



ROLL UP FOR THE ROUND HILL TABLE SALE



© Stefan Holmstrom

The first Round Hill Table Sale is due to take place on **Sunday 9th September 2-5pm.**

British summer permitting, the sale will be held near to the flower bed and bollards in Richmond Road, just

outside the Victoria Pub. Please come along to browse for bargains - who knows what you might find!

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And more!

DEVELOPERS LODGE APPEAL

Southern Primary Housing, whose application to build a 7-storey structure on the former Esso site in Hollingdean Road was refused on seven counts earlier this year, have lodged an appeal against the planning decision.

Interested parties have until 6 September to send comments to the Planning Inspectorate. See our website for more details: www.roundhill.org.uk.





ROUND HILL: AN ENDANGERED LANDSCAPE

The developer Carelet has withdrawn its appeal against refusal of its proposal for 9 three-storey houses on land to the rear of 67-81 Princes Road.

The developer's main freehold, a greenfield site purchased by its previous owner for circa £12,000 in November 1996, is more important as an open space than ever before. It now screens and separates the built-area of Round Hill from the Waste Transfer Station being constructed at Hollingdean Depot to the north and the lighter industrial activity on the

Centenary Industrial Estate to the east.

Carelet paid a lot more, in January 2004, for this key part of our conservation area's greenbelt, bordering the Coastways railway corridor: a designated greenway. Later the same year, local residents became concerned when it was discovered that the Council had given the developer informal guidance, which included the phrase "not exceeding 4 storeys" if the right conditions were met.

With over 800 objections

to Carelet's three proposals, involving more than 400 separate households in Round Hill, it is clear that local residents believe that the Council's informal guidance, given over four years ago, was ill-considered.

Informal guidance never amounts to a commitment. A planning process certainly has to take place, involving reports from several departments and a lot of time and money. When permission is granted, even for something relatively small like a roof-light, this expires if the development is not commenced within three years. Round Hill residents have taken part in five planning processes if we count Carelet's two Appeals. We have demonstrated our determination to prevent loss of our conservation area's greenbelt both to the Council and to the Government's Planning Inspectorate.

Within the Council's terms, Carelet has failed three times running to meet the right conditions. It has had two chances to present its proposals to elected Councillors on the Planning Applications Sub-Committee. On the second of these occasions, Carelet did not exercise its right to speak in favour of its own

proposal, which was again unanimously refused. After a request by our local Councillor, Keith Taylor, that the principle of development on Carelet's main freehold should be ruled out altogether, Council Officer Maggie Brian (advising the Chair) steered members away from making such a ruling by observing that Development Control might look favourably at some future date on a proposal involving "a single bungalow" on this site.

Clearly, "not exceeding 4 storeys" on a site about to be dominated by 44-tonne trucks encircling a waste transfer station, should be long past its expiry date.

Local residents are equally concerned that the Council does not give similar guidance to developers in other parts of our conservation area, especially on the greenway extending either side of the Cats Creep.

Developers have been trying to merge entirely separate freeholds in people's minds, by involving 'properties containing dwellings' together with 'plots of land which have never been previously developed', in the same planning applications. This has led to inaccurate claims that proposed development sites, containing parts of the conservation area's greenbelt, are

There might be a general election soon

The papers say there might be a general election next year. So make sure you fill in your voting registration form

If you haven't received a form yet, call the electoral services hotline on 01273 291999, or email electors@brighton-hove.gov.uk

Brighton & Hove City Council



“brownfield”. A property containing house and garden has been defined as “brownfield” since 2000. If the owner of such a property purchases a separate freehold where there is no dwelling within the curtilage of the land (i.e. a greenfield site) the proximity of the “brownfield” property does not remove their new purchase’s “greenfield” status. They may attempt to argue that there was once a stables on the plot which they wish to treat as “brownfield”, but the definition of brownfield (the Government’s PPS 3 Annex B: Definitions) excludes *land where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings.*

The Local Council keeps records of these greenfield sites’ planning histories. In the case of Carelet’s main freehold, which remains ‘previously undeveloped land’ and entirely separate to the adjoining freeholds the developer has purchased, no planning permission has ever been granted for more than a hen-house.

It is of great concern that our Council does not make the planning status of

these greenfield sites clear to both developers and the community when sites of different statuses are bundled together as single proposed development sites. Policy 3.123 (OD 28 Planning Obligations) in our own Local Plan, states: *“This Council attaches the highest priority to the protection of previously undeveloped (greenfield) land. Previously built on (brownfield) land must therefore be developed in preference to previously undeveloped (greenfield) land. If an applicant seeks to develop a greenfield site they will be expected to demonstrate that there are no alternative brownfield sites that could meet their requirements.”*

The Council has failed to hold Carelet (and the applicant who wished to build on greenfield land to the east of the Cats Creep) to this clearly stated policy. A second disappointment has been the Council’s disregard of the Government’s Planning Policy Guidance (PPG17 Diagram 1 and paragraph 10) on development proposals involving the potential loss of open spaces to the community. The Council is currently engaging the private consultancy, PMP, to conduct the latest city-wide survey on open spaces. Contrary to Government Guidance PPG17, the questionnaire, which PMP has sent to selected householders, limits the survey to publicly accessible open spaces (i.e. outside Round Hill). The survey totally overlooks the contribution of private open spaces to wildlife, biodiversity, green vistas across private gardens, boundary features and public viewpoints from afar, such as the spectacular views of Round Hill from the top of Bear Road and higher parts of Woodvale. Government Policy Guidance

(PPG17) makes it quite clear that just because an open space is inaccessible or privately-owned, it does not mean that it is irrelevant to the health and well-being of the community and therefore to be excluded from open space surveys. We do not need **direct access** or **car journeys** to Round Hill’s open spaces in order to appreciate them. We live among them. However, their exclusion from this survey is an invitation to developers to eye them up and approach the Council for informal guidance in the hope that the principle of development will be conceded on more of our greenbelt. Open space needs are meant to be locally-derived. ‘City-wide’, but also ‘Neighbourhood-specific’. It should therefore be for us to present PMP with the list of greenbelt plots **WITHIN OUR NEIGHBOURHOOD** that we wish to remain as valued open spaces. Unless we exert our rights under planning law, the outcome of PMP’s flawed survey is likely to be more Council guidance to developers who want to make Round Hill’s assets their own.

Ted Power

What the government says about Open space

“The value of open spaces or sport and recreation facilities, irrespective of who owns them, depends primarily on two things: the extent to which they meet clearly identified local needs and the wider benefits they generate for people, wildlife, biodiversity and the wider environment.” (PPG17 Companion guide, Section 2.1)

“Accessibility normally comes first in importance for the simple reason that if a particular open space or facility is inaccessible it will be irrelevant to those who may want to use it. At the same time, however, inaccessible open spaces can nonetheless contribute to the appearance, environmental quality and amenity of an area and contribute to biodiversity.” (PPG17 Companion guide, Section 2.4)

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COUNTING ROUND HILL

The latest edition of the North Laine community newsletter has an article called 'North Laine in the Census'. Closer examination showed that the statistics used are for the much larger area of St Peters and North Laine – the ward of which we are a part. I wondered if it was possible to get more focused. The City Stats website (hosted by Brighton and Hove's website) allows the user to select smaller 2001 census areas, and one of them is almost entirely in Round Hill (E01016970 if you'd like to look it up).

So what does it reveal? There are 1480 residents in 680 households, being 300 flats and 380 houses. A lucky quarter of the households own their homes outright and a further 270 are still repaying their mortgages (Giving 63% owner-occupiers). Ten percent rent from the Council or a Housing Association but a much larger 26% rent from private landlords. Nearly 800 of us are working, 70

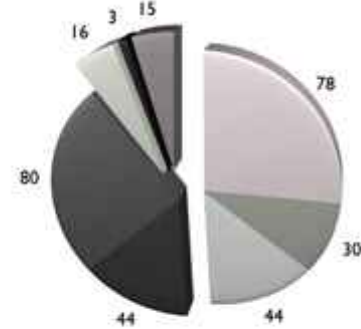
from home, whilst over 200 walk or cycle to work, another 200 use the bus or train and the rest (280) drive to work.

Those 280 who drive to work do not leave the streets empty of vehicles because we own 560 between us, but they are not evenly shared:

Percentage of households	Vehicles per household
36%	0
49%	1
14%	2
1%	3 or more

Who is living in these 680 households? A third of them contain just one person (and a third of these are pensioners). Half contain a family – this can be as small as a parent and one child, or

as large as a couple with several dependent and non-dependent children.



- Married couple with children
- Co-habiting couples with children
- Lone parent with children
- Married couple no children
- Co-habiting couples no children
- Married couple no dependent children
- Co-habiting couples no dependent children
- Lone parent no dependent children

The remaining 15% of households go beyond the family. They include student houses, families with lodgers and shared houses.

Rob Stephenson

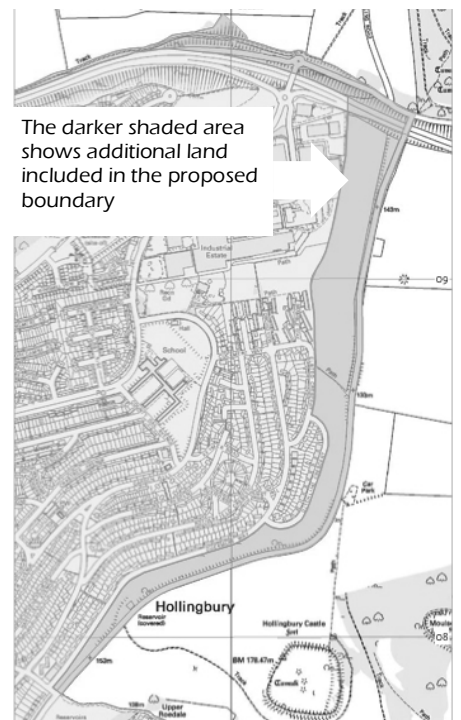
NATIONAL PARK PROGRESS

In June we received a letter from the Dept. for Environment, Food and Rural Affairs asking if we would like to comment on some proposed boundary changes to the potential National Park. Given that many of the small additions to the park were ones we had already called for in earlier consultations, it seemed reasonable to write saying 'Yes please, add them to the National Park, they improve access from the town to the park, and should help protect these boundary spaces from possible development in the future'. One additional area is a wide strip of land beside Ditchling Road, south of Old Boat Corner, on the Hollingbury side of the road. It provides wilder and more interesting walking conditions than the roadside verge or even the golf course and farm fields on the Coldean side of the road, and I am delighted that it may well be included in the National Park.

On the down side (no pun, however bad, intended) the powers-that-be are considering cutting out a huge area of Sussex heathland, north of the Downs in west sussex. This area is very different to Downland, but was always part of the South Downs Area of Outstanding Natural Beauty (AONB) and it would be a great loss not to have it in the same management (for public access, public transport, recreational development and planning) as the rest of the National Park. As a society we have objected to this potential loss of high value recreational and landscape land from the National Park.

If you want to have your own say the consultation period has just been extended to the 24th September, and all the maps and proposals are available to view at Hove Town Hall and on the DEFRA website (www.defra.gov.uk).

Rob Stephenson



The darker shaded area shows additional land included in the proposed boundary



THE ROUND HILL CONSERVATION AREA

ARTICLE 4 DIRECTION & WHAT REQUIRES PLANNING PERMISSION

Round Hill conservation area was designated in 1977 as an area of special historic or architectural interest. It was found that the uniformity of the terraces in Round Hill had a positive contribution and was part of the essential and unique character of the conservation area, which was desirable to preserve or enhance.

In conservation areas, planning permission is required to demolish buildings (to avoid unsightly gap sites), construct large outbuildings, build extensions that are over 50 cubic metres or 10% of the volume of the original house, make alterations or extensions to the roof of a dwelling house that faces a highway, add cladding to an elevation that faces a highway, or undertake works to a tree.

In 2002, the Council put an Article 4 direction on the conservation area. The article 4 direction is an extra piece of legislation requiring planning permission to be sought for specific developments relating to single dwelling houses. Planning permission is now required for making any alteration to a façade that fronts a highway. Planning permission is also required for changing windows, doors, roof coverings, chimneys or adding roof lights. The principle behind the article 4 direction is that what can

appear to be a minor change to a property (such as replacement windows) can, over a period of time, and repeated on many properties, erode the special character of the conservation area and cause the historical and architectural features – the reason why it was designated a conservation area in the first place - to be lost. For clarification, a common misconception is that conservation area consent is required for alterations to buildings in a conservation area. “Conservation Area consent” applies only to substantial demolition in a conservation area. Most developments require planning permission only.

One of the most commonly applied for permissions in Round Hill are roof extensions, including dormers and/or rooflights. Conservation rooflights are a standard condition on most planning applications which involve them, as these slim proportioned, flush fitting rooflights, with a central glazing bar minimise the visual impact that rooflights can cause to a roofscape. Any other roof extensions, including dormers, also need to conform with the Council’s adopted Supplementary Planning Guidance on Roof Extensions and Alterations – SPG01, which can be downloaded from the council’s website or

obtained from the Conservation and Design Team.

There are also a number of listed buildings in Round Hill conservation area. Listed Building Consent is required to alter the character of the listed building. Contrary to popular belief, all buildings, irrespective of their grade or list description are listed internally as well as externally. Further guidance is given in the Council’s adopted Supplementary Planning Guidance on Listed Buildings and Listed Building Interiors – SPG 11 & SPG 13. Both are available from the council’s website or from the Conservation and Design Team.

Flats, including conversions, do not have any permitted development rights, therefore permission is required for all external alterations, whether the property is in a conservation area or not.

Copies of the Round Hill Character Statement are also available on the website or from the Conservation and Design Team and are free. A Resident’s Guide to the

Article 4 direction is available from the Conservation and Design Team and is free. A certified copy of the original adopted notice of the article 4 direction is available for a small charge.

The Planning Investigations Team investigate possible breaches of planning permission or unauthorised development. Often the property owner does not realise that permission is required. Often the development that has taken place is acceptable, but permission is still required and a retrospective permission can be applied for. Unfortunately there are some cases that are not acceptable and permission would not be granted and the Council can issue an Enforcement Notice requiring remedial works. It is therefore advisable that planning advice is sought and the correct permission is obtained before works are carried out.

*Catherine Jeater
Conservation Officer
Brighton and Hove City
Council*

Contact details

City Planning , Hove Town Hall, Norton Road, Hove, BN3 3BQ

Conservation and Design: (specific conservation advice) T: 292271
W: www.brighton-hove.gov.uk/conservation
E: conservation@brighton-hove.gov.uk

Development Control:(planning permission and procedural advice)
T: 292509 W: www.brighton-hove.gov.uk/planning
E: planning.applications@brighton-hove.gov.uk

Planning Investigations:(report or update enforcement complaints)
T: 292189, E: planning.investigations@brighton-hove.gov.uk

Planning Inspectorate: www.planning-inspectorate.gov.uk

Planning Portal: (Central Government) www.planningportal.gov.uk



POSTBOX



Please note that where space is limited, letters may be edited.

If you would like your letter included in the Newsletter, but would prefer your name and address to be withheld, please give your details but ask for them not to be printed. Letters sent anonymously will not be printed. Please send your letters to the Editor at the address on the back page.

Hi, I thought you might be interested in this.

My Grandmother's family, 'The Jeaters' lived at number 94 for many years back in the early 1900s and onwards. She loved her childhood in that house and had loads of stories that she told me from those days.

I am very excited to have found two different editions of the family and friends magazine that the children made from the attic room at number 94, in around 1911 or 1912.

Please let me know if anyone is interested, or if

there are any Jeaters or Clements still living in the Crescent.

Dana Lowe

* * *

The Sussex Beacon's annual Garden Gadabout event provides a great opportunity for keen gardeners in a neighbourhood to get together and host visits from people around them and further afield.

The event happens each year in July. This year 21 private gardens, both large and small, opened

on 15th and 22nd July and between them raised £6,000 for the Beacon, the local hospital for people with HIV and AIDS. The feedback from garden owners was that they got such a buzz from the positive reaction of visitors that they are up for doing it all again next year.

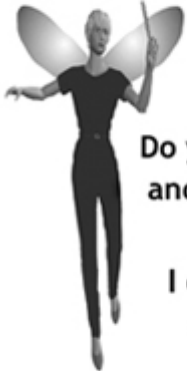
My own experience as a garden owner on a trail of 5 gardens here in Kemp Town is that on each day we saw up to 200 people, many of them from the neighbourhood. We got

to talk with scores of them and many stayed and chatted to other neighbours. It was a very positive low-key and easy way for neighbours to meet over a cup of tea and cake and reinforce a sense of community.

Andrew Doig

Please contact us in the usual way (see back page for details) if you would be interested in taking part, joining the gardeners in Round Hill who already participate in the annual Gadabout.

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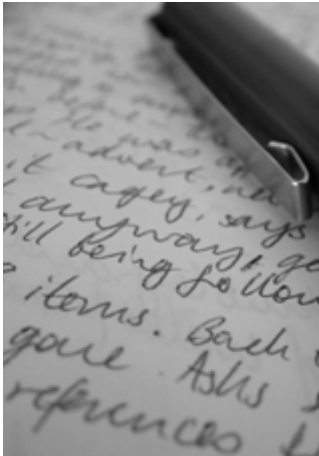
PHONE: 07970 057660

EMAIL: holmstromstefan@yahoo.co.uk





WRITING WORKSHOPS



A community centre in the heart of Brighton is looking for writers and anyone who wants to write. Free one day workshops will run once a month in the summer and autumn for people who want to put their experiences on paper and the result could end up in print.

Brighton Unemployed Centre Families Project is in Tilbury Place, Carlton Hill, a short walk from the Old Steine and near the American Express building. Run by the

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unemployed for the unemployed, unwaged and low waged, including pensioners, it has been in existence for over 25 years. A paperback collection of Centre users experiences will be published later in the year funded by lottery charity Awards for All and Brighton and Hove Council.

'This book is going to be an unique slice of Brighton life,' says Writer in Residence Bridget Whelan. 'Saying someone is long term unemployed says very little about them – there is a wealth of experience, wisdom and knowledge among Centre users. This paperback is a way of capturing it.'

One to one tutorials will also be available for people who don't have time to attend the workshop or who don't like coming to classes. 'We want to reach out to as many people as possible,' explained Bridget. 'Everyone has a great story to tell. This is a chance to see it in print.' There is no need to book a workshop or tutorial unless you also want to arrange a free crèche place, otherwise Bridget is happy for you just to turn up on the day.

The Centre provides welfare rights advice, laundry and computing facilities, and cheap vegan lunches in addition to adult education courses.

Classes range from Japanese for beginners to belly dancing and desk top publishing.

A prize-winning writer with a Masters degree from Goldsmiths, Bridget Whelan had a long career at the Daily Mirror – she was a researcher for investigative journalist Paul Foot and health expert Dr Miriam Stoppard – before turning to fiction. Now a creative writing tutor, she has just been awarded an Arts Council grant to complete her first novel.

WRITING WORKSHOPS

Day workshops

Tuesday 18th September
10.30 to 3.30

Wednesday 17th October
10.30 to 3.30

Evening workshop

Thursday 20th September
6.30 to 9.00

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THE ROUND HILL SOCIETY

RHS Newsletter Editor
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Phone: 01273 276386
Email: news@roundhill.org.uk
Website: www.roundhil.org.uk

COMMITTEE CONTACT DETAILS

Chair	Rob Stephenson	51 Upper Lewes Road	673511
Treasurer	Paul Thompson	29 Richmond Road	883004
Secretary/Webmaster	David Guest	16a Wakefield Road	699476
Vice chair	Marian Gerrett	77 Princes Crescent	688009
Minutes Secretary	Jean Brennan	87 Round Hill Crescent	
Newsletter Editor	Vivien Eliades	66 Richmond Road	276386
Member without Portfolio	Terry Tidman	56 Richmond Road	699182
Member without Portfolio	Kevin Tansley	11 Wakefield Road	672648
Member without Portfolio	Jan Curry	58 Richmond Road	601320
Member without Portfolio	Ted Power	55 Prince's Road	688102

DEADLINE FOR NEXT ISSUE DUE IN DECEMBER

Please send your articles, letters, pictures, adverts, poems, anecdotes etc, to the editor at the above address by
WEDNESDAY 14TH NOVEMBER

2007 AGM

The 2007 Annual General Meeting of the Round Hill Society will be held in November—more details coming soon.

The meeting will hear the Chairman's report, approve the annual accounts of the society and elect the members of the committee. We are also planning to include a talk on Community Policing.

Exterior House Painting

Now pricing and taking bookings for 2008.

Some local jobs:

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85 Round Hill Crescent (2006)
66 Richmond Road (2006)



Rob Stephenson
673511

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WINDOW CLEANERS

Col Scarratt T: 243366, M: 07759 9699514

E: col.scarratt@ntlworld.com

Bishop Window Cleaning T: 07939 161904

BUILDERS

Chris Nesbitt Plastering, bricklaying. T: 07867 864619

Earthwise Construction green design, construction & renovation (Contact Ben East). T: 0845 680 0015

A Team Builders Ltd Plastering, damp proofing (Contact Giles Walker). T: 385478, M: 07725028393

DECORATORS

Preston Decorators (Prince's Road), T: 07976 893087

Rob Stephenson 51 Upper Lewes Road, T: 673511

Peter Skinner T: 558790/889964

PLUMBERS

Tim Packwood 88 Waldegrave Road, T: 0770 325 3740

G J Saunders 80 Melrose Ave, Portslade, T: 882827

C R Laker 76 Rugby Rd, T: 501006, F: 507745

Tom Plumb T: 07973 551841

Lynette Ward CORGI registered M: 07910 763689

T: 302574 E: lynette1.ward@ntlworld.com

CARPENTERS

SAB Carpentry 27 Prince's Rd. T: 702632

M: 07963 8415630

GARDENERS

Sadie at Plant People T: 562425, M: 07881 992762

Bruce Jonas Tree Surgeon T: 693247

CYCLE REPAIRERS

Getafix Mobile Cycle Mechanic T: 693247, M:

07928116037

Please send your recommendations (or warnings!) including your own details for verification, to the editor at 66 Richmond Road, tel: 276386

The Reporter is published by the Round Hill Society to keep residents in the area in touch with local news, events and each other. Every effort is made to present a fair and balanced view, while aiming to accept any material from Round Hill residents. The opinions expressed in The Reporter are not necessarily those of the Round Hill Society.

This edition of the Round Hill Reporter was printed by

david
maslen
estate agents