

Crawley Borough Council

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

Expected Date of Decision: 28 March 2018

Brighton Road Conservation Area Statement

Report of the Head of Strategic Housing and Planning Services SHAP74

1. Purpose

- 1.1 The Council has prepared a Conservation Area Statement for the Brighton Road Conservation Area. This report seeks Cabinet Member approval to formally adopt the Brighton Road Conservation Area Statement (2018), which is a background paper to this report.

2. Recommendations

- 2.1 To the Cabinet Member is recommended to:

Adopt the Brighton Road Conservation Area Statement 2018, enabling it to form a material consideration in planning decisions that affect the character or setting of the Brighton Road 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. Conservation Area Statements for individual Areas reinforce the purposes of the designation by detailing their special qualities how these can be maintained and enhanced via the development process. Brighton Road Conservation Area was designated in 2009 and extended in 2013, and currently has no adopted Statement. It is considered that the adoption of a Statement providing up-to-date guidance is appropriate, as in the case of Crawley's more established Conservation Areas.

4. Background

- 4.1 The Brighton Road Conservation Area Statement provides a detailed appraisal of the important architectural and historic features that contribute to the special character of the Conservation Area. It sets out guidance to assist in planning applications and decisions, and identifies potential improvement opportunities.
- 4.2 A draft version of Brighton Road Conservation Area Statement was published for a four-week period of public consultation from 12 February to 12 March 2018. Ward members and officers of Southgate Community Forum/Southgate Conservation Area Advisory Committee were informed of the consultation, which was also publicised via Twitter and via the display of posters in appropriate locations within Southgate. Further detail of the consultation approach is provided in the Consultation Statement, which is a background paper to this report.

- 4.3 One written response was received commenting on the contents of the draft Brighton Road Conservation Area Statement. Details of the comments, the council's response to the issues raised, and detail of amendments made to the Statement as a result, are set out in the Brighton Road Conservation Area Statement Consultation Statement which forms a background document to this report.

5. Description of Issue to be resolved

- 5.1 Following the designation of the Brighton Road Conservation Area in 2009 and its extension in 2013 it is considered necessary to adopt a Conservation Area Statement for the Area as a matter of good practice.
- 5.2 The adoption of the Brighton Road Conservation Area Statement forms part of a wider programme to prepare new and/or 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 adopt 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 Brighton Road Conservation Area, the Conservation Area designation will continue to apply according to national legislation and national and local planning policy. The consideration of the special qualities of the Conservation Area as part of the planning and development processes will, however, be constrained by a lack of Area-specific guidance. Adoption of the Brighton Road Conservation Area Statement will provide a tool to help ensure that the special character of the Area can be preserved and/or enhanced.
- 6.3 Ward Members and members of the Southgate Conservation Area Advisory Committee have supported and contributed to the preparation of the Brighton Road Conservation Area Statement, and support its adoption.

7. Implications

- 7.1 If adopted, the Brighton Road Conservation Area Statement will form a material planning consideration in decisions that affect the character or setting of Brighton Road Conservation Area.

8. Background Papers

- Brighton Road Conservation Area Statement (2018):
<http://www.crawley.gov.uk/pw/web/PUB340245>
- Brighton Road Conservation Area Statement Consultation Statement:
<http://www.crawley.gov.uk/pw/web/PUB340244>