

## **Analysis of Consultation Response**

21 responses were received. 12 responses were from local residents. Responses were also received from the Parish Council (RPC), Rottingdean Preservation Society (RPS), Councillor Lynda Hyde, East Sussex County Archaeologist, Conservation Advisory Group (CAG), English Heritage, South Downs Society, Society for the Protection of Ancient Buildings (SPAB) and the Catholic Church of Our Lady of Lourdes.

### **Article 4 Direction to control harmful incremental change**

11 responses were received regarding the Article 4 Direction:

- Support for the Direction was received from 8 respondents (including 3 residents, RPS, SPAB, South Downs Society, East Sussex County Archaeologist and CAG).
- One resident was in favour of controls, except for upvc window replacement and satellite dishes, as these are considered necessary modern domestic features.
- One resident did 'not oppose the intent or even content' but felt that action should be taken against the damage caused by heavy traffic levels before additional controls are brought in.
- One resident objected, due to cost and sound-proofing implications.

Officer response: The Article 4 Direction aims to manage change, rather than restrict it. This is in order to minimise the negative impact on the character and special interest of the area. There are still options available for installing double glazing and other energy-saving/sound-proofing measures. Although this will involve some extra cost, this is not considered to outweigh the visual benefits for the area. No changes in access to the village are proposed.

It is recommended to progress this proposal, as a result of public support. Residents will have a further opportunity to comment during the making of the Direction.

### **Boundary Review**

13 responses were received regarding the proposed boundary review:

- 9 responses were supportive of the suggested boundary changes in general, including 3 residents, RPC, RPS, South Downs Society, East Sussex County Archaeologist, CAG and English Heritage.
- One resident questioned whether allotments to the north of Hog Plat could be included in addition to those in Area A
- The RC Church of Our Lady of Lourdes objected to the proposed inclusion of the remainder of its grounds (Area B), as the Church Hall and Presbytery are not of architectural or historic interest, nor visually related to the conservation area.
- One resident and English Heritage proposed removal of Nevill Road area (Area D)
- RPC and RPS raised concerns about changes to the Nevill Road boundary (Area D), due to the special interest of the neighbouring flint terrace (numbers 18, 20 and 22 Nevill Road) and the historic interest of the Electric Works site (now the Chinese Restaurant). Councillor Lynda Hyde raised the interest of the sorting office site.

- 4 respondents (one resident, RPC, South Downs Society and English Heritage) were supportive of including Golden Square, English Heritage were supportive of including Rottingdean Public Hall, and the South Downs Society were supportive of including West Street (Area E)
- The Conservation Advisory Group questioned whether Burnes Vale should be included in the area, in order to prevent potential harm caused by uncontrolled development undertaken under permitted development.

Officer response:

**Area A** – As described more fully in the Character Statement, Area A has historic interest due to its use since at least the 19<sup>th</sup> century as market gardens and rear service spaces, and the survival of flint walls and structures associated with this. The same is not true of the allotments to the north of Hog Plat. The report will be amended to clarify this, and the importance of the allotments as part of the area's setting highlighted.

**Area B** – The current boundary around the RC Church of our Lady of Lourdes is not logical on the ground. The inclusion of the remainder of the plot will seek to rationalise the boundary. The lack of architectural/historic interest of the Church Hall and Presbytery will inform the outcome of any future planning application. However, it is still felt necessary to rationalise the boundary and to protect the flint walls around the Church (protection of flint walls has particularly strong public support in the area – see below). The inclusion of this area is recommended.

**Area C** - This area comprises rear gardens and is suburban in character. Removal from the conservation area is unlikely to change the level of protection, which is more appropriately controlled through existing national and local planning policies and by the proximity of the National Park and remaining Conservation Area. Removal is recommended, and has public support.

**Area D** - The Nevill Road area is much altered and retains a poor public realm of no historic, architectural or aesthetic merit. The Chinese Restaurant was the site of the original electricity station, but is now a much altered 1930s replacement of no remaining special interest. This area does not meet the tests for inclusion in the conservation area in terms of retaining special architectural and/or historic interest. Its inclusion would dilute the character and quality of the conservation area as a whole.

Numbers 18, 20 and 22 Nevill Road comprise a short terrace of flint cottages. They are of local merit for the historic and architectural quality. Their character is, however, more in keeping with the remainder of Nevill Road, rather than the High Street and conservation area. They have also already been subject to alteration. There are no known proposed developments in this area, and this has not influenced the proposal in any way.

There is not a strong enough case for retaining the poor quality area to the immediate north of Nevill Road in the conservation area, and it is recommended that this area is removed. The area would form the setting of the conservation area, and any future proposals would need to be considered in this light.

The Sorting Office is the former site of the National Mixed School and retains a historic boundary wall. It is proposed that this site remains within the conservation area.

**Area E** – There was no local support for the inclusion of West Street or the Public Hall, but support for the inclusion of Golden Square. It is therefore recommended that the conservation area is extended to include Golden Square.

**Other areas:** Burnes Vale is a modern development, of no historic precedent. Although in keeping with the character of the area, inclusion in the area would dilute the special interest of the area. Permitted development rights for extensions and alterations were removed as a condition of the original planning permission. It is not recommended for inclusion. The quality of this development as part of the setting of the conservation area is instead emphasised in the report. Inclusion of number 12 Burnes Vale (as existing) is considered appropriate in order to protect its flint boundary walls and the open character of this plot.

### **Traffic/parking**

7 respondents (5 residents, RPS and the South Downs Society) mentioned the heavy levels of traffic; raising its impact on the character of the area, possible structural damage to historic buildings along the High Street and air quality concerns.

Officer response: The Conservation Area Character Statement has not identified solutions to the traffic issues. Nevertheless it establishes that traffic does impact on the character of the conservation area. The report will be amended to emphasise that any traffic management/required signage should be sensitively handled, with regard to its location in or within the setting of the conservation area.

### **Flint walls**

The importance of flint walls to the character of the area was raised by 4 respondents, including 3 residents and the South Downs Society. Clarification was sought as to whether the flint wall on Dean Court Road falls within or outside the conservation area, and therefore its level of protection.

Officer response: It is proposed that this wall should be included in the conservation area, and the text amended accordingly. Flint walls in the area should also be considered for local listing.

### **Other issues raised through the consultation:**

- Red brick pavers become slippery in icy conditions.
- Seafront requires enhancement
- Interesting aspects of history in the village and of particular houses
- Minor inaccuracies, amendments and typographical errors in the report
- Concern over the maintenance strategy for the Church gardens
- Bollards around the Green are out of keeping but necessary
- Lamp posts around the Green have been replaced with unsympathetic modern designs.

Officer response: These have been noted, amendments made to the Statement where appropriate, and concerns passed on to any relevant teams within the Council.

