

**COMMITTEE:** CONSERVATION AREA ADVISORY GROUP  
**DATE:** 10 JANUARY 2012  
**SUBJECT:** Draft Torfield Area Appraisal  
**REPORT OF:** The Planning Policy Manager

---

**Ward(s):** UPPERTON

**Purpose:** To seek support from CAAG for the draft Torfield Conservation Area Appraisal, before it is presented to Planning Committee on January 31<sup>st</sup> 2012 with the proposal to undertake public consultation.

**Contact:** Rhiannon Rhys, Conservation Officer, Planning Policy, Unit, 1 Grove Road, Eastbourne  
Tel no: (01323) 415251  
E-mail: rhiannon.rhys@eastbourne.gov.uk

**Recommendation:** Members are asked to comment upon the contents of the draft Torfield Conservation Area Appraisal, before it is considered by Planning Committee, with a recommendation to approve for public consultation.

---

## **1.0 Introduction**

1.1 The Council has a duty to review, formulate and publish appraisals and management plans for the preservation and enhancement of the Borough's 12 Conservation Areas. The draft Torfield Conservation Area Appraisal sets out the special interest of the area and reviews the boundary of the existing Conservation Area with a recommendation for an extension to the boundary. The conservation area extension would provide control over the demolition of historic properties and works to trees within the area. The Torfield Conservation Area Appraisal is the fourth of a rolling Programme of Appraisals (Meads Conservation Area Appraisal had undergone public consultation from 30<sup>th</sup> September 2011 to 23<sup>rd</sup> December 2011) to cover all the remaining Conservation Areas in the Borough. The next Conservation Area on the Programme of Appraisals is Park Close.

## **2.0 Draft Torfield Conservation Area Appraisal**

2.1 The purpose of the draft Torfield Conservation Area Appraisal is to define the special architectural and historic interest of the designated area in the form of a detailed character analysis. The Character Appraisal includes a review of the Conservation Area boundary. The boundary review was undertaken according to English Heritage guidance and the Criteria for Measuring the Special Interest and Drawing the Boundaries of Conservation Areas as set out in Appendix A of the draft Guidance Manual for Designation and Review of Conservation Areas. The draft appraisal also contains a Management Plan, which aims to manage change in ways that maintain and strengthen the area's special qualities.

- 2.2 The existing conservation area (designated in 1991) has been extended to include The Cottage, St Anne's Road. This is one of the oldest buildings in this area. It is of architectural interest and an important part of the history and development of the Torfield Estate. The modern Torfield Court has been excluded from the Conservation Area; however the original Torfield Court gateposts are within the conservation boundary.
- 2.3 In view of the fact that the extension has included this important property, the impact of the additional planning controls upon the property's owner will not be substantial, the protection afforded by the conservation area's extension provides control over the demolition of historic properties and works to trees within the area. The extensions impact on the council resources to implement this control may result in some additional planning applications but this will not have a significant implication on resources.

### **3.0 Consultation Plan**

- 3.1 Internal consultation has been carried out on the draft appraisal.
- 3.2 Subject to approval of the recommendations in this report, it is proposed to take the draft Torfield Conservation Area Appraisal to Planning Committee, for the authorisation to undertake public consultation.
- 3.3 Planning Committee, will be asked to approve the draft Torfield Conservation Area Appraisal for public consultation. The consultation exercise will be carried out with local amenity societies, residents and occupiers of the area concerned through advertising by means of a letter drop. Copies of the document will be available to view and download on the Council's website at [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk) and at the Council's main office at 1 Grove Road, Eastbourne, during office hours for the 12 week consultation period. Copies of the relevant documentation will be sent to all statutory consultees and any other targeted groups where appropriate. A notice will be placed in the local newspaper (Eastbourne Gazette) and on the Council's website at [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk). This will advise where and when the document can be inspected, how copies can be obtained, the opening and closing date of the public consultation, and where to send representations. The consultation will be done in compliance with the Council's adopted Statement of Community Involvement and will last for 12 weeks.
- 3.4 Comments will be invited on the areas' special architectural and historic interest, the appropriateness of the boundary and the content of the draft Appraisal and Management Plan.
- 3.5 A further report will be brought to CAAG, outlining the results of the public consultation exercise and making any recommendations on proposed amendments to the appraisal.

### **4.0 Financial and Staffing Implications:**

- 4.1 The cost of the consultation exercise will be met from within existing budgets and will largely consist of staff time.

### **5.0 Sustainability Implications**

5.1 The conservation of heritage assets, which are a finite and diminishing resource, is an integral aspect of sustainable development. The designation and extension of the conservation areas will assist in the conservation of heritage assets.

## **6.0 Other Implications**

6.1 There are no youth, anti-poverty, equality or community safety implications as a direct result of the draft documents.

## **7.0 Conclusion**

7.1 The draft Torfield Conservation Area Appraisal has been prepared according to English Heritage guidance and aims to set out, in a clear and concise manner, the special architectural and/or historic interest of the area and to provide information on the best approach to managing change, in order to conserve or enhance the special interest of the area.

**Rhiannon Rhys**  
**Conservation Officer**

---

### **Background Papers:**

The Background Papers used in compiling this report were as follows:

Planning Policy Statement 5

Eastbourne Borough Plan (2001 – 2011)