

**COMMITTEE:** PLANNING  
**DATE:** 17 MAY 2010  
**SUBJECT:** Draft Upperton Conservation Area Appraisal  
**REPORT OF:** The Planning Policy Manager

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**Ward(s):** UPPERTON

**Purpose:** To seek authority to go out to public consultation on the draft Upperton Conservation Area Appraisal.

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**Recommendation:** Members are asked to authorise public consultation on the draft Upperton Conservation Area Appraisal.

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## **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 Upperton Conservation Area Appraisal sets out the special interest of the area and reviews the boundary of the existing Upperton Gardens Conservation Area, with a recommendation for an extension to the boundary. For the purposes of the draft conservation area appraisal and to reflect this revision and extension the name of the conservation area is proposed to be changed from 'Upperton Gardens Conservation Area' to 'Upperton Conservation Area'. This Conservation Area Appraisal is the first of a rolling programme to cover all the remaining conservation areas in the Borough.

## **2.0 Draft Upperton Conservation Area Appraisal**

2.1 The purpose of the draft **Upperton 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for Measuring the Special Interest and Drawing the Boundaries of Conservation Areas as set out in Appendix A of the draft Guidance Manual for Designation and Review of Conservation Areas.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 Upperton Conservation Area 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 1994) has been extended to include the Area of High Townscape Value, including Hartfield Square; Glenthorne Cottage in Ivy Lane; The Avenue and property facing onto it with the exception of the new development at the north-eastern end; the north-eastern end of Hartfield Road, Upper Avenue between Hartfield Road and The Avenue and Hartfield Lane including; the site of Roborough Day Hospital, because of its crucial role as the

original, planned focal point of The Avenue.

- 2.3 In view of the fact that the extension includes a number of Buildings of Local Interest and that a considerable proportion of the proposed area is public open space, it is considered that the designation will not have a very substantial impact on property owners or significant resource implications. However, it will give protection to areas that contribute positively to the area's special interest, which will result in some additional planning applications. The conservation area extension would provide control over the demolition of historic properties and works to trees within the area.

### **3.0 Consultation Plan**

- 3.1 Internal consultation has been carried out on the draft appraisal; the Conservation Area Advisory Group has also been consulted and they are overall supportive of the draft document.
- 3.2 Subject to approval of the recommendations in this report, it is proposed to carry out public consultation on the draft Upperton Conservation Area. Consultation will be carried out with local amenity groups, community groups, residents and occupiers of the area concerned 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 whole 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, what the closing date is, 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.
- 3.3 Comment 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.
- 3.4 A further report will then be brought to this committee, outlining the results of the public consultation and making final recommendations.

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

- 4.1 The cost of the consultation 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 Upperton 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.

**Sandra O'Brien**  
**Conservation Officer**

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### **Background Papers:**

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

Planning Policy Statement 5

Eastbourne Borough Plan (2001 – 2011)

