

Consultation Summary

Kingston Buci and Old Shoreham Conservation Area Character Appraisals and Article 4 Directions

As part of the review of Conservation Areas in Adur, the Council consulted on the following documents:

- Kingston Buci Conservation Area Character Appraisal
- Old Shoreham Conservation Area Character Appraisal
- Article 4 Direction for Kingston Buci Conservation Area
- Article 4 Direction for Old Shoreham Conservation Area

This report summarises the representations received and the Officers' responses.

Conservation Area Character Appraisals

Kingston Buci Conservation Area

The Council received 9 representations. These included:

- written representation from Historic England (statutory consultee)
- written representation from Pegasus Group, on behalf of Arqiva Limited (owner of the transmission mast site)
- 7 representations from local residents

The issues raised in these representations are presented below, along with Officers' responses to these comments.

Special Interest

Question 1:

In general has the draft Character Appraisal adequately identified the Conservation Area's special architectural or historical interest?

- Yes - 4 representations
- No - 0 representations
- Not answered - 5 representations

Question 2:

Do you think the Conservation Area has any other aspects of special interest which should be included in the appraisal?

- Yes - 2 representations
- No - 3 representations
- Not answered - 4 representations

Issues raised and officer response:

Issue	Response
Representations relating to the removal of Spinnals Grove from the Kingston Buci Conservation Area	
Spinnals Grove residents wish to retain restrictions on development.	The setting of the conservation area will be taken into account in assessing relevant applications. There are no vacant sites in Spinnals Grove which would lend themselves to allocation by the local authority.
Conservation Area status is important to buying/selling of properties in Spinnals Grove	The role of conservation area status in buying/selling a property is not a relevant planning consideration.
Conservation Area status protects the natural habitats, wildlife and existing mature trees in Spinnals Grove	There are several individual and group TPOs in the area in question which provide protection to the trees. The Council's Tree Officer has visited the site and does not consider that any further designations are required. Other green areas are private gardens, the management/ design of which conservation area legislation has no control.
Conservation Area status protects Spinnals Grove from overdevelopment	The setting of the conservation area will be taken into account in assessing relevant applications. There are no vacant sites in Spinnals Grove which would lend themselves to allocation by the local authority.
Spinnals Grove has retained its original and intended features since being built in 1988	Local Authorities have a duty to review conservation areas. Designation of the conservation area relates to its special architectural and/or heritage qualities. Conservation Areas should only include buildings/features which have special historic or architectural significance. The inclusion of areas which do not relate to these undermine the purpose.

Character and appearance

Question 3:

In general, has the Appraisal adequately identified the good and the harmful features of the Conservation Areas?

- Yes - 3 representations
- No - 2 representations
- Not answered - 4 representations

Question 4:

Do you think the Conservation Areas have any additional good features which should be identified in the Appraisal?

- Yes - 5 representations
- No - 0 representations
- Not answered - 4 representations

Issues raised and officer response:

Issue	Response
Representations relating to the removal of Spinnals Grove from the Kingston Buci Conservation Area	
Existing trees within Spinnals Grove need protection.	There are several individual and group TPOs in the area in question which provide protection to the trees. The Council's Tree Officer has visited the site and does not consider that any further designations are required.
Removal of Spinnals Grove could result in the future removal of the tennis courts in future	The tennis courts are linked to the wider social club, which is included in the conservation area on the grounds of its contribution to the setting of the conservation area, as well as its role in representing the economic and social growth of Southwick in the nineteenth century.
Conservation Area status means that Spinnals Grove remains a well maintained residential cul-de-sac	The area is indeed well maintained but this does not have a direct relationship with the conservation area designation.
Other representations:	
The conservation area should be widened to protect the natural habitat and wildlife within the whole Southwick area including Kingston Buci.	Comments noted. However conservation area legislation and policy relates to the historic built environment, rather than natural habitat and wildlife. A conservation area already exists for Southwick Green.

Boundary changes

Question 5:

Do you agree with the proposed boundary changes?

- Yes - 0 representations
- No - 4 representations
- Not answered - 5 representations

Issues raised and officer response:

Issue	Response
Representations relating to the removal of Spinnals Grove from the Kingston Buci Conservation Area	
Any changes to the boundaries will inevitably lead to future planning applications to the detriment of the Kingston Buci area.	The setting of the conservation area will be taken into account in assessing relevant applications.
Existing trees within Spinnals Grove need protection.	There are several individual and group TPOs in the area in question which provide protection to the trees. The Council's Tree Officer has visited the site and does not consider that any further designations are required.
Spinnals Grove has retained its original and intended features since being built in 1988	Local Authorities have a duty to review conservation areas. Designation of the conservation area relates to its special architectural and/or heritage qualities. Conservation Areas should only include buildings/features which have special historic or architectural significance. The inclusion of areas which do not relate to these undermine the purpose.
Conservation Area status is important to buying/selling of properties in Spinnals Grove	The role of conservation area status in buying/selling a property is not a relevant planning consideration.
Conservation Area status protects Spinnals Grove from overdevelopment	The setting of the conservation area will be taken into account in assessing relevant applications. There are no vacant sites in Spinnals Grove which would lend themselves to allocation by the local authority.
Spinnals Grove would become an anomaly in the retained conservation area	The character of Spinnals Grove does not relate to the dominant special architectural / historic character of the conservation area as a whole.

Conservation Area management

Question 6:

Do you agree with the management proposals set out in the draft Character Appraisal?

- Yes - 2 representations
- No - 2 representations
- Not answered - 5 representations

Question 7:

Are there any other actions that you consider are needed to preserve or enhance the conservation area?

- Yes - 1 representation
- No - 2 representations
- Not answered - 6 representations

Issues raised and officer response:

Issue	Response
Representations relating to the removal of Spinnals Grove from the Kingston Buci Conservation Area	
Extend the Conservation Area to embrace a wider area of Southwick including the Green and surrounding roads.	There is already a Southwick Green conservation area, designated in 1976. Development outside a conservation area must take into account the setting of that conservation area, as a material consideration.

Written representations

Issues raised and officer response:

Issue	Response
Representations from residents	
Objection to the removal of Spinnals Grove from the Conservation Area	Removal is proposed because the character of Spinnals Grove does not relate to the dominant special architectural / historic character of the conservation area as a whole.
Objection to removal of bollards and bins at St Julian's Lane as these prevent traveller incursion.	To clarify, the appraisal does not suggest removal of bollards and bins, but that they would benefit from upgrading.
Objection to description of the conversion of Kingston Barn	References to the barn have been amended.

Issue	Response
Representation from Historic England	
Suggestion that the appraisal include an introductory section setting out the purpose of the designation; legislation and policy context, appraisal methodology and public consultation.	Comments noted. This information is provided in a separate document titled Adur Conservation Area Character Appraisal Review 2020 which was published alongside the draft appraisals.
Support for comments regarding setting and views at Kingston Beach (which is outside the conservation area)	Comments noted.
Support for inclusion of important views, and buildings that make a positive or negative contribution to the character of the conservation area.	Comments noted
Support for the proposals in the management plan	Comments noted
Support for the making of an Article 4 Direction	Comments noted
Representation from Pegasus Group on behalf of Arqiva Limited	
Support for the removal of the transmitter mast site from the Conservation Area	Support noted.

Old Shoreham Conservation Area

The Council received 5 representations. These included:

- 1 written representation from Historic England (statutory consultee)
- 1 written representation from Cobbetts Developments (owner of land between Steyning Road and the River Adur)
- 1 representation from a local Councillor
- 2 representations from local residents

The issues raised in these representations are presented below, along with Officers responses to these comments.

Special Interest

Question 1:

In general has the draft Character Appraisal adequately identified the Conservation Area's special architectural or historical interest?

- Yes - 3 representations
- No - 0 representations
- Not answered - 2 representations

Question 2:

Do you think the Conservation Area has any other aspects of special interest which should be included in the appraisal?

- Yes - 2 representations
- No - 1 representation
- Not answered - 2 representations

Issues raised and officer response:

Issue	Response
Extension of the conservation area to include parts of Buckingham ward which form the setting for the church and link to the downland landscape in order to prevent the loss of biodiverse road verges to residential driveways and hardstanding.	The land between Steyning Road and the River Adur is identified within the appraisal as an area of open space important to the setting of the conservation area. Land at Mill Hill has been highlighted in the revised document as an area of open space important to the setting of the conservation area. Regarding road verges, it is recognised that there are areas of landscape and biodiversity value. However conservation areas must be designated in relation to heritage matters.
There should be additional focus on Hunters Moon	Comments noted. Reference to Hunters Moon has

Issue	Response
	been expanded
Photographs are out of date	Photographs in the document were taken by the consultant at the time of the appraisal
Comments regarding the Red Lion are out of date	Comments noted. Reference to the Red Lion has been updated.
Support inclusion of the Old Shoreham Tollbridge	Support noted.

Character and appearance

Question 3:

In general, has the Appraisal adequately identified the good and the harmful features of the Conservation Areas?

- Yes - 2 representations
- No - 1 representation
- Not answered - 2 representations

Question 4:

Do you think the Conservation Areas have any additional good features which should be identified in the Appraisal?

- Yes - 1 representation
- No - 2 representations
- Not answered - 2 representations

Issues raised and officer response:

Issue	Response
74 Adur Avenue should be retained within the conservation area as the garden contributes to the streetscape	The conservation area boundary in the vicinity of 74 Adur Avenue has been amended to exclude the house, but the verges remain within the conservation area.
The view identified from the A27 is transient and therefore irrelevant as a view that encapsulated the character of the area.	Comments noted. However it is considered that the view is of value

Boundary changes

Question 5:

Do you agree with the proposed boundary changes?

- Yes - 1 representation
- No - 1 representation
- Not answered - 3 representation

Issues raised and officer response:

Issue	Response
Support inclusion of the Old Shoreham Tollbridge	Support noted
74 Adur Avenue should be retained within the conservation area as the garden contributes to the streetscape	The conservation area boundary in the vicinity of 74 Adur Avenue has been amended to exclude the house, but the verges remain within the conservation area.

Conservation Area management

Question 6:

Do you agree with the management proposals set out in the draft Character Appraisal?

- Yes - 1 representation
- No - 2 representations
- Not answered - 2 representations

Question 7:

Are there any other actions that you consider are needed to preserve or enhance the conservation area?

- Yes - 2 representations
- No - 1 representation
- Not answered - 2 representations

Issues raised and officer response:

Issue	Response
There should be more stringent requirements to improve areas of poor public realm	The appraisal describes areas of poor public realm. However it does not impose requirements to make improvements. However it does highlight opportunities that can be taken when a relevant planning application comes forward or where there are relevant public realm schemes.
74 Adur Avenue should be retained within the	The conservation area boundary in the vicinity of

Issue	Response
conservation area as the garden contributes to the streetscape	74 Adur Avenue has been amended to exclude the house, but the verges remain within the conservation area.
Planning controls should be stronger	The tests for development in conservation areas are set in legislation.
The site between Steyning Road and the River Adur makes only a modest contribution to the setting of the conservation area. Views are transitory and limited. The site was not considered of sufficient landscape value for inclusion in the South Downs National park, and was removed from the Local Green Gap in the Adur Local Plan	Pedestrians use both the A283 route as well as the Downs Link pathway along the river (which is heavily used) from which this site is considered to form part of the setting of the conservation area. It is not considered that the bund has an adverse impact on the setting of the conservation area. The site was indeed removed from the LGG through the Adur Local Plan examination; however the Local Green Gap relates to coalescence issues, not heritage matters and is not considered relevant in this instance.

Written representations

Issues raised and officer response:

Issue	Response
Representations from residents	
Support for comments regarding poor public realm	Comments noted
Support for comments regarding open spaces important to the setting of the conservation area	Comments noted
Suggest inclusion of the ancient footpath along the northern boundary of the conservation area	The document has been revised to include reference to the footpath.
74 Adur Avenue should be retained within the conservation area as the garden contributes to the streetscape	The conservation area boundary in the vicinity of 74 Adur Avenue has been amended to exclude the house, but the verges remain within the conservation area.
Concern that document supports development of land at Mill Hill	The document refers to proposals for development of the site and the relationship of this site to the conservation area, however it does not support development of this site.

Issue	Response
Representation from Historic England	
Suggestion that the appraisal include an introductory section setting out the purpose of the designation; legislation and policy context, appraisal methodology and public consultation.	Comments noted. This information is provided in a separate document titled Adur Conservation Area Character Appraisal Review 2020 which was published alongside the draft appraisals.
<p>Support for the identification of open spaces important to Old Shoreham Conservation Area:</p> <ul style="list-style-type: none"> ● Land between Steyning Road and River Adur ● Shoreham Airport <p>These sites comprise the remainder of the undeveloped river plain, form a very picturesque grouping in views and have high aesthetic value. The relationship of the conservation area, St Nicolas' Church and the Toll Bridge to the river is important to understanding the origins and historic development of Old Shoreham.</p>	Support for areas identified as setting noted. The amended document has also included land at Mill Hill as important to the setting of the conservation area.
Support for inclusion of important views, and buildings that make a positive or negative contribution to the character of the conservation area.	Comments noted
Support for the proposals in the management plan	Comments noted
Support for the making of an Article 4 Direction	Comments noted

Article 4 Directions

The Council received 1 representation supporting the making of an Article 4 Direction for Kingston Buci Conservation Area. No objections were received. It is recommended that the Article 4 Direction is confirmed.

The Council received no representations regarding the making of an Article 4 Direction for the Old Shoreham Conservation Area. It is recommended that the Article 4 Direction is confirmed.