

Schedule of Responses Received

Carlton Hill			
Respondent	Support/Object	Summary of Comments	Officer response
Director of Cultural Services	Object	<p>Officers in Cultural Services are very concerned that the proposed Conservation Area would seriously prejudice both the Edward Street Quarter/Amex development and the Circus Street regeneration. The list below sets out the measurable regeneration outputs and corporate benefits that the proposed conservation area will put at considerable risk:</p> <ul style="list-style-type: none"> • The city potentially losing the opportunity to secure up to 2,000 new jobs in the future. • The economic impact that those jobs would bring. • The physical, economic, social and environmental regeneration benefits linked to the proposed Circus Street development. • The provision of a new University Library and teaching space. • The provision of a state of the art dance studio for South East Dance. • A cash receipt for the Circus Street site. <p>It is therefore suggested that the proposal is withdrawn at this time to allow officers more time to consider alternative approaches that can protecting the area around Carlton Hill,</p>	<p>Regeneration of the surrounding area would be very much welcomed as a means towards helping to enhance the present poor setting of the conservation area (which is acknowledged in the Character Appraisal). Regeneration that builds upon the existing positive qualities of an area, and its historic roots, will be more successfully integrated into the existing community and have more lasting benefit.</p> <p>The adopted Supplementary Planning Document SPD04 Edward Street Quarter allows for the expansion of Amex and it is not considered that this would be incompatible with the proposed conservation area. The indicative proposals in the SPD aim to enhance the setting of the listed buildings and this would similarly enhance the conservation area.</p> <p>With regard to the Circus Street site, the adopted SPD05 Circus Street Municipal Market sets out the principles for redevelopment and any scheme that accords with the SPD would cause no harm to the conservation area. Indeed the existing constraints on that site arising from the listed buildings in Grand Parade are likely to be more challenging than any posed by</p>

<p>Ward Councillors Duncan, Fryer and Steedman</p>	<p>Support</p>	<p>with attention focused on protecting the elements that actually add to the area and support the city's future regeneration plans. It is suggested that the imposition of TPOs on trees and the listing of good quality flint walls that are not already listed would be the most effective way of achieving this.</p>	<p>conservation area designation in Carlton Hill.</p> <p>It is not considered that there is an alternative approach that would recognise and preserve the character of the area as a whole, which derives from a combination of several factors. The listing of buildings is the responsibility of the Government, on the advice of English Heritage, and it is therefore not within the council's remit to list flint walls. Moreover, it is unlikely that the walls in question would be considered worthy of listing in their own right, but they make a significant contribution to the special interest of the area.</p>
		<p>Turner area would receive the recognition and protection it deserves. Wholeheartedly back the idea of a new conservation area here. Refer to the uniqueness of the architecture and open space. Know that residents very much appreciate the value of these buildings and Turner Park. Aware that recent planning applications have been considered for new development on the Thwaites garage site, and are sure that further schemes will come forward for this area. Is crucial that any new development here enhances the setting of the listed buildings - and especially the old farmhouse on Mighell Street which is a hidden gem. Conservation area designation will help to ensure that this is the case. The flint walls, especially those on Carlton Hill, create a unique sense of place (and as a bonus,</p>	<p>Note and welcome. The section on Turner Park in the character appraisal has been updated to reflect the recent environmental improvements.</p>

		significantly reduce traffic speeds on this busy street). Conservation area designation will also provide a well-deserved reward for the Friends of Turner Park group who have worked very hard over the last couple of years to renew the park, and to encourage its use by a much wider section of the community. The park is no longer a tolerated site for graffiti, and much greater recognition is being given to the views from the park and the protection of the 'tower' folly. Further, great strides are being made to recognise, conserve and improve the biodiversity on the site, and as such we believe that its ecological worth is undervalued.	
Brighton Society	Support	Wholehearted support. So much else of this area has been lost.	Note and welcome.
Regency Society of Brighton & Hove	Support	None.	Note and welcome.
Martin Jones, Berriedale Ave	Support	It will both preserve a precious and rare relic of lost Brighton and keep a few delightful fragments in an otherwise dull (and, in parts, grim) area. The surviving buildings will raise the spirits of anyone who pass them, providing visual enjoyment to residents and visitors. Equally, they will provide the quality core to the urban environment of this part of Brighton, and so is important for the whole city.	Note and welcome

Friends of Turner Park	Support	<p>If the park is given conservation area status this will be very positive, and will reinforce and support the many improvements that have happened in the park in recent months. Now that the graffiti has gone, the park, and in particular the tower, look fantastic, and conservation status will surely help to preserve this important green space for the community. Feel that this will help to preserve an interesting and unique area with a history of its own. Slight concern raised whether this proposal could affect the plans for the new ballcourt.</p>	<p>Welcome. Conservation area designation would not have any affect on proposals to replace the ballcourt in the park.</p>
Turner Area Partnership	Object	<ul style="list-style-type: none"> • The potential impact on development of the area, in particular the community buildings such as those within the Turner Park area; • The fact that (quite appropriately) many buildings have already been listed and therefore are well protected; • The fact that Amex may consider withdrawal from the Brighton & Hove area; • The additional level of bureaucracy placed on organisations, businesses and households in the area. 	<p>The designation of the conservation area would not preclude the redevelopment or extension of the existing community buildings but nor would it require any changes to them. The Character Appraisal notes that the existing buildings are of no merit but are not prominent. It further identifies their replacement as a potential enhancement to the area.</p> <p>The listing of individual buildings is separate from the recognition of the special architectural or historic interest of an area. Conservation area designation would ensure that the overall character of an area is preserved and would give protection to flint walls that are not listed and which are a feature of the area.</p> <p>The adopted Supplementary Planning</p>

			<p>Document SPD04 Edward Street Quarter allows for the expansion of Amex and it is not considered that this would be incompatible with the proposed conservation area. The indicative proposals in the SPD aim to enhance the setting of the listed buildings and this would similarly enhance the conservation area.</p> <p>The area in question is small. There are very few organisations, businesses or households within the proposed boundary and several of them are already in listed buildings so are already subject to the highest level of restriction. Of the remaining buildings, there are only two houses which have any permitted development rights at present. No objections have been received from any individual organisations, businesses or households.</p>
The Cathedral Group	Object	<p>The area has substantial parts that are of no particular quality and interest, particularly the northern half of the area. It cannot be reasonably described as special.</p> <p>There is a lack of necessity to designate this conservation area given its make-up, current ownership structure and extent of statutory protection already afforded by the listed buildings. Due to the less favourable condition and limited unspoiled qualities of the area it cannot be said to compare favourably with the city's other conservation areas.</p>	<p>The Character Appraisal sets out what is special about the area. It has been drawn up with regard to English Heritage guidance. The presence of a number of listed buildings of a similar period, an open space of the same period and various flint walls and mature trees are indicative of a distinct character. Not all the positive elements of the area are protected by listed status and the area has fragmented ownership. Many of the city's conservation areas are largely made up of listed buildings, notably Brunswick Town and Kemp Town.</p>

		<p>Given the duty to continue to preserve and enhance conservation areas and the fact that the Conservation Strategy highlights that there are insufficient resources to cover existing conservation areas, there is a question as to whether this designation draws resources away from other areas. In this context it is difficult to rationalize the proposal in the light of English Heritage guidance on the need for commitment of sufficient resources.</p> <p>The designation could hamper future and current regeneration projects within the surrounding area. It would create an unnecessary burden on those schemes as they would additionally need to demonstrate that there would be no harm to the setting of the conservation area. The identification of the views out of the proposed conservation area, in particular, has a potentially significant wide-ranging impact and one that is not warranted in heritage protection terms. It has the potential to impact on proposals some distance away and needs to be considered in the round when such proposals have the potential to bring much needed regeneration and are consistent with other council objectives. These include the redevelopment of the Circus Street area.</p>	<p>Government guidance on conservation areas in PPG15 notes that “our experience of a historic area depends on much more than the quality of individual buildings”. PPG15 also notes that conservation areas vary greatly. The current condition of an area is a temporary factor that can be overcome through repair, restoration and enhancement work and should not be a barrier to designation as a conservation area.</p> <p>Given the small size of the proposed area and the fact that several of the buildings are already subject to control through listing it is not considered that the designation would lead to any significant additional burden on resources.</p> <p>Regeneration of the surrounding area would be very much welcomed as a means towards helping to enhance the present poor setting of the conservation area (which is acknowledged in the Character Appraisal). Regeneration that builds upon the existing positive qualities of an area, and its historic roots, will be more successfully integrated into the existing community and have more lasting benefit. With specific regard to the Circus Street site, the adopted SPD05 sets out the principles for redevelopment and any scheme that accords with the SPD would cause no harm to the conservation area. Indeed the existing constraints on that site arising from the listed buildings in Grand Parade are likely to be more</p>
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			challenging than any posed by conservation area designation in Carlton Hill.
			On the matter of the views out of the area, it is acknowledged that the draft Character Appraisal was unclear about the significance of the views and overly-specific in its reference to the Circus Street site. The views have been re-evaluated and the Appraisal rewritten to make clear what is significant and from where. The revised Appraisal notes that the views have changed dramatically over time, are not sensitive to change and will continue to evolve.
Tongdean			
Councillor Pat Drake	Support	None.	Note and welcome.
Brighton Society	Support	None.	Note and welcome.
Regency Society of Brighton & Hove	Support	None.	Note and welcome.
Hove Civic Society	Support	None.	Note and welcome.
Jill Stean, 2 The Spinney	Support	Proposal is very welcome. Hopes it will stop development such as the new house in the garden of 55 Dyke Road Avenue.	Note and welcome.

Geoffrey Theobald, 44 Dyke Road Ave	Support	Hopefully this will lead to the preservation of the appearance and character of this area and provide some protection from developers and speculators.	Note and welcome.
Mrs Begley, 57 Dyke Road Avenue	Support	Proposed boundary should be extended to include number 59 so that the boundary ends at Hill Brow.	Welcome support. Do not consider that number 59 warrants inclusion in the conservation area – it has been greatly altered and enlarged and is of no architectural merit.
Mr and Mrs Patel, 37 Dyke Road Avenue	Object	Number 37 is a modern house and should not be included in the conservation area.	Number 37 was built in the 1960s and is of no architectural or historic merit. It has been excluded from the final proposed boundary.
Moya Collins, 46 Dyke Road Avenue	Object	Objects to this part of the road being within the conservation area. Number 46 is not Edwardian or Victorian and therefore should not be included in the conservation area.	Number 46 dates from 1923, is of good architectural quality and stylistically typical of the area. There are a substantial number of 1920s properties within the existing conservation area and several more within the proposed extension. It is therefore considered entirely appropriate to include it.
Stephen and Jenn Adamson, 36a Dyke Road Avenue	Object	<ul style="list-style-type: none"> • Number 36a is a 60s/70s building of little interest. • Dyke Road Avenue is a main arterial route with a constant flow of traffic. • The social/commercial use of the area has changed over recent years from totally residential to mixed commercial/residential. This is growing and is not in keeping with a conservation area. 	<p>It is agreed that number 36a itself is of no interest but is stands within the original grounds of one of the Edwardian houses and occupies an important location. It would not be practical to exclude it from the conservation area.</p> <p>There are several conservation areas that contain busy roads and this in itself does not preclude conservation area designation. Indeed</p>

		<ul style="list-style-type: none"> • The area needs to attract young professionals. Large houses restricted to one family seem to defeat the needs of the city. We need more houses or apartments. • The proposal seems to be an attempt to preserve an ethos which is unnecessary and self-defeating for the real needs of the city. • Dyke Road Avenue is a council approved ridge for telephone masts. Is this compatible with conservation status. • The council will collect less Council Tax with these large single occupancy dwellings rather than several dwellings on one plot. 	<p>the Character Appraisal notes that Dyke Road was historically a major route into Brighton & Hove.</p> <p>The proposed extended Tongdean conservation area remains predominantly residential and the other uses are not incompatible with the residential character. Any further loss of residential uses would be contrary to existing Local Plan policy.</p> <p>Conservation area designation in itself does not preclude the subdivision of large houses, where that is appropriate and acceptable in terms of wider planning policy. Appropriate residential density is already a matter of planning policy and a material consideration. Housing need is not a matter for anecdotal views but rather will be judged on up-to-date evidence studies.</p> <p>All telephone mast proposals are judged on their merits and this would not change, except that any proposals would have to have regard to the need to preserve the appearance and character of the area.</p> <p>The issue of Council Tax collection is not a relevant consideration.</p>
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