

		Summary of Main Comments from each respondent	Response
1	Nicholas White	<p>The appraisal appears to me to be objective. The CA Appraisal and final Character Statement should be recommended reading for all inhabitants! I know how much pleasure it gives me to read in the PPCA Statement that my local 'early cast-iron post box' is a feature of note. Anything that helps give residents a sense of pride in their 'patch' must surely be a good idea.</p> <p>Expanding the boundary seems perfectly sensible to me.</p> <p>I agree with the Article 4 restrictions but wonder if they need to be even 'tougher'. In view of the increase in loft conversions and general enlargement of buildings should the Article 4 include more controls on any roof alterations?</p> <p>In view of the densely packed cottage environment will you be controlling rear extensions as well? Here [Preston Park CA], with larger suburban gardens, rear extensions/conservatories etc tend to be more easily absorbed than I imagine they would be in a smaller plot.</p> <p>Can original walls below 1 metre be protected? We're trying to save a low historic wall in Preston presently; even though it's quite low it undoubtedly makes a positive contribution to the CA.</p> <p>When the council serves the Article 4 direction on the residents is it the practice to tell affected residents about the historical study ie CA Statement? I believe most would enjoy reading it.</p>	<p>Supports appraisal</p> <p>Supports boundary extension</p> <p>The proposed Article 4 Direction will bring under control roof alterations including the insertion of rooflights</p> <p>Agree</p> <p>The proposed Article 4 Direction will bring under control the demolition of walls below 1 metre</p> <p>All residents have been consulted on the conservation area appraisal. They will be notified of the adoption of the character statement and the making of the Article 4 Direction, at which point representations on the latter will be sought. They will also be notified if it is confirmed</p>

	<p>Use complement instead of compliment (in appropriate places naturally) and the Elm trees shown in one map were recently felled, sad to say.</p>	<p>Noted. The character statement will be amended accordingly.</p>
<p>2 June Langley</p>	<p>Patcham Village itself is looking rather sad without the tree now. Of course this had to go. Can something now be done to improve the area as the concrete is uneven and certainly unsightly. This could be a pretty village centre.</p> <p>The Old London Road is dangerous with so many cars speeding through. The speed sign may as well not be there. I live in the Mews and it would be helpful if double yellow lines twice the length of a car either side of the entrance were in place, as pulling out can be very dangerous with the view blocked and speeding cars.</p> <p>Black Lion Bus Stop: the 'modern' bus shelter at the Black Lion is inappropriate.</p> <p>A23: A parking bay was painted on the left hand side of the A23 going north. However, cars park on both sides of the road outside the bays, as there are no restrictions, also sometimes right up to the cycle lanes making driving quite dangerous. There are often cars for sale parked there and unsightly vans.</p>	<p>5 Wych Elms will be planted as replacements for the 2 trees previously felled.</p> <p>This is a highway management issue that will be monitored.</p> <p>Alternative shelter designs were considered, and the one chosen was considered the least visually intrusive. The Patcham and Old Preston Society had been consulted and accepted the design of the shelter.</p> <p>Some parking occurs outside of the marked bays but there are no parking restrictions and it is felt that parking on the A23 would be more acceptable than cars parked in the village itself. The parking enforcement team will be asked to investigate the vehicles for sale on the carriageway with a view to getting these removed.</p>

<p>3 Brenda Mann</p>	<p>I was particularly interested in the junction of the Old London Road and Ladies Mile Road at the South of the section 'Village Nucleus Character Area'. This, of course, is an area in the process of change, due to the felling of the elm trees and proposed road changes.</p>	<p>Noted. There are no proposed road changes at present.</p>
<p>You rather tentatively suggest in your final section (p24) that vegetation here 'could be strengthened to screen views between the conservation area and suburban surroundings.' I understand that the elm trees are to be replaced in some form and that the road is to be widened here. However I think that more could be done with this important space in the centre of the village to make it more attractive.</p>	<p>As stated above, 5 replacement elms will be planted here. Further consultation will take place should improvements to the junction be proposed in the future.</p>	<p>As stated above, 5 replacement elms will be planted here. Further consultation will take place should improvements to the junction be proposed in the future.</p>
<p>I do feel that it is very important to consider both the 'positive' aspects of the village and how the more 'negative' areas can be made more visually attractive.</p>	<p>I do feel that it is very important to consider both the 'positive' aspects of the village and how the more 'negative' areas can be made more visually attractive.</p>	<p>Noted. The appraisal aims to both 'preserve' the positive aspects of the area, and propose management proposals in order to 'enhance' those areas identified as having a negative impact.</p>
<p>4 Melanie Martin</p>	<p>As a resident of Vale Avenue in Patcham I would welcome this unique area to be outlined as a conservation area. The recreation grounds are widely used as are the woods. There is a growing number of residents in Patcham that are proud and passionate in its conservation (example of this was the wide attendance in the saying 'goodbye' to the Elm trees a few weeks ago).</p>	<p>Supports boundary extension</p>

<p>Noted. The intention of this document is to provide an understanding of the character and special interest of the area in order to inform future change. The report will recommend that all future public realm and highway improvements should be sympathetic to the historic character of the area (although cobbled stones may not be appropriate (as they are not favourable for those with mobility impairments), more traditional materials such as red brick pavers or a yellow gravelled finish to the surface might be appropriate).</p>	<p>What I would like to see as part of the plan is more of a sensitivity to the architecture of Patcham and what changes are made to be in keeping with this. For example the bus shelter that has been built by the well is unsightly and looks so out of place, a smaller wooden one or equivalent would have been so much nicer and instead of tarmac cobbled stones would have been better.</p>	<p>Supports Appraisal</p>
<p>Supports Appraisal</p>	<p>I thought the review was very sympathetic and welcome the recognition of the importance of the setting to the village as a whole.</p>	<p>Noted</p>
<p>Noted</p>	<p>I know that people have not appreciated the new bus stop but I think it has been done sympathetically as it is transparent (as far as possible) and provides a proper bus stop and place to wait for buses.</p>	<p>Noted</p>
<p>Noted.</p>	<p>I see that traffic counting is underway and would be delighted for any measure that calmed the amount of traffic on Church Hill (particularly the large number of builder's merchant lorries that regularly use Church Hill and which I think may undermine our old cottages which have no foundations).</p>	<p>Agree - plan will be amended accordingly. Although the pond is infilled, it is still an important space in its present form and as a historical focus for the village. The appraisal will be reviewed to ensure that the reasons for its importance are reflected accurately.</p>
<p>Agree - plan will be amended accordingly. Although the pond is infilled, it is still an important space in its present form and as a historical focus for the village. The appraisal will be reviewed to ensure that the reasons for its importance are reflected accurately.</p>	<p>It would be useful to include the SDNP boundary on the map of existing designations on p2. There is regularly reference to the pond drying up, but it has clearly been filled in at some point (and has recently had trees planted on it) so it is difficult to appreciate the significance of it any longer?</p>	<p>5 Catherine Rotondo</p>
<p>6 Hugo Blomfield, City Parks</p>	<p>6 Hugo Blomfield, City Parks</p>	<p>6 Hugo Blomfield, City Parks</p>

<p>7 Preston and Old Patcham Society</p>	<p>This appraisal document is a comprehensive, detailed and sensitive review of the history and present position of the Patcham CA. The Society broadly agrees with the findings and recommendations and feels that an Article 4(1) Direction would be of the greatest benefit to the Conservation Area. It would be particularly valuable in the protection of detail, such as the many flint walls, in helping control alterations and additions to non-listed buildings and strongly influencing new developments of, for example, the Patcham Court Farm site in Vale Avenue.</p>	<p>Supports appraisal and Article 4(1) Direction. No amendments required</p>
<p>Boundary Review: We strongly advocate the inclusion of the farmland south-west of Patcham Place and which backs on to residential development in Brangwyn Crescent and Windmill Drive. We feel it is part of the important landscape setting described in the appraisal (page 3) which relates present day Patcham to its agricultural roots. The photographs attached to the response illustrate the way it emphatically separates the modern development from the historic village setting.</p>	<p>Conservation area designations are primarily concerned with the built environment. The area proposed for inclusion forms the primary setting and backdrop to Patcham Place. The area of farmland south-west of Patcham Place, although visible from the village and important to its setting, is not the primary setting of a built element. It is more appropriately protected through its inclusion in the South Downs National Park. Its importance to the conservation area is highlighted through its identification as part of the 'green buffer'. The report will be amended to emphasise this further where possible.</p>	<p>No further traffic study is proposed, nor does the Transport Manager consider there is a need.</p>
<p>Reference is made to traffic movement within the village and we feel that there is much to be done here. We are very concerned about the use of Old London Road as one of the principal access routes into the Patcham estate, for instance and the speed with which some vehicles as they enter from the southbound lane of the London Road/Patcham Bypass. The question of who has precedence at the point by the fountain, whether those vehicles moving from Church Hill into Old London Road or those leaving the main road, is not clear. Exiting from Old London Road onto the main road, whether to go north or south, is hazardous at busy times. Through-traffic use of Church Hill is also a cause for concern. We feel a serious traffic study needs to be undertaken.</p>	<p>Conservation area designations are primarily concerned with the built environment. The area proposed for inclusion forms the primary setting and backdrop to Patcham Place. The area of farmland south-west of Patcham Place, although visible from the village and important to its setting, is not the primary setting of a built element. It is more appropriately protected through its inclusion in the South Downs National Park. Its importance to the conservation area is highlighted through its identification as part of the 'green buffer'. The report will be amended to emphasise this further where possible.</p>	<p>No further traffic study is proposed, nor does the Transport Manager consider there is a need.</p>

<p>Streetscapes: The appraisal refers to the paraphernalia of modern signage on the main road, on the Black Lion site and as in Old London Road and this too needs careful examination. For instance, is it necessary to have the Round Table's 'Welcome to Brighton' placard when the City Council's own sign is already there? And was the Round Table's sign erected with full planning approval?</p>	<p>Some street clutter has been removed as part of the A23 pedestrian and cycle scheme. A recommendation will be made for signs and modern paraphernalia to be minimised, for new interventions to be sited and designed sympathetically, and for continued de-cluttering of the streetscape to take place within any further phases of road and public realm improvement. The sign will be investigated by the planning enforcement and investigation team.</p>
<p>That some signs and shop fronts in Old London Road are mentioned as not in keeping is another important point. These need to be checked and those which were altered without permission need to be changed. As an example the alterations to the shop front of 138 Old London Road was subject to an Enforcement Order which was never enforced, and a large sign erected above the fascia without the necessary Planning consents.</p>	<p>This has been passed to the planning enforcement and investigation team to investigate</p>
<p>The two large elm trees at the junction of Old London Road and Ladies Mile Road are shown on the Village Nucleus Character Area plan as a positive feature in an 'important local space' described as 'somewhat tired' in appearance. These trees had to be felled recently and replacements were scheduled to be planted this Autumn. No work has yet been done to remove the stumps and roots or to prepare for the new trees. Will consideration be given to freshening up this space as a whole with perhaps some landscaping and new seating?</p>	<p>5 Wych Elms will be planted. At this time there are no plans for further landscape improvements.</p>
<p>This Society feels that the proposal for Article 4(1) Direction to be placed on the Patcham Conservation Area is an exciting opportunity for this area and we hope that the City Council will be able to forward these plans.</p>	<p>Supports Article 4(1) Direction, no amendment required</p>

<p>8 South Downs Society</p>	<p>This is a compact downland village whose position within the 'suburban downland fringe' requires careful and specific protection and enhancement of the conservation area, its immediate vicinity and wider context. It also calls for appropriate external works treatment; in style, colour palette and products that might be used.</p> <p>The importance of maintaining the open spaces and green buffers cannot be over-emphasised. Patcham Place and its grounds, the recreation ground and Coney Wood are highly significant and provide an exceptional setting for traffic coming into and leaving the City of Brighton and Hove. We would generally agree with the analysis of the key views and would also agree that the South Downs form particularly important backdrops.</p> <p>Patcham Village and the conservation area can be viewed from the South Downs to the north. Walking south across the open downland from the South Downs Way National Trail and south past The Chattri provide extensive views over the urban conurbation in general and All Saints Church (above the tree line) in particular</p> <p>The village nucleus is an area of significant importance. It is vital that the character of the area is protected, conserved and wherever possible enhanced. This particularly applies to the area along the A23 and Black Lion junction/Old London Road being adjacent to the National Park.</p> <p>We would agree that some of the shop fronts and signage along Old London Road are not in keeping with the character of the area. We agree that signs, paraphernalia and hard landscaping associated with the Black Lion Hotel erode the area's historic character.</p>	<p>Noted. The Article 4(1) Direction is proposed in order to protect and enhance these aspects.</p> <p>Supports appraisal</p> <p>This view will be added to key view 2 and emphasised in the report</p> <p>Noted</p> <p>Supports appraisal</p>
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<p>The character and setting of the historic fountain is also distracted by the design of the adjacent bus shelter and the telephone box with its brightly coloured advertising.</p>	<p>Noted</p>
<p>Given this we would support proposals that renew and replace existing street furniture including the bus shelter and signage with designs and materials that are sympathetic with the historic character of the area and the proximity of the National Park. Consideration should be given to 'de-cluttering' the signage along the A23 highway corridor along with additional planting inside the curtilage of the Black Lion Hotel.</p>	<p>Some street clutter has been removed as part of the A23 pedestrian and cycle scheme. A recommendation will be made for signs and modern paraphernalia to be minimised, for new interventions to be sited and designed sympathetically, and for de-cluttering of the streetscape to take place within further phases of road and public realm improvement.</p>
<p>We would agree with the findings of the appraisal that the redevelopment of the village barn has affected the historic character of this building and that the derelict state of the 1950s Patcham Court Farm site detracts from the character area.</p>	<p>In agreement with appraisal</p>
<p>Whilst this area falls outside the boundary of the National Park, its location does impact on the visual amenity given the views from the South Downs to the north and also those obtainable from the east including users of the footbridge across the A27 which provides access and egress from the National Park.</p>	<p>Noted</p>
<p>We are pleased to note that the necessary repairs to the main Patcham Place building are in progress but recognise that further restoration works are required. The stables are in a poor condition. We urge the need for repairs and that regular maintenance should be secured.</p>	<p>In agreement with appraisal</p>
<p>We would agree that modern highway paraphernalia detracts from the historic character of the area and parked cars outside Patcham Place impact on the setting of this listed building.</p>	<p>In agreement with appraisal</p>

<p>As with Character Area 1 above, we would support proposals that replace existing street furniture including the bus shelter and signage with designs and materials that are sympathetic with the historic character of the area.</p>	<p>Noted.</p>
<p>Both Coney Wood and Patcham Recreation Ground are within the South Downs National Park and therefore are a nationally important protected landscape. Coney Wood also forms part of land subject to CRow Act 2006 and also public footpaths extend with the trees. Given the significance of the woodland setting of Coney Wood, we would support a review of tree preservation orders to ensure adequate control.</p>	<p>Supports proposal. Coney Wood is not subject to CRow Act 2006, but rather the council permits open access to this land. There are no TPOs in the area as it is council-owned.</p>
<p>Given the present status of this land and the already high protection afforded, the Society has no objection in principle to both the Recreation Ground and Coney Wood being included within the conservation area, such that the proposed boundary reflects that shown on the 1811 Estate Plan.</p>	<p>Supports boundary extension</p>
<p>Works and management measures to conserve and enhance the Conservation Area will need to be the subject of a management plan. Such works and management measures may include: <u>To protect and enhance the vistas from the South Downs National Park:</u> Avoid vertical intrusive build form, especially from any development of land within the EM2 Policy Area; Use of essential green roofs or ideally small scale units to marry with the materials and fine grain of Church Hill;</p>	<p>Comments relating to the management of land, such as street trees and Coney Woods, are noted and will be raised with Cityparks. There is no clear benefit to removing parking from the A23 as the road is wide and able to accommodate it. Removing parking from the A23 would result in redistribution elsewhere - most likely within the village itself. Conservation area designations are primarily concerned with the built environment. The area proposed for inclusion forms the primary setting and backdrop to Patcham Place.</p>

Enhance the experience of expansiveness and exhilaration of exposed downland by retaining the character of the rough grassland open space as one leaves the pedestrian footbridge that leads over the A27;

Enhance the green buffer as a vital setting to Patcham Conservation Area by extending the buffer where possible to include planting of trees, with species of those in Coney Wood, around the Black Lion Hotel and around and within EM2 Policy Area and any brown field site that may become available for redevelopment close to the foot of the South Downs. Further to include trees suited to pollution, along the central reservation of the highway of A23 to the north and inclusive of the Mill Road roundabout, known as 'Rabbit Island', and increase street trees to the south on the A23 in the lead up to Patcham Place;

Reduce hard surfaced tarmacadam and asphalted car parking, in particular around Patcham Place, substituting where possible gravelled surfaces.

To protect and enhance the vistas from the A23: Enhance the wooded flanks of the South Downs National Park setting of Coney Wood and Coney Hill by obtaining an Arboricultural Survey, maintaining, managing and interplanting to strengthen the setting and longevity of the woodland;

Retain open space of the recreation ground and estate of Patcham Place thus minimising light pollution.

The area west and north-west of this, although partly visible from the village and important to its setting, is not the primary protected through its inclusion in the South Downs National Park. The importance of those parts visible from the area is highlighted through its identification as part of the 'green buffer'. The report will be amended to emphasise this further where possible.

To protect and enhance vistas from the Conservation Area to the South Downs National Park: Retain open areas, therefore conserving and enhancing the setting of landmark buildings; avoid highway lighting columns and intrusive signage

To improve Gateway experience from major highways: remove street clutter especially on the A23; Remove parking along the A23 for events, a precedent already considered on the A23 Preston Park.

To improve the distinctive gateway from South Downs: Enhance the gateway to the South Downs by foot; Provide appropriate signage/wayfinding, as directional guides to and from the South Downs;

Provide/upgrade facilities on the outskirts of the village ie location of toilets, café, shelter, seating, cycle storage; explore opportunities on the Greenway - cycle access (Policy QD19)

Spatial Analysis; Protect parkland open space of Patcham Place; Retain quantum of open space between plots for either private land with public footpaths or for healthy living initiatives and quiet relaxation, avoiding noise and major overhead lighting of sportsgrounds;

<p>Encourage the use of walling, in particular flint, and the scale of garden plots sizes as a form of enclosure; Locate new boundary to the Conservation Area to follow 1811 boundary of the Patcham Place Estate. Land to the west of A23 may give rise to an extended boundary beyond the proposals eg consider the west and northwest of the proposed conservation area, to include the SNCI designation, currently within the National Park boundary to provide and maintain a wider vista of greenspace as viewed from A23 and the South Downs National Park.</p> <p><u>Materials:</u> Utilise existing traditional materials, techniques and skills to provide external landscape features or streetscape that is in harmony with the gentle subtle tones and ambience of the South Downs;</p> <p>Ensure the use of local materials - notably flint to both maintain local material distinctiveness whilst limiting carbon footprint</p>	<p>Noted</p>
<p>This appraisal is very much welcomed. As stated above, works and management measures to conserve and enhance the conservation area will need to be the subject of a management plan: the Society will be keen to contribute to the development and implementation of that plan and would be grateful to hear the intended timescale for this.</p>	

<p>9 Conservation Advisory Group</p>	<p>Ms Montford (Brighton Society) commenting on behalf of the Preston & Old Patcham Society welcomed the study but recommended that the conservation area should include the whole of Coney Hill, to protect the village's rural backdrop. The Preston & Old Patcham Society are also of the view that an Article 4 Direction is necessary to protect the appearance of houses in the village.</p>	<p>Conservation area designations are primarily concerned with the built environment. The area proposed for inclusion forms the primary setting and backdrop to Patcham Place. The area of farmland south-west of Patcham Place, although visible from the village and important to its setting, is not the primary setting of a built element. It is more appropriately protected through its inclusion in the South Downs National Park. Its importance to the conservation area is highlighted through its identification as part of the 'green buffer'. The report will be amended to emphasise this further where possible.</p>
<p>Mr Amerena (Stanmer Preservation Society) commented that the mounting block at Patcham Place deserved a specific mention.</p>	<p>The report will be amended accordingly</p>	<p>The report will be amended accordingly</p>
<p>Mr Cameron (Regency Square Area Society) queried whether the long triangle of open downland that goes all the way to the junction of Dyke Road should also be included in the extended conservation area. After discussion the group felt this area is adequately protected by the National Park designation.</p>	<p>See comment above. No amendment required</p>	<p>See comment above. No amendment required</p>
<p>Mr Amerena (Stanmer Preservation Society) queried whether the entrance to the tunnel might be included. Mr Dowty advised that this was visually remote from the village and its interest better recognised by inclusion on the Council's list of buildings of local architectural or historic interest.</p>	<p>The report will be amended to suggest that inclusion on the local list should be considered</p>	<p>The report will be amended to suggest that inclusion on the local list should be considered</p>

<p>The group welcomed the appraisal and generally supported it and commended the conservation officer for a very well written report. The group were content with the boundary as proposed, but sought recognition of the importance of Coney Hill to the landscape setting of the conservation area.</p>	<p>Supports appraisal, report will be amended where possible to further emphasise the importance of Coney Hill</p>
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