

Subject:	Ovingdean Conservation Area Review		
Date of Meeting:	June 2012		
Report of:	Strategic Director of Place		
Contact Officer:	Name:	Sanne Roberts	Tel: 292261
	Email:	Sanne.roberts@brighton-hove.gov.uk	
Ward(s) affected:	Rottingdean Coastal		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report provides a summary of response to the recent consultation on a review of Ovingdean Conservation Area. The consultation results show strong support for extending the conservation area boundary to meet that of the South Downs National Park. This report seeks approval for the amended boundary and adoption of the revised Character Statement. This will provide an up-to-date assessment of the special interest of the conservation area, in order to help preserve and enhance this special interest.

2. RECOMMENDATIONS:

- 2.1 That the Ovingdean Conservation Area Character Statement is adopted, subject to any minor grammatical and non-material alterations agreed by the Strategic Director of Place following consultation with the Chair of the Economic Development and Culture Committee
- 2.2 That the proposed boundary changes, as illustrated in annex 4, be approved and formally designated as part of the Ovingdean Conservation Area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Ovingdean Conservation Area was designated in 1970. Since designation, the conservation area and its boundary have not been reviewed, and no up-to-date character statement therefore exists. An area of the Ovingdean Conservation Area, unaffected by the boundary change proposals, falls within the South Downs National Park.
- 3.2 Two phases of formal consultation have been undertaken as part of this review: A draft Ovingdean Conservation Area Character Statement and boundary review were approved for a first phase of public consultation at the PEER Cabinet Member's meeting on 11 July 2011. This proposed removal of the farms area from the conservation area, as shown in annex 1, as the area comprises modern buildings of no architectural interest. Formal public consultation took place

between 8 August and 18 September 2011. The response to this consultation showed a high level of support for preserving and enhancing the special interest of this area. There was a strong response to the proposed boundary amendment, with the majority of responses requesting that the area be enlarged – rather than reduced - to include the farms area to the north and allotments to the south and thus align with the boundary to the South Downs National Park.

- 3.3 As a result, a revised character statement and boundary - reflecting the consultation response – were approved for further consultation at the PEER Cabinet Member Meeting on 2nd February 2012, and consultation took place between 13th February and 25th March 2012. The response to this phase of consultation supports the revised boundary proposal and character statement, as described below.
- 3.4 The character statement (as amended following the consultations), which is appended at annex 2 and has been placed in Members' Rooms, is in line with current guidance from English Heritage (2011). It is informed by historic research and on-site analysis. It describes the overall character of the area and notes four distinct character areas. The revised boundary proposal better reflects the area of special historic interest – particularly in terms of the historic importance of farming to the village - and aligns with the boundary to the South Downs National Park. The proposed boundary changes are shown in annex 3.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 Two phases of formal consultation have been undertaken. During both phases of consultation, copies of the draft statement were made available on the Council's website, at City Direct Offices and at Rottingdean Library. Local residents, businesses, Ward Councillors, South Downs National Park Authority, Ovingdean Residents and Preservation Society and other local and national amenity societies, English Heritage and other key stakeholders were consulted. Posters were displayed in the area, and an article placed in the Ovingdean Residents and Preservation Society Newsletter. The statement was reported to the Council's Conservation Advisory Group (CAG). A meeting was also held with members of Ovingdean Residents and Preservation Society on 05 October 2011.
- 4.2 The responses to the second phase of consultation are summarised in annex 4. 9 responses were received, of which 6 supported the revised boundary proposal and amended character statement. 1 response objected to the revised boundary proposal. It suggested that the conservation area should be reduced in size, but only if the boundary to the South Downs National Park could be extended to meet that of the conservation area. 1 response suggested a number of very minor adjustments to the 'Spatial Analysis' section of the character statement, which have been incorporated into the final document. 3 responses support the making of an Article 4 Direction, which has been brought forward separately to this report.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 Costs associated with the adoption of the Ovingdean Conservation Area Character Statement and boundary extension will comprise staff time and press notices in the Brighton & Hove Leader and London Gazette. These will be met from within existing Planning revenue budgets.

Finance Officer Consulted: Karen Brookshaw Date: 04/05/12

Legal Implications:

- 5.2 The Council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) to review its area, from time to time, to determine whether any parts or further parts should be designated as conservation areas. There is no statutory requirement for public consultation prior to designation but this is considered best practice. The 1990 Act also grants local planning authorities a power to vary or cancel such designations.

- 5.3 No adverse human rights implications are considered to arise from the Report

Lawyer Consulted: Hilary Woodward Date: 8/5/12

Equalities Implications:

- 5.3 An Equalities Impact Assessment (EQIA) of the Conservation Service was undertaken in 2010 and covers work on the designation of conservation areas.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK’s Sustainable Development Strategy 2005 (sustainable consumption and production, climate change, natural resource protection and sustainable communities).

Crime & Disorder Implications:

- 5.5 None have been identified.

Risk and Opportunity Management Implications:

- 5.6 The failure to maintain the character and appearance of the area and its historic buildings could lead to adverse publicity for the Council.

Public Health Implications:

- 5.7 Preservation and enhancement of the special interest of a conservation area can improve the well-being and sense of place of existing and/or future inhabitants of the area.

Corporate / Citywide Implications:

- 5.8 The proposals accord with the corporate priority of Creating a Sustainable City, as set out in the Corporate Plan 2011-2015. More specifically the character statement and boundary review are a response to the Council’s priority to create a higher quality built environment and to preserve our architectural heritage.

SUPPORTING DOCUMENTATION

Appendices:

1. Original boundary proposal from the first phase of consultation
2. Revised boundary proposal
3. Revised Ovingdean Conservation Area Character Statement
4. Summary of consultation responses

Documents in Members' Rooms

1. Ovingdean Conservation Area Character Statement

Background Documents

1. Letters of representation
2. Minutes of the Conservation Advisory Group – 13 March 2012