

# Crawley Borough Council

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

Expected Date of Decision: 5 June 2019

### Hazelwick Road Conservation Area Statement

Report of the Head of Economy and Planning: PES/319

---

#### **1. Purpose**

- 1.1 The Council has prepared the Hazelwick Road Conservation Area Statement SPD. This report seeks Cabinet Member approval to formally adopt the Hazelwick Road Conservation Area Statement (2019).

#### **2. Recommendations**

- 2.1 The Cabinet Member for Planning and Economic Development is recommended to:

Adopt the Hazelwick Road Conservation Area Statement June 2019 (attached as an Appendix to this report), enabling it to form a material consideration in planning decisions that affect the character or setting of Hazelwick 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. Hazelwick Road Conservation Area was designated in March 2013, though currently has no adopted Statement.
- 3.2 Hazelwick Road Conservation Area Statement therefore identifies the key historic and architectural features of the Conservation Area, and provides guidance to assist in the interpretation of Local Plan heritage policies to ensure that the special character of the area can be preserved or enhanced.

#### **4. Background**

- 4.1 The Hazelwick 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 has been jointly prepared by Crawley Borough Council and Hazelwick Road Conservation Area Advisory Committee (HCAAC). The document 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 A draft version of Hazelwick Road Conservation Area Statement was published for a four-week period of public consultation between 22 February 2019 and 5pm on 22 March 2019. This is in accordance with regulation 12.(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the council's Statement of Community Involvement.
- 4.3 Information on the consultation was sent to addresses within and adjacent to the Conservation Area, and relevant stakeholders.
- 4.4 Feedback on the draft Hazelwick Road Conservation Area Statement was received from a total of 13 individuals and organisations. The council also received two phone calls from residents relating to the Conservation Area Statement.
- 4.5 This feedback has been considered and taken into account in preparing the final version of the Conservation Area Statement. Detail of all feedback received during consultation, including the council's response to the issues raised, and detail of any amendments made to the Conservation Area Statement as a result of feedback, is set out in the Hazelwick Road Conservation Area Consultation Statement.
- 4.6 Views were also invited on an accompanying Sustainability Appraisal/Strategic Environmental Assessment Screening Report, which considered whether or not a Strategic Environmental Assessment (SEA) and/or Habitat Regulations Assessment (HRA) would be required. The document concludes that the Hazelwick Road Conservation Area Statement SPD does not require a SA/SEA or a HRA, a position that has been accepted by Natural England and Historic England. The Environment Agency has been consulted advises that it no longer comments on screening opinions.

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

- 5.1 Hazelwick Road Conservation Area was designated in March 2013, but does not currently have an adopted Conservation Area Statement. The role of a Conservation Area Statement is to identify the key historic and architectural features, and to provide guidance to assist in the interpretation of Local Plan heritage policies to ensure that the special character of the area can be preserved or enhanced.
- 5.2 Hazelwick Road Conservation Area Statement is part of a wider programme to prepare and update 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(s) is established through the Local Development Scheme and represents a commitment of the council moving forward.
- 6.2 Should the Cabinet Member for Planning and Economic Development decide not to adopt the Hazelwick Road Conservation Area Statement, there will be no specific guidance in place to support interpretation of the adopted Local Plan heritage policies within the context of Hazelwick Road Conservation Area. Adoption of the Conservation Area Statement will provide a robust tool to help ensure that the special character of Hazelwick Road Conservation Area can be preserved and/or enhanced.

- 6.3 Three Bridges Ward Members were consulted and briefed upon the draft Hazelwick Road Conservation Area Statement prior to its publication for public consultation. Ward Members have been supportive of work to prepare the Conservation Area Statement and have provided positive feedback on its content.

## **7. Implications**

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

## **8. Background Papers**

- Crawley Borough Local Plan 2015-2030 (December 2015)
- SA/SEA Sustainability Report for the Local Plan (December 2015)
- Sustainability Appraisal/Strategic Environmental Assessment Screening Report: Sustainability Statement for Hazelwick Road Conservation Area Statement: (June 2019)
- Hazelwick Road Conservation Area Statement: Regulation 12 Consultation Statement (June 2019)

**Contact Officer:** Anthony Masson, Senior Planning Officer

**Telephone:** 01293 438761

**Email:** [anthony.masson@crawley.gov.uk](mailto:anthony.masson@crawley.gov.uk)