

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 76

Brighton & Hove City Council

Subject:	Stanmer Conservation Area Review		
Date of Meeting:	17 December 2009		
Report of:	Director of Environment		
Contact Officer:	Name:	Sanne Roberts	Tel: 29-2261
	E-mail:	sanne.roberts@brighton-hove.gov.uk	
Key Decision:	No		
Wards Affected:	Hollingdean & Stanmer		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval to take the draft conservation area appraisal and boundary review for Stanmer Conservation Area to public consultation.
- 1.2 Conservation Areas were introduced through the Civic Amenities Act (1967). The Government's Planning Policy Guidance Note 15 on Planning and the Historic Environment (PPG15) and policy HE6 of the Brighton and Hove Local Plan 2005 stress the need to define and record the special interest, character and appearance of conservation areas, through regularly updated character appraisals. This provides a basis on which to determine whether any parts or further parts should be designated. There is no statutory requirement for public consultation prior to designation but PPG15 states that it is highly desirable to do so. The completed character statement, once adopted after public consultation, will help inform future planning application decisions regarding future uses/developments within the park or developments that might affect its setting.
- 1.3 Stanmer Conservation Area was designated in 1970. The designation was reviewed in 1986, and this was approved in June 1988. The most recent review and thus the current boundary predate both the 1987 storm and the construction of the bypass. There are a number of vacant and 'at risk' heritage assets in the area, and there is no current statement on its historic and architectural character. The area will be included in the South Downs National Park.
- 1.4 The B&HCC Conservation Strategy (2003) gives priority to reviewing those conservation areas that do not have a recent character appraisal in place, where there has been substantial physical change or there is substantial pressure for change or opportunity for enhancement, or where the setting of a conservation area is at risk. Stanmer is identified as a priority case for these reasons. Furthermore, the strategy also prioritises review of conservation area boundaries for Stanmer. Policy LU4 of the Stanmer Historic Landscape Survey and Restoration Management Plan (2003) similarly identifies the need to review the conservation area and particularly its boundary.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member approves the proposed draft Stanmer Conservation Area Appraisal and Boundary Review for public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Stanmer Conservation Area was designated in 1970. It was reviewed in 1986, at which point an extension to cover the parkland approach to the House was proposed. This was approved in 1988.
- 3.2 A Historic Landscape Survey and Restoration Management Plan for Stanmer was undertaken by Colson Stone in 2003 and adopted by the Council.
- 3.3 A draft appraisal has been written, informed by the above document, historic research and on-site analysis, and in line with current guidance from English Heritage (2006). The report identifies the special historic and architectural interest of Stanmer as an 18th century designed landscape estate. It describes the character of the area with reference to three distinct but interrelated character zones; The House and Stable Area; The Village; and The Parkland.
- 3.4 In reviewing the boundary, the appraisal suggests a number of changes:
- Removal of the area to the south of the A27.
 - Extension and rationalisation of the east and west boundaries to include the perimeter woodland belts which form an integral part of the 18th century landscape.
 - Inclusion of the walled garden to the northeast of the area (currently in use as a nursery).
 - Extension to include a 19th century flint-walled agricultural structure to the north of the village
- 3.5 The draft appraisal, as well as plans of the existing boundary and proposed boundary changes is attached without illustrations; a version with photographs is available in the Members' Rooms. The public consultation version will be desk-top published and fully illustrated.

4. CONSULTATION

- 4.1 The Stanmer Stakeholders Group were informed of the appraisal and review on 12 October 2009, at which point initial comments and questions were invited. Informal consultation has also been undertaken with relevant council departments (Cityparks and Property and Design), and with English Heritage. Current directions and initiatives in the Park were discussed, as were the proposed boundary changes. These consultations have informed the draft appraisal.
- 4.2 This report requests approval to hold formal public consultation. Public consultation forms an integral part of the appraisal process. The following will be consulted: local residents, local businesses, Stanmer Residents' Association, Stanmer Preservation Society, Friends of Stanmer Park, Ward Councillors, council departments (Cityparks and Property and Design), the South Downs Joint Committee, South Downs Society, the County Archaeologist, English Heritage,

Brighton and Hove Conservation Trust and Natural England. The consultation is proposed to take place over four weeks, throughout which time digital and hard copies of the draft document will be made available on the website and at CityDirect respectively. A public exhibition and meeting will be held. The Conservation Advisory Group will also be consulted through their normal programme of meetings. Comments to the Design and Conservation Team will be invited from the general public. The results of consultation will be incorporated into the final report.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The cost of consultations will be met from within existing budgets and will largely consist of staff time.

Finance Officer Consulted: Patrick Rice

Date: 29/10/09

Legal Implications:

- 5.2 The council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 from time to time to review its area 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 the Government's PPG15 on Planning and the Historic Environment states that it is highly desirable that such consultation should take place. No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted: Hilary Woodward

Date: 02/11/09

Equalities Implications:

- 5.3 None have been identified. An Equalities Impact Assessment has not been carried out because the report does not concern matters of new primary policy.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy.

Crime & Disorder Implications:

- 5.5 None have been identified

Risk and Opportunity Management Implications:

- 5.6 The failure to consult on the draft review, and the failure to maintain the character and appearance of the area and its historic buildings, could lead to significant adverse publicity for the council.

Corporate / Citywide Implications:

- 5.7 The proposals accord with the corporate priority to protect the environment whilst growing the economy. More specifically the guidance is a response to the council's priority to protect the historic built environment and to secure new uses for redundant historic buildings.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None considered

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Stanmer Conservation Area does not currently have an up-to-date character statement, and its boundary was last reviewed in 1986; prior to the 1987 storm and construction of the bypass. An updated appraisal and boundary review for Stanmer would accord with the council's adopted Conservation Strategy (2003), policy LU4 of the Stanmer Historic Landscape Survey and Restoration Management Plan (2003), and with national and Government guidance (English Heritage Guidance 2006, Planning Policy Guidance note 15: Planning and the Historic Environment).
- 7.2 Public consultation on such documents is in line with national guidance and with the council's adopted procedures and strategy.

SUPPORTING DOCUMENTATION

Appendices:

1. Draft Stanmer Conservation Area Appraisal and Boundary Review (without photographs)
2. Existing Conservation Area Boundary
3. Proposed Boundary Changes

Documents In Members' Rooms

1. Draft Stanmer Conservation Area Appraisal and Boundary Review (with photographs)
2. Existing Conservation Area Boundary
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Background Documents

1. Stanmer Historic Landscape Survey and Restoration Management Plan (Colson Stone 2003)
2. The Conservation Strategy (Brighton and Hove City Council 2003)
3. Guidance on Conservation Area Appraisals (English Heritage 2006)

