



- 4.5 PPG 15 on historic buildings and conservation areas explains that the Government's commitment to sustainable development is particularly relevant to historic resources as these are irreplaceable. Their conservation must be given full weight alongside the need for

4.11 The following objectives set the framework for the policies of the chapter:-

### **Objectives for the Built and Natural Heritage**

#### **Objective 1**

**To protect and maintain the existing character and quality of Crawley's environment.**

4.12 The planned layout of Crawley means that much of the town is attractive and spacious. The distinctive character of its environment, appreciated by local residents, could easily be destroyed by development, especially where it affects the original layout of streets and buildings, open spaces or important landscape features.

#### **Objective 2**

**To protect features of historic or architectural interest which are important in reflecting Crawley's past.**

4.13 The borough has many irreplaceable historic features, ranging from archaeological remains to family homes, public houses and churches. These are very important to the character and identity of the town, reflecting its origins. Crawley has 94 listed buildings which the Borough Council has a statutory obligation to safeguard. The town also includes features of historic or architectural interest, for example, areas of distinctive new town architecture and urban design, which are significant locally and which deserve protection.

#### **Objective 3**

**To protect valuable nature conservation sites to help maintain and increase the range of local habitats.**

4.14 Once habitats are lost, it is difficult and sometimes impossible to re-establish them. The protection of these sites is therefore necessary, as nature conservation is important for its own sake and for education. Many sites important for nature conservation are also of value for recreation or amenity.

#### **Objective 4**

**To protect urban open spaces of value for recreation and amenity.**

4.15 Open spaces are significant local features in Crawley, forming part of its distinct identity. They have an important amenity and recreation role, improving the quality of life for residents and are usually highly valued by the community.

#### **Objective 5**

**To enhance the value of the borough's historic and natural assets through education, interpretation and improving public access.**

4.16 Some of the borough's historic and environmental features are not valued as highly as they deserve because people are unaware of their significance or are unable to visit or see them. Improving awareness and understanding adds to the value of a site, particularly for local residents and occupiers and this can help its protection.

## **POLICIES**

### **The Built Environment**

#### **Conservation Areas**

##### **Designation**

###### **Policy BN1**

**The Borough Council will designate as conservation areas any areas it considers to be of special architectural or historic interest in the context of the borough, the character or appearance of which it is desirable to preserve or enhance. The following criteria will be taken into account:**

statements. The Borough Council will continue to review the designation of new and existing conservation areas.

*Implementation: CBC forward planning process, subject to public consultation with residents and occupiers.*



respect the character and appearance of a conservation area.









**Policy BN12**

**Proposals for advertisements and signs on listed buildings used for commercial purposes will only be permitted if they respect the external features and character of the building in size, design, materials, colour and siting. Internal illumination, other than halo lighting, will not be acceptable.**

4.29

Street, and it is recognised that advertisements and signs are necessary. However, signs and advertisements can have an adverse impact on the appearance of a listed building and they therefore need to be very carefully designed and sited. It is recognised that the illumination of signs is often desirable, particularly on buildings which are mainly used at night, but this should be as discreet as possible. Halo lighting is usually appropriate.

*Implementation: CBC development control process.*

**Policy BN13**

**Proposals for the installation of satellite dishes, burglar alarms and other similar features on listed buildings will only be permitted if:**

- (i) they are discreet and their colour, design and siting respect the external appearance of the building;**
- (ii) they are not situated on the front of a building facing a highway.**

4.30 Satellite dishes, burglar alarms and similar features such as telecommunications equipment can be very intrusive and affect the appearance of a listed building. They should be as discreet as possible and located away from very visible locations on the front of buildings.

*Implementation: CBC development control process.*

**Policy BN14**

**The Borough Council will monitor the condition of the listed buildings in the borough and will encourage their maintenance and**

other policy objectives. Similarly, standards such as parking standards may be relaxed if this would encourage a use resulting in the retention of a listed building without causing serious problems in the locality.

*Implementation: CBC development control process.*

#### **Policy BN15**

**The Borough Council will only grant listed building consent for the demolition of a listed building in exceptional circumstances and must always be satisfied that every possible effort has been made to find a suitable use for the building. If, exceptionally, consent for demolition is granted, suitable provision for the recording of features which will be destroyed may be required.**

- 4.32 Listed buildings are irreplaceable and are comparatively rare features in Crawley. Proposals for their demolition should not be given consent simply because redevelopment is more economic. Developers must therefore prove the viability of alternative uses has been fully explored, including the sale of the building. Some listed buildings are either of intrinsic archaeological interest or stand on ground which contains archaeological remains and arrangements should therefore be made for the protection or recording of features which would be lost.

*Implementation: CBC development control process.*

### **Buildings of Local Architectural or Historic Interest**

#### **Policy BN16**

**The Borough Council will seek to secure the retention of a building recognised as being of particular local architectural or historic interest. Planning permission may be refused for proposals for development, extensions, alterations or changes of use which will lead to the demolition of such a building, cause the removal of features of interest or detract from the character or setting of the building.**



## NATURAL HERITAGE

### Nature Conservation

#### **Policy BN19**

**Proposals for development will be resisted if it will adversely affect, directly or indirectly, Sites of Nature Conservation Importance identified on the Proposals Map, or which are identified in the future. Proposals for development will not normally be permitted if it would adversely affect other important habitats, including those identified within Ancient Woodlands, unimproved pastures, water features and flood plains and areas where protected species are present. The Borough Council will seek improvements in the nature conservation value of an area in association with new development, and will encourage the improved management and interpretation of these areas.**

- 4.36 The County Council has produced a register of Sites of Nature Conservation Importance and the Borough Council also has a list of locally important sites. The Structure Plan states the importance of protecting such sites as they are very vulnerable to the direct and indirect impacts of development. Ancient Woodlands are areas which have been continuously used as woodland for at least 400 years. Ancient semi-natural woodlands in particular normally support a variety of species which are slow to spread into replanted areas and hence tend to be more vulnerable. Ancient woodlands which are replanted are usually of lesser value to nature conservation. The Ancient Woodlands shown on the Proposals Map are those included in an Inventory of Ancient Woodland compiled by English Nature and are of both types. The Inventory is a provisional inventory primarily based on a map survey. More detailed site surveys carried out in connection with development proposals may enable a more accurate age and description of the woodland to be established. Any amendment made to the Inventory by English Nature will subsequently need to be reflected in a revision of the Local Plan and Proposals Map.
- 4.37 Other areas, such as unimproved pastures and water courses are also important in maintaining biodiversity as they are wildlife habitats and may support protected species. Water features and adjacent areas of land are valuable as a source of open space, some of which has significant landscape value. These areas also provide links between different parts of the built up area and into the countryside, forming attractive footpath routes and important wildlife corridors. All habitats are also important for their amenity, recreation and educational value. In applying the policy regard will be had to the reasonable needs of agriculture and forestry. Areas of natural habitat within the borough will be reviewed regularly, to identify opportunities for improvement and to ascertain whether any sites should be given greater

## **Landscape**

### **Policy BN20**

**Proposals for development will not normally be permitted if it will**

## Urban Open Space

### **Policy BN22**

**Planning permission will not be granted for development which would result in the loss of any urban open space which makes a positive contribution to the character or amenity of its surroundings.**

**Development of small-scale buildings, or the limited extension of existing buildings, may be permitted in areas of urban open space which make a positive contribution to their surroundings provided that:**

- (i) it will not adversely affect the character or amenity of the area; and**
- (ii) it will contribute to the functioning of a recreation, community or education use; or**
- (iii) the particular piece of land does not make a contribution to local amenity or ecology, or to community or recreation uses.**

4.40 Open space within and adjacent to the built-up area contributes to Crawley's visual amenity and to the quality of life of residents, employees and visitors. The Structure



