

Crawley Borough Council

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

Expected Date of Decision: 7 February 2018

Dyers Almshouses Conservation Area Statement

Report of the Head of Strategic Housing and Planning Services **SHAP/72**

1. Purpose

- 1.1 The Council has prepared an update to the Dyers Almshouses 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 Dyers Almshouses Conservation Area Statement, enabling it to form a material consideration in planning decisions that affect the character or setting of Dyers Almshouses 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. Dyers Almshouses Conservation Area Statement was last updated in December 1998. 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 Dyers Almshouses Conservation Area Statement provides a detailed appraisal of the important architectural and historic features that contribute to the special character of Dyers Almshouses 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 prepared by Crawley Borough Council, with input from Central Crawley Conservation Area Advisory Committee (4C's) and the Dyers Company. Ward Members have been kept informed as the Conservation Area Statement has progressed.

5. Description of Issue to be resolved

- 5.1 The special character of Dyers Almshouses Conservation Area has remained largely unchanged since the last update of the Conservation Area Statement in 1998. 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 Dyers Almshouses 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 Dyers Almshouses Conservation Area Statement, the previous 1998 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 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 Dyers Almshouses 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 Dyers Almshouses Conservation Area Statement will supersede the 2003 version of the document. Upon adoption, the 2018 Dyers Almshouses Conservation Area Statement will form a material planning consideration in decisions that affect the character or setting of Dyers Almshouses Conservation Area.

8. Background Papers

- Dyers Almshouses Conservation Area Statement (2018):
<http://www.crawley.gov.uk/pw/web/int169912>