

# Crawley Borough Council

## **Consideration Report for Delegated Decision by Cabinet Member for Planning & Economic Development**

**Expected Date of Decision: 7 February 2018**

### **Ifield Village Conservation Area Statement**

Report of the Head of Strategic Housing and Planning Services **SHAP/71**

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#### **1. Purpose**

- 1.1 The Council has prepared an update to the Ifield Village Conservation Area Statement. This report seeks Cabinet Member approval to formally adopt the updated Conservation Area Statement.

#### **2. Recommendations**

- 2.1 The Cabinet Member is recommended to:

Adopt the updated Ifield Village Conservation Area Statement, enabling it to form a material consideration in planning decisions that affect the character or setting of Ifield Village Conservation Area.

#### **3. Reasons for the Recommendations**

- 3.1 Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. Ifield Village Conservation Area Statement was last updated in September 1999. It is necessary to revise the document to ensure that its guidance remains robust and relevant, particularly within the context of the National Planning Policy Framework (2012) and the adopted Crawley Borough Local Plan 2015-2030.

#### **4. Background**

- 4.1 The updated Ifield Village Conservation Area Statement provides a detailed appraisal of the important architectural and historic features that contribute to the special character of Ifield Village Conservation Area. It sets out guidance to assist in planning applications and decisions, and establishes a Management Plan to help bring about enhancements to the Conservation Area.
- 4.2 The Conservation Area Statement has been jointly prepared by Ifield Village Conservation Area Advisory Committee (IVCAAC) and Crawley Borough Council. Contributions came also from the annual public meetings held by IVCAAC in 2013, 2014 and 2016. At the 2016 meeting, the document was consulted upon with a wider audience, and those in attendance proof-read and commented on the various sections of the document. This informed the final version of the document.
- 4.3 Ward Members have also been involved in the preparation of the Conservation Area Statement.

## **5. Description of Issue to be resolved**

- 5.1 The special character of Ifield Village Conservation Area has remained largely unchanged since the last update of the Conservation Area Statement in 1999. It is however necessary to update the Conservation Area Statement as a matter of good practice, particularly within the context of changes to national and local planning policy since its adoption.
- 5.2 Updates to the Ifield Village Conservation Area Statement are part of a wider programme to prepare updated Conservation Statements for Crawley's designated Conservation Areas, as established through the Local Development Scheme.

## **6. Information & Analysis Supporting Recommendation**

- 6.1 The decision to update the Conservation Area Statement is established through the Local Development Scheme and represents a commitment of the Council moving forward.
- 6.2 Should the Cabinet Member decide not to adopt the updated Ifield Village Conservation Area Statement, the previous 1999 version would be retained. The planning policy context set out within the older document is however significantly outdated and is therefore of limited weight. Adoption of the updated Ifield Village Conservation Area Statement will provide a robust tool to help ensure that the special character of the Conservation Area can be preserved and/or enhanced.
- 6.3 Ward Members were consulted and briefed upon the draft Ifield Village Conservation Area Statement prior to its publication for public consultation. Ward Members have been supportive of work to update the Conservation Area Statement and have provided positive feedback on its content.

## **7. Implications**

- 7.1 If adopted, the 2018 Ifield Village Conservation Area Statement will supersede the 2003 version of the document. Upon adoption, the 2018 Ifield Village Conservation Area Statement will form a material planning consideration in decisions that affect the character or setting of Ifield Village Conservation Area.

## **8. Background Papers**

- Ifield Village Conservation Area Statement (2018):  
<http://www.crawley.gov.uk/pw/web/int169915>