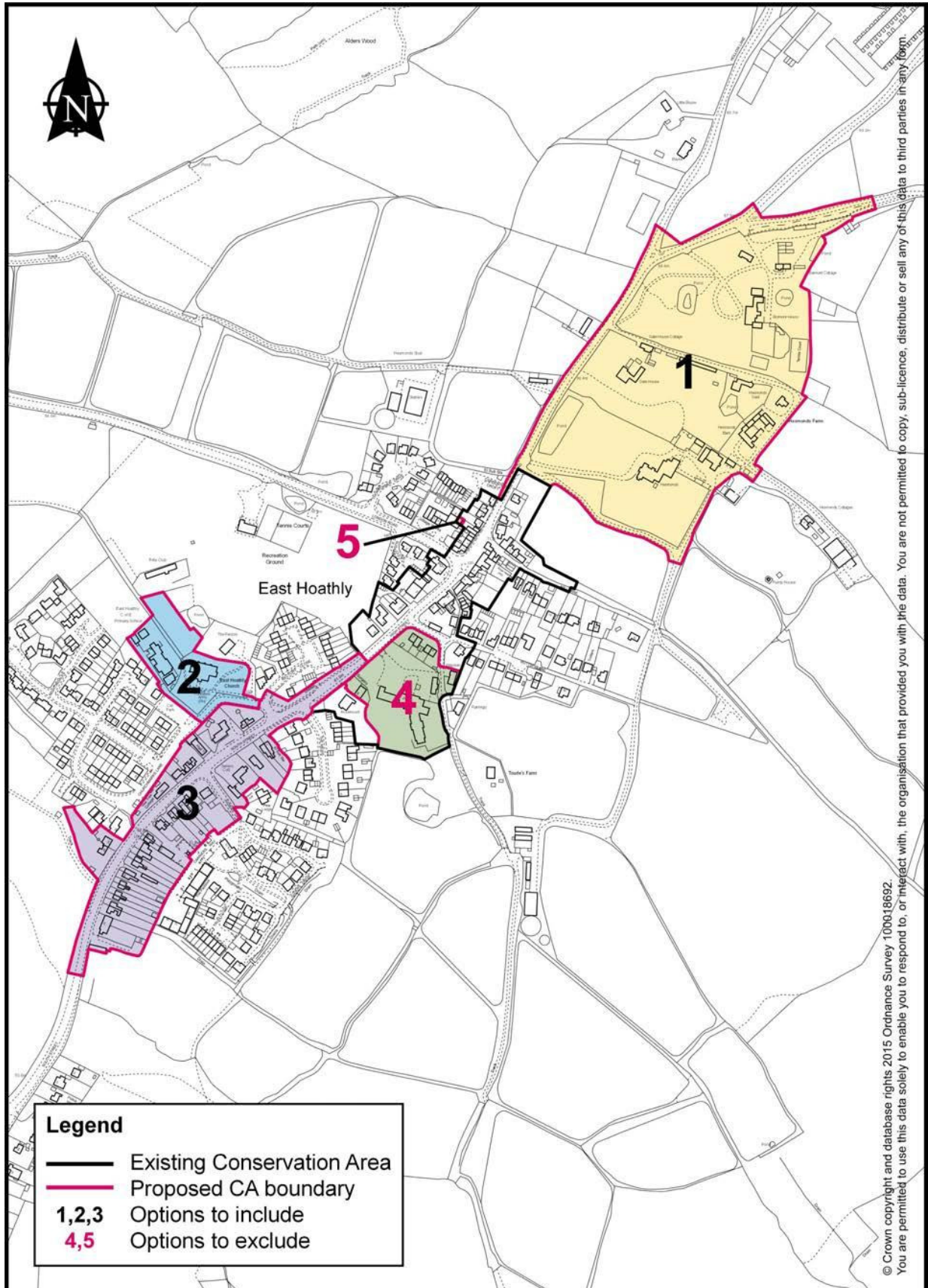
**Preferred Options For Testing To Exclude Land and Buildings From Within The Current Conservation Area Boundary**

Option 4: To alter the boundary to exclude No. 23 (Lydfords Nursing Home) and environs, but retaining the treed frontage within the conservation area boundary; and to exclude Wayside in Buttsfield Lane.

Option 5: To alter the boundary to exclude a small area of land beyond the rear boundary of Warnham, 9 Waldron Road, where it overlaps No.5 Village Works.

**5.7.2.7** The map at Figure 6 shows the current designated conservation area boundary, along with the preferred options for testing for change, shown numbered, identified above.

5.7.3 Figure 6: East Hoathly



### 5.7.4 Alternatives Considered

**5.7.4.1** Table 7 shows what alternatives have been considered taking into account the criteria in the Agreed Methodology (See Chapter 4) to change the existing boundary to East Hoathly conservation area; the reason for consideration; and whether the land or buildings are currently inside or outside of the current designated boundary; the recommendation as to whether the boundary should be changed; and the reasons for the recommendation. The reason for recommendation also identifies whether this is a preferred option for testing for change as shown in the previous recommendations and as the preferred options for testing on the accompanying map.

Table 7 Alternatives considered for East Hoathly.

Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
EHY1	To include land to the north of the current conservation area incorporating Hesmonds and environs, Hesmonds Farm buildings, Gate House and environs, Gate House Cottage, and Belmont House and environs, along with the length of Waldron Road to the junctions with Hollow Lane and Graywood Road.	Adjoins current conservation area and is part of the historical development of the village.	No	Preferred option for testing is to include within the conservation area boundary.	Meets selection criteria 1.1, 1.2, 1.3, 1.4, 2.2 and 2.3 and would enhance the significance of the heritage asset. This area represents an important 18th century expansion of the village to the north with large single properties and associated ancillary buildings. The built form also has an important visual contribution through architectural character and interest and retention of original pattern of development.
EHY2	To include development to either side of the remainder of High Street, and southwards along South Street to below Park Lodge, including verges and treed boundaries and	Adjoins current conservation area and is part of the historical development of the village.	No	Preferred option for testing is to include within the conservation area boundary.	Meets selection criteria 1.1, 1.2, 1.3, 1.4, 2.2 and 2.3 and would enhance the significance of the heritage asset. This area represents an important expansion of the village to the south, predominantly in the late 19th century, with some earlier buildings interspersed. The built form also has an important visual contribution through architectural character

Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
	hedgerows, but not including Rectory Close, The Mews or No.22.				and interest and retention of original pattern of development.
EHY3	To include East Hoathly Church and churchyard, East Hoathly CofE Primary School and adjacent public footpath to the north east, along with access via Church Marks Lane.	Adjoins current conservation area and is part of the historical development of the village.	No	Preferred option for testing is to include within the conservation area boundary.	Meets selection criteria 1.1, 1.2, 1.3, 1.4, 2.2 and 2.3 and would enhance the significance of the heritage asset. This area represents important phases in the settlement of the development and the built form also has an important visual contribution through architectural character and interest and retention of original pattern of development.
EHY4	To alter the boundary to exclude No. 23 (Lydfords Nursing Home) and environs, but retaining the treed frontage within the conservation area boundary; and to exclude Wayside in Buttsfield Lane.		Yes	Preferred option for testing is to exclude from the conservation area boundary.	The original 19th century building at No.23 High Street (Lydfords Nursing Home) has undergone significant change and redevelopment and this has significantly eroded the visual, architectural and historic merit of the building. Therefore, the building no longer meets the criteria for Selection of Areas and the recommendation is to exclude from the conservation area boundary. The property 'Wayside' in Butts Field Lane to the east of No.23 High Street is a modern dwelling which does not meet the criteria for Selection of Areas and therefore does not

Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
EHY5	To alter the boundary to exclude a small area of land beyond the rear boundary of Warrnham, 9 Waldron Road, where it overlaps No.5 Village Works.		Yes	Preferred option for testing is to exclude from the conservation area boundary.	warrant inclusion within the conservation area boundary.  The small area appears to incorporate part of the building at No.5 Village Works which has no architectural or historic merit and does not meet the Selection of Areas criteria, and therefore does not warrant inclusion within the conservation area boundary.
EHY6	To include land to the south of Park Lodge, South Street.		No	Not to include within the conservation area boundary.	It could be argued that this open field to the south of Park Lodge on the western side of South Street meets selection criteria 2.3 as the land forms the landscape setting to built form at this end of the village. However, there appears to be no particular historic importance to this land, other than providing the important visual landscape setting and visual gap between Park Lodge and the later development at the southern end of South Street. This land can be identified as the important open landscape setting lying outside the boundary to an extended conservation area within a future appraisal document and would therefore be a material



Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
EHY7	To include the Scheduled Monument and Moat Wood to the south west of the village.		No	Not a reasonable alternative - no change to the boundary of the conservation area is recommended.	<p>consideration in relation to any future planning matters.</p> <p>Although this is an important historic moated site within the landscape, it is visually isolated from the village by the surrounding trees of Moat Wood. The site has protection through its designation as a Scheduled Monument. Inclusion of this site would not meet the Selection of Area criteria and therefore is not considered to be a reasonable alternative for inclusion in the conservation area.</p>
EHY8	Not to have a conservation area in East Hoathly.	This is an alternative for consideration.	Yes	Not recommended. This is not a reasonable alternative.	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every Local Planning Authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate those areas as conservation areas.<sup>(2)</sup> The parts of the village of East Hoathly identified in the Recommendation and Preferred Options for Testing, as shown on the accompanying map at Figure 6, meet the Selection of Area and Selection of Boundaries criteria as agreed with Historic</p>

# 5 Recommendations and Options for Testing - Existing Areas

Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
EHY9	To make no changes to the existing conservation area boundary.	This is an alternative for consideration	Yes	Not recommended. This is not a reasonable alternative.	<p>England and therefore warrant designation as a conservation area.</p> <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every Local Planning Authority from time to time to review the past exercise of functions under section 69 and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. <sup>(3)</sup> The NPPF, Chapter 12, para 127, requires Local Planning Authorities to ensure that a conservation area justifies its status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Therefore, the reappraisal must consider both whether further parts should be designated, or alternatively whether parts should be removed. The reappraisal of the East Hoathly Conservation Area, under the criteria agreed with Historic England, has demonstrated that alterations to the current designated conservation area boundary are warranted</p>

Ref.	Alternative	Reason for Consideration	Currently part of CA <sup>(1)</sup> ?	Recommendation	Main reasons for recommendation
					and meet with the Selection of Area and Selection of Boundaries criteria.

1. Conservation Area
2. Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69(1)
3. Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69(2)