

Appendix 2 – Summary responses received for Public Consultation 14 February 2019 to 28 March 2019

Rep ID	Comment	Response
687360	<p>Having moved to Eastbourne under 5 years ago I have delighted in exploring all the streets, gardens and facilities available in the whole of the town. I have become acutely aware of the high level of historic and architectural buildings and points of interest particularly in the College Area. As I live in the 'poorer' part of town the other side of the Pier I have noticed how little by little buildings being renovated have had their more interesting features removed. I myself had to seek out expert builders in an attempt to keep some architectural features, which is costly and time consuming, something many builders will not bother to do. So I AGREE with extending the College Conservation Area.</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>
687393	<p>I approve and wholeheartedly support the expansion of the Lower Meads College conservation area. The buildings are beautiful and every reasonable effort should be made to conserve the Victorian and Edwardian buildings which remain.</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>
687536	<p>I am the Chair of the Meads Community Association representing some 500 households in Meads. We fully support the proposed extension and welcome the review as we consider it will provide a layer of additional planning protection to this historic and unique area of Eastbourne. We have become increasingly concerned at proposals from developers wishing to demolish fine Victorian Villas just outside of the existing College Conservation Area and replace with large scale modern apartments. An example is Kempston 3 Grange Road where the owners a property company situated in the north of England have allowed this rental property to fall into disrepair and then wished to demolish and build 16 apartments on the site. Kempston is an historic building used in WW1 as a hospital and has many interesting architectural features. The planning application has been submitted twice to EBC Planners and both times it has been rejected by the</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these. The designation of Conservation Area does not prevent demolition but consent will need to be granted and the impact on the Conservation Area will be a consideration.</p>

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	<p>Planning Committee. The owners aware of the impending extension of the Conservation Area have notified (as this is all they need to do outside of a Conservation Area) that they will be demolishing the building and leaving the site bare in March. We believe this is vandalism and the extension of the Conservation Area will allow in future the need for consent from the Planning Authority.</p>	
<p>688178</p>	<p>I have already stated that I approve and support to this proposal to extend the College Conservation area via an earlier response. But I wanted to reiterate and confirm that this view is mine as a local resident and not as an employee of the College (which I happen to be).</p> <p>I would also point out that I think it would be helpful for the area to be known as the Lower Meads Conservation Area, as opposed to the College Conservation Area. Lower Meads is a simple statement of fact as a geographical area whereas reference to the College implies that it is in someway reliant on or affiliated to the College. Thank you</p>	<p>The change of the Conservation Area name was considered but was felt more appropriate to remain 'College Conservation Area' due to the original designation being strongly linked to the College as the 'heart' of the area.</p>
<p>689167</p>	<p>I would support the recommendation to extend the boundary of the College Conservation Area as set out by Locus Consulting.</p> <p>By simply and factually describing its significance, without a shred of sentimentality, they have come to the same conclusion as the majority of us who live here: that the area is special and should be protected.</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>
<p>689305</p>	<p>I have only today been forwarded this link by a contact. As far as I can ascertain, no one living near me has had any notification of the publication, or advance notice of the meeting that happened yesterday! Hardly a way to encourage participation, but here is my comment:</p>	<p>Better publicity was taken into account for the second round of public consultation. The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and</p>

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	<p>I have been very aware of the loss of corner plots over the last 30-40 years in the area generally, and Lower Meads in particular:</p> <ul style="list-style-type: none"> • Grange and Furness replaced with small houses many years ago • West corner Grange and Blackwater, block of flats • Blackwater and Granville, 2corners lost many years ago, a third under great threat • Meads street and top of Blackwater, Fulbourne House • Meads Street and Granville, Redmond King <p>I could go on Slowly our heritage is being lost at our peril, and official protection needs to be provided. I live in Blackwater Road between Granville and Grassington. Presently we are just one lonely block between, but excluded from, College and Meads Conservation areas. We need to be included to protect our beautiful buildings.</p> <p>I welcome this review and the proposed extension of the College Conservation Area</p>	<p>preserve these.</p>
<p>689774</p>	<p>I agree with the extension of the College Conservation area in order that we preserve the historical heritage of EASTBOURNE and the magnificent Edwardian and Victorian architecture.</p> <p>I was disappointed that I only found out the consultation was active when a neighbour posted it on Facebook 2 weeks after it began and too late for me to attend the meeting. A better effort is required to publicise this for future reviews.</p>	<p>Better publicity was taken into account for the second round of public consultation. The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>
<p>689916</p>	<p>This initiative is long overdue to help preserve a unique and substantial part of Lower Meads. The appraisal document</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area</p>

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	<p>appears very comprehensive. I give it full support, and I am pleased that my own property comes within the proposed new boundaries. Thank you.</p>	<p>its unique character and quality and will help retain and preserve these.</p>
689924	<p>A much needed plan to protect one of the unique areas of our town and you have my full support!</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>
691855	<p>Local Plans and ancient woodland – Forestry Commission approach</p> <p>The Forestry Commission is not in a position to input into the consultation process for Local Plans. However, the information below is provided to assist you in assessing the appropriateness of sites for future development, and to highlight opportunities for achieving your renewable energy obligations.</p> <p>A summary of Government policy on ancient woodland</p> <p>National Planning Policy Framework (Published July 2018) Paragraph 175c "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient trees or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists"</p> <p>Natural Environment and Rural Communities Act 2006 (published October 2006). Section 40 – "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper</p>	<p>The response and guidance is welcomed.</p>

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	<p>exercise of those functions, to the purpose of conserving biodiversity".</p> <p>National Planning Practice Guidance – Natural Environment Guidance. (Published March 2014)</p> <p>This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission's role as a non-statutory consultee on "development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in Natural England's Ancient Woodland inventory), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings"</p> <p>It notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.</p> <p>Standing Advice for Ancient Woodland, Ancient trees and Veteran Trees. (Published November 2018)</p> <p>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This advice is a material consideration for planning decisions across England. It explains</p>	

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	<p>the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees.</p> <p>The Standing Advice website will provide you with links to Natural England's Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts. The assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.</p> <p>The UK Forestry Standard (4th edition published July 2017). Page 23 "Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs)".</p> <p>Keepers of Time – A Statement of Policy for England's Ancient and Native Woodland (published June 2005). Page 10 "The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland".</p> <p>Natural Environment White Paper "The Natural Choice" (published June 2011) Paragraph 2.53 - This has a "renewed commitment to conserving and restoring ancient woodlands".</p>	

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	<p>Paragraph 2.56 – "The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites".</p> <p>Biodiversity 2020: a strategy for England's wildlife and ecosystem services (published August 2011).</p> <p>Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).</p> <p>Renewable & low carbon energy</p> <p>The resilience of existing and new woodland is a key theme of the Forestry Commission's work to Protect, Improve and Expand woodland in England we will continue to work with Forestry / Woodland owners, agents, contractors and other Stakeholders to highlight and identify, pests and diseases and to work in partnership to enable Woodlands and Forests are resilient to the impacts of Climate Change.</p> <p>Woodfuel and timber supplies continues to be an opportunity for local market growth whilst also enabling woodlands to be brought back into active management.</p> <p>Flood risk</p> <p>The planting of new riparian and floodplain woodland, can help to reduce diffuse pollution, protect river morphology, moderate stream temperature and aid flood risk management, as well as meet Biodiversity Action Plan targets for the restoration and expansion of wet woodland.</p> <p>The Forestry Commission is keen to work in partnership with Woodland / Forest Stakeholders to develop opportunities for</p>	

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	<p>woodland creation to deliver these objectives highlighted above.</p> <p>In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives as part of a wider integrated landscape approach. For instance through:</p> <ul style="list-style-type: none"> • the inclusion of green infrastructure (including trees and woodland) in and around new development; and • the use of locally sourced wood in construction and as a sustainable, carbon lean fuel. <p>Yours sincerely,</p> <p>Forestry Commission England, South East and London Area Office</p>	
706720	<p>I moved to Eastbourne from Brighton some 12 years ago. I was born and raised in Brighton and loved the town. Instrumental in its growth, I was part of the group that made it 'The Place to Be' and then the millennial city. But that had adverse effects, shining a light on a lovely open-minded city with a fast link to London. Outsiders moved in, locals moved out and the new influx cared little for the City's history. It made a choice and it's living with the consequences.</p> <p>I recognise Eastbourne as a proto Brighton, but having immersed myself in the history of this relatively new town - basically having been designed and built from scratch from the 1850s onwards - I am amazed the town still shows to this day the vision from that time, and the vision of people now long dead who looked to</p>	<p>The inclusion of Devonshire Park was considered but was felt to have its own distinct quality from the College Conservation Area.</p>

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	<p>protect its future. Perfect example - the buying up of the land between Eastbourne and East Dean to make sure there would never be development there like the disaster that is Peacehaven. Eastbourne has an edge - and that makes for keeping the town's identity intact. Yes, we don't have the fastest trains to London. Again, a good thing. If people wish to live in this town and commute to London then time is the price to pay and a price worth paying.</p> <p>Eastbourne is a town with an ever-growing population and for good reason - it's a caring town and a wonderful place to live. It's had to make choices about old and new - what to keep and what to get rid of. It may not look like it now but once all the roadworks, scaffolding and temporary bus stops have gone the town should look rather special. The centre can be new and I support this. I also suspect that the Central Library buildings - currently owned by East Sussex County Council and Eastbourne Borough Council - will be and should be demolished in the next five years. With no disabled access it is not fit for purpose and the 60s design is, I feel, a blot on the landscape of the town. With a unitary council very much on the cards I expect the demolition of the whole site and something new envisioned has already taken place.</p> <p>And so to the proposed College Conservation Area. I not only fully support this, but I would also support an further expansion of this to include the private gardens at the back on the Grand Hotel and anything around the Devonshire Park not currently covered by Gradings.</p> <p>As someone who loves this town greatly (and, as such, became and now am a trustee of the Eastbourne Society) I implore all of you in positions of authority to be guardians of this town.</p> <p>Eastbourne is unique and a very rare treasure, with many</p>	

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	<p>stunning examples of the vision and architecture of the 19th century and a few from the 20th. Please be mindful - once something is gone, you can never get it back.</p> <p>I am always mindful of the Eastbourne Society's motto: An eye to the past with a vision for the future. Yes, the town needs to grow. Accommodation wise, let that do that in the suburbs or (as is already happening) in the town houses where it becomes lots of flats. Wait and see what comes from the completion of the Beacon and the Devonshire Complex. No doubt there will be unforeseen issues with cars and parking. But there always going to be problems - that's just the way it is as every new project is unique. Rome wasn't built in a day, and Eastbourne doesn't need to be either. The conservation area is a bold step to keeping this gem of a town a diamond of the future.</p>	
710047	<p>I support the proposed extension to the College conservation area. As a local resident, I am very appreciative of the variety of interesting and attractive period architecture in the area, and I am keen to see it safeguarded.</p> <p>If asked, I would also in fact favour an extension of the conservation area beyond what is proposed, for example to take in the rest of College Road (which covers our home) for the same reasons as those set out above. But my main priority in submitting this response is to see the current proposal implemented.</p>	<p>The rest of College Road was considered to be included but was felt more appropriate to be included within the Town Centre and Seafront Conservation Area if it were to be included within one of the existing Conservation Areas.</p>
710105	<p>Yes, I wholeheartedly support the extension of the College Conservation area to preserve the unique historic buildings, layout and Victorian planning schemes of Eastbourne. In addition, I would be very keen to see the College Conservation area expanded further towards the town centre, to preserve the historic buildings of College Road, Furness Road and South Street.</p>	<p>The suggested further extensions were considered to be included but were felt more appropriate to be included within the Town Centre and Seafront Conservation Area if it were to be included within one of the existing Conservation Areas.</p>
712820	<p>I write on behalf of the Eastbourne Society as their Architectural</p>	<p>The suggested further extensions were</p>

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	<p>Advisor, as the RIBA representative on the Conservation Area Advisory Group of Eastbourne Borough Council, and as a local resident of Meads.</p> <p>We thoroughly agree with the principle of extending the College Conservation Area which is something the Eastbourne Society has been pressing for over many years. The draft report is an excellent document and we support wholeheartedly its findings. However, we believe that the proposed boundary as shown outlined in red on the plan does not go far enough and should be extended to link with the Meads Conservation Area to the south and the Town Centre and Seafront Conservation Areas to the south and east.</p> <p>We have provided a fuller response to Eastbourne Borough Council which includes photographs and a proposal map which we hope will be available to anyone who is interested.</p> <p>As the report emphasises the area of the proposed College Conservation Area is a nationally important asset, created by the 7th Duke of Devonshire and his architect Henry Currey in the 1870s. It encompasses not only fine architecture carefully placed in generous garden plots but also surrounded with a grid of wide tree lined streets, boundary walls of local materials, local brick pavements, grass verges, historic cast iron street furniture, vistas and focal points. It is the relationship of all these parts in a lived in environment that makes this area so distinctive. As the late Christopher Hussey wrote in Country Life "it should be recognised by Town Planners as a masterpiece of its genre." In the draft proposal there are small gaps between the College Conservation</p>	<p>considered to be included. To the east of the College CA was felt more appropriate to be included within the Town Centre and Seafront Conservation Area if it were to be included within one of the existing Conservation Areas. Through the inclusion of Jevington Gardens the College CA will create a full joined up boundary with the Town Centre and Seafront Conservation Area. Jevington Gardens was considered to have characteristics and qualities identifiable with the existing College Conservation Area.</p> <p>The areas to the west were considered but were felt to be more appropriate to be included within the Meads Conservation Area or were not thought to have the enough retained characteristics that are distinctive of the College Conservation Area. Conservation Areas should not necessarily be joined up to enable blank coverage as this can dilute the strength of reasoning behind the designation of the area as a place of special quality and character.</p>

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	<p>Area and the adjoining Conservation Areas where insensitive development could ruin its character. It is essential therefore that the whole area is protected by Conservation Area status which will also ensure that any proposed alterations or new developments will only be allowed if they enhance and preserve the character of this outstanding area.</p>	
<p>713018</p>	<p>Town & Country Planning Solutions have submitted a consultation response on behalf of City Executive (Europe) Limited, who own The Congress Hotel (Nos. 31 – 41 Carlisle Road) which is situated within the College Conservation Area. This response requests an alteration to the prospective southern boundary of the College Conservation Area to remove Wilmington Gardens from the Conservation Area.</p> <p>The College Conservation Area currently includes Wilmington Gardens (following the most recent Conservation Area Appraisal), with the southern boundary of the Conservation Area running along the Gardens' southern boundary.</p> <p>The Council is seeking to expand the Conservation Area boundary to the south / south east, although it continues to exclude the properties along Jevington Gardens, on the southern side of Wilmington Gardens, which are presumably not considered to be of significant architectural or historical merit to warrant inclusion. Wilmington Gardens remains included however, notwithstanding that this private space (which is not accessible to the public or is prominent in any public views from within or looking towards the Conservation Area) and it does not have any historical merit as a communal garden area serving the surrounding properties (which is maintained and managed via a</p>	<p>The removal of Wilmington Gardens and the inclusion of Jevington Gardens was considered. Jevington Gardens was considered to have characteristics and qualities identifiable with the existing College Conservation Area and was decided upon reflection to be included within the College Conservation Area. It was, therefore, felt appropriate to retain Wilmington Gardens within the boundary.</p>

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	<p>service charge paid by the owners of the said properties). As such this private communal garden does not make any positive contribution to the overall character or appearance of the current Conservation Area.</p> <p>Furthermore, the review of the Conservation Area boundary would provide an opportunity to remove Wilmington Gardens to provide a more logical boundary to this part of the College Conservation Area so as to instead be defined by the built development on the southern side of Carlisle Road.</p> <p>The Conservation Area boundary should therefore be amended accordingly.</p>	
713132	<p>The MCA has responded favourably to the extension of the College Conservation Area as proposed by the consultants. We have just been made aware of the comments by the Eastbourne Society to not only approve but to extend the area so it merges with the existing Meads Conservation Area. We have no objections and would welcome this suggestion but do not wish this to hold up the decision making process.</p>	<p>The proposed further extension is addressed below.</p>
713490	<p>Representing The Eastbourne Society as its Planning Advisor I welcome and fully support the extension outlined in the excellent Conservation Area Appraisal: College proposal. However, I do consider that it does not extend quite as far as hoped for and feel that it could be enhanced by the following additions -</p> <p>1): both sides of Spencer Road with its fine Italianate villas; 2): the section of Blackwater Road facing the back of Devonshire Park; 3): the north-east side of Granville Road, south of Silverdale</p>	<p>The suggested further extensions were considered to be included. To the east of the College CA was felt more appropriate to be included within the Town Centre and Seafront Conservation Area if it were to be included within one of the existing Conservation Areas. The south-east side of Meads Road was not felt appropriate to be included within the College Conservation Area as most of the buildings were found to make little to no contribution to the</p>

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	<p>Road, noted for its high historic integrity, and providing access to St John's Road; and</p> <p>4): the south-east side of Meads Road between Granville Road and Carlisle Road that includes a Grade II listed building.</p> <p>As already noted in the draft appraisal Meads is one of the finest examples in the country of fine 19th Century town planning and architecture, a merit that makes Eastbourne such an attractive seaside resort, and the proposed extension is absolutely necessary in order to secure the heritage assets within areas of Meads that are not currently included in the existing Conservation Area.</p>	<p>character and appearance of the area through major alteration of modern redevelopment as detailed within the draft College Conservation Area Appraisal document prepared by Locus Consulting.</p>
<p>713502</p>	<p>I live in the area recommended to be included in the extended conservation area, and I have researched the area being consulting on in detail, and given two public presentations on the history of the area. The architectural history of the area as an example of modern town planning, conceived by the Duke of Devonshire and his agents, and the social history of the area as a centre of educational excellence at boarding schools such as the prestigious Eastbourne College, and the history of Eastbourne as a Red Cross Town in WW1, are inextricably linked with the architectural heritage of the large elegant period buildings, which strongly relate to each other, many still serving as boarding houses, and the majority of which still have a high level of architectural integrity. The area is also defined by strategically designed green spaces in the form of communal and private gardens, which not only add so much to the character of the area, but are an important haven for wildlife, and assist to support the already over burdened Victorian combined drainage system. The area recommended for inclusion in the new College Conservation</p>	<p>The College Conservation Area Appraisal highlights the special features that give the area its unique character and quality and will help retain and preserve these.</p>

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	<p>Area, which is so important to the unique character and identity of Eastbourne, with it's celebrated Victorian architectural heritage, should be preserved by the extension of the College Conservation Area, in the name of public amenity, and to safeguard the heritage resources which are so important to the future of the town as an attractive tourist destination.</p>	
<p>713519</p>	<p>The College Conservation Area is a very distinct neighbourhood and its heritage gives a sense of place and a special character worthy of the designation. We are pleased to note the appraisal report comments on Eastbourne College's history and a number of our buildings (both old and new) are represented in the document. Eastbourne College is proud that the conservation area is named after it. The College's land and properties must provide the bulk of the buildings contained within the existing area.</p> <p>The College is generally supportive of the need to preserve and enhance the local area and to reduce the threat of poor development, which would dilute the history and character of this fine area. The appraisal report gives a compelling case to justify expansion.</p> <p>We do have understandable concerns that an extension to the area will increase costs for future external refurbishment works of College properties. Over 30 properties owned by the College will fall within the conservation area.</p> <p>The College is rightly proud of its development achievements during its long history with our most recent project being the opening of the Winn Building and the Nugee Building, which</p>	<p>The aim of the boundary extension is not to prevent or restrict development. The Local Authority welcomes development and investment in the area. The boundary extension will look to support development and manage the impact it may have on the Conservation Area to prevent any negative impacts or dilution of the special quality and character of the area.</p> <p>The proposed boundary extension has been carefully considered and is not felt to dilute the existing special quality and character of the area. As noted above, suggestions for further extensions have not been included for this reason.</p>

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	<p>celebrated our 150th anniversary. We wish to posit the view that conservation areas are not meant to be museum pieces and hope the long term view of the Council will be to acknowledge that good new development makes a positive contribution to an area, its history and culture.</p> <p>Our track record of development has ensured the character and appearance of the College Conservation Area has been preserved, enhanced and made increasingly interesting over the years. It will remain our mission to continue this tradition of good design and development as our campus continues to evolve in order to meet the educational and residential demands of future pupils.</p> <p>The proposed increase of the area is quite dramatic. Visually the proposed footprint looks to be double in size. A number of buildings in the new area do not meet the criteria due to their modernisation or major alteration. As such we do wonder if an area this size could not be controlled through the normal planning process to protect those historically important elements of the area?</p> <p>Finally, we do observe that the extension is potentially quite excessive and by increasing it by so much, we question whether it dilutes the very nature of what makes the College Conservation Area so unique and special.</p> <p>Eastbourne College reserve the right to amplify these comments with further submissions.</p>	

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	<p>Should the Council adopt the proposal, we understand the next stage of the Area Appraisal would be the formation of a Conservation Area Management Plan. Eastbourne College would welcome the opportunity to participate and be involved in this process.</p>	