

<b>Board/Committee:</b>	Regulatory Board
<b>Date of meeting:</b>	5 <sup>th</sup> October 2022
<b>Title:</b>	Conservation Area Designation and Adoption of Proposed Conservation Area Appraisal and Management Plan- Stokes bay.
<b>Author:</b>	Principal Conservation and Design Officer
<b>Status:</b>	For Decision

### **Purpose**

To consider a proposal to designate Stokes Bay as a Conservation Area, as set out in Appendix A.

To consider the adoption of the Stokes Bay Conservation Area Appraisal and Management Plan, as set out in Appendix A.

### **Recommendation**

**That the Board agrees to formally designate Stokes Bay as a Conservation Area, as set out in Appendix A.**

**That the Board resolve to adopt the Stokes Bay Conservation Area Appraisal and Management Plan to support Policy LP12 of the adopted Gosport Borough Local Plan 2011 to 2029 and as a material consideration when determining planning applications.**

#### **1.0 Background**

1.1 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the Local Planning Authority is required to identify areas of special historic or architectural interest which it is desirable to 'preserve or enhance', and shall designate those areas as Conservation Areas. Stokes Bay is considered to have the characteristics making it suitable for designation and through the Heritage Action Zone (HAZ) is supported by Historic England.

Section 72 of The Listed Buildings and Conservation Areas Act 1990 (as amended) requires that the authority pay: "special attention to the desirability of preserving or enhancing the character or appearance of a conservation area" in its planning decisions.

1.2 The Heritage Action Zone Delivery Plan includes a proposal to assess the potential for a proposed new Conservation Area for Stokes Bay, to protect the rich military legacy of the area which spans several centuries, as well as to better understand and appreciate the social history of this popular seafront destination.

- 1.3 On this basis, Donald Insall Associates were appointed by the Council in conjunction with Historic England to undertake an independent review of the Stokes Bay Area and carry out public consultation to consider whether it merits designation as a Conservation Area. The review concluded that the area of Stokes Bay identified has sufficient architectural and historic interest to meet the statutory definition of a Conservation Area and merits designation as such. The report was produced to form the basis of a Conservation Area Appraisal and Management Plan to help guide future maintenance and development of the area, should it be subsequently designated (see Appendix A).
- 1.4 In January 2021 an initial consultation to gather community views on the special character of the area and to gather background information on the area's significance received 293 public and 500 school children responses to the online questionnaire (see Appendix B) which fed into the draft Appraisal. Once the Draft Appraisal and Draft Conservation Area Boundary were published, a further public consultation exercise was carried out between 9<sup>th</sup> October 2021 and 19<sup>th</sup> November 2021, for which Board approval was given, to which 40 responses were received and informed the final draft, see below and Appendix C.

## 2.0 **Report**

- 2.1 Donald Insalls report confirms that Stokes Bay is considered a unique and special place, rich in historic buildings and open landscapes, reflective of the Bay's historic use as both line of defence and seaside destination.
- 2.2 The extent of military defences that are associated with Stokes Bay stretch from earthworks east of Fort Monckton to batteries on the western side of Browndown. In addition to the military defences the area is overlooked by both the Alverbank Hotel and Bay House: important and prominent listed buildings in the area.
- 2.3 The purpose of a designated Conservation Area is to 'preserve and enhance' the special historic or architectural interest of an area and help ensure that future development has regard to that special interest. Designation would not prevent development but would help to ensure that it is appropriate in form, scale, material and design such that it would not harm the setting and would help to positively enhance the site's unique character. It would limit some permitted development rights and planning permission would be required to demolish certain buildings. Six weeks written notice would also be required to carry out a range of works to most trees.
- 2.4 As set out in the Gosport Borough Local Plan 2014, Policies LP10 (Design) and LP12 (Conservation Areas) would be relevant to future development, were designation supported.

2.5 The finalised Conservation Area boundary (see appendix A), is proposed following the public consultation exercise, and now brought to Members for consideration as part of the formal designation process. The final boundary is amended from that proposed at draft stage in the following way:

- The omission of two buildings of C20th origin within Bay House School site that should not have been included;
- Realignment of the proposed boundary along Stokes Bay Road that initially included a small area laying within the adjacent Anglesey Conservation Area to the north.
- Realign the proposed boundary with the centre of Stokes Bay Road to ensure no overlap with the Conservation Area to the north.
- Amend proposed Conservation Area boundary to precisely align with the rear boundary of houses to the south of Palmerston Way, following the line of existing locally listed: '*Stokes Bay Lines from battery No.2 to Jellicoe Avenue, north side of Stokes Bay Road*', noted to be of significant archaeological and historic interest and notable local landmark.

2.6 The public consultation for the draft Conservation Area Appraisal ran for 6 weeks and was widely accessible, using a variety of inclusive communication methods to meet the needs of diverse stakeholders in keeping with the Council's Statement of Commitment to Equality & Diversity and Statement of Community Involvement.

2.7 Consultation methods included contacting land and property owners in the area; local interest groups; using social media, and following the Council's normal methods of communication with residents to gather as many comments as possible in addition to an online exhibition of information. The comments and suggestions received were fed into the final report, as appropriate.

2.8 40 responses were received relating to the Draft Conservation Area and Management Plan (See Appendix C), of which:  
37 were in support of designation.  
2 were against designation.  
1 did not say.

### 3.0 **Risk Assessment**

3.1 The designation of a Conservation Area and adoption of the Conservation Area Appraisal will provide an important framework for making decisions on future development proposals, requiring all future development to preserve or enhance the character of the area.

#### 4.0 Conclusion

- 4.1 The formal designation of the Conservation Area will ensure that an important group of historic buildings, landscape and setting, are protected. Future development shall be guided by the Conservation Area Appraisal and Management Plan, as a material consideration in planning decision making.

<b>Financial Services comments:</b>	None.
<b>Legal Services comments:</b>	Contained within the report
<b>Equality and Diversity:</b>	<p>An Integrated Impact Assessment has been completed and is attached at Appendix D.</p> <p>Two rounds of public consultation were undertaken. Round 1 was conducted by Donald Insall Associates, publicised by posters, a Facebook group, in local schools, and analysis compiled.</p> <p>Round 2 was conducted by GBC, with residents and stakeholders written to, publicising the draft Appraisal (online and in physical form) and inviting them to complete the questionnaire. The GBC webpage and an exhibition in the library provided publicity and also via social media, Twitter, etc.</p> <p>The public had the opportunity to comment via online or paper survey and in keeping to the Council's commitment to equal opportunities could ask for this in alternative formats if needed. Equality monitoring questions were made available to help evidence characteristics of respondents, to which two responses were received.</p>
<b>Climate Change implications:</b>	<p>Recommended additional comments in the Integrated Impact Assessment column for embedded emissions, to cover:</p> <ul style="list-style-type: none"> <li>· Potential reduced emissions from favouring re-use over new development.</li> <li>· Potential increased or reduced emissions from favouring compatibility with traditional building materials (depending on the materials).</li> </ul> <p><i>Now incorporated.</i></p>
<b>Crime and Disorder:</b>	None.

<b>Service Improvement Plan implications:</b>	The designation of a Conservation Area and adoption of the Conservation Area Appraisal will provide an important framework for making decisions on future development proposals, requiring all future development to preserve or enhance the character of the area; and, fulfil an identified objective of the Heritage Action Zone programme.
<b>Corporate Plan:</b>	The designation of a Conservation Area at Stokes Bay would contribute towards the corporate priority to 'enhance the environment' by recognising the unique character of this part of the Borough.
<b>Risk Assessment:</b>	See Section 3
<b>Background Papers:</b>	1 <sup>st</sup> and 2 <sup>nd</sup> Draft Stokes Bay Conservation Appraisal and Management Plan. Stokes Bay, Gosport: Five Centuries of Coastal Defences Author(s): Olaf Bayer, Mike Williams Published 03 June 2019 <a href="https://historicengland.org.uk/research/results/reports/36-2019">https://historicengland.org.uk/research/results/reports/36-2019</a>
<b>Appendices:</b>	Appendix A: Final Draft Conservation Appraisal and Management Plan. Appendix B: Publicity and results of 1 <sup>st</sup> round of public consultation. Appendix C: Publicity and results of 2 <sup>nd</sup> round of public consultation. Appendix D: Integrated Impact Assessment (IIA) Equality & Diversity and Climate Change
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