

**HAZELWICK ROAD CONSERVATION AREA STATEMENT
REGULATION 12 CONSULTATION STATEMENT
JUNE 2019**

1. Introduction

1.1. Crawley Borough Council has worked with Hazelwick Road Conservation Area Advisory Committee (HCAAC) to prepare the Hazelwick Road Conservation Area Statement. Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. To help achieve this, it is the role of a conservation area statement to identify and describe the key features that contribute to its special character

1.2. This Consultation Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and Crawley Borough Council's Statement of Community Involvement (SCI) (2017). It also has regard to the requirements of the National Planning Policy Framework (2019)

1.3. The Hazelwick Road Conservation Area Statement adopted as a Supplementary Planning Document (SPD) Regulation 12 of the Local Planning Regulations requires that before a local planning authority adopts a SPD, it must prepare a statement identifying the persons who have been consulted in the preparation of the document, the main issues raised by them, and the manner in which these have been addressed. This document is that statement.

consultation, providing opportunities for interested stakeholders and to feed into the preparation of the document. In setting out the details by Regulation 12 as mentioned above, this document provides a summary of the early engagement process and the formal consultation being undertaken currently.

1.5. This Consultation Statement therefore outlines the consultation undertaken at each stage of document production, and details how the feedback received has shaped the final document. As required by the regulation, the Consultation Statement was

2. Involve: Stage 1 – Early Engagement

- 2.1. Hazelwick Road was designated a Conservation Area on 20 March 2013, and HCAAC was formally established at its inaugural meeting held at the Montefiore Hall on 20 July 2015. Since its formulation, an important objective for both HCAAC and the council has been to prepare and adopt a conservation area statement for the area.
- 2.2. Work on a draft conservation area statement began in early 2017, with HCAAC preparing a first draft of the document and compiling an inventory of all buildings in the conservation area. This work was shared with the council in April 2017, at which stage officers from Forward Planning and Development Management reviewed the document to provide technical input and edit it that helped ensure consistency of approach with the council's adopted Conservation Area Statement.
- 2.3. An updated draft was circulated to HCAAC and ward members for comment ahead of its 10 September 2018 meeting. This provided an opportunity to discuss issues relating to the emerging conservation area statement.
- 2.4. At this stage, HCAAC was invited to provide oral feedback on the council's amendments. This feedback, along with the council's response, is set out at Appendix A of this document. The draft document was also shared with the council's heritage consultant, who reviewed the document and provided technical heritage advice on 18 September 2018.
- 2.5. An amended version of the draft conservation area statement was shared with HCAAC and ward members. HCAAC sent through written feedback on the draft document on 5 October 2018. This feedback, along with the technical heritage feedback referred to above, helped inform a further draft of the conservation area statement, which was circulated to HCAAC ahead of its 29 October meeting. Detail of the feedback provided by HCAAC, and the council's response, is set out at Appendix B of this Consultation Statement.
- 2.6. Following the meeting, HCAAC sent through its final comments on the draft statement. These fed into the final consultation draft conservation area statement, which was agreed by HCAAC at its 3 December 2018 meeting.
- 2.7. The draft Hazelwick Road Conservation Area Statement was reviewed by the Head of Planning and Economic Growth, in liaison with the Cabinet member for Planning and Economic Growth. On 29 January 2019 it was agreed that the document should progress to public consultation.
- 2.8. The draft Hazelwick Road Conservation Area Statement was presented at the HCAAC meeting on 4 February 2019, where it was agreed that the document, alongside supporting technical information, should progress to public consultation.

3. Consult: Stage 2 – Publication

- 3.1. The council sought views on the draft Hazelwick Road Conservation Area Statement and its supporting technical documents. This includes the Hazelwick Road Conservation Area SA/SEA Screening Report, which considers whether or not a Strategic Environmental Assessment (SEA) is required. Feedback was also invited on the draft Consultation Statement (now updated), which explained how the draft Conservation Area Statement had been produced, the different engagement methods used, and details where the document could be viewed and how to respond to the consultation.
- 3.2. The documents were made available for comment over a four week period between 22 February 2019 and 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.
- 3.3. HCAAC and the council raised awareness of the public consultation through a range of different engagement methods, including:
 - Postcards advertising the consultation were circulated to properties within and adjacent to the conservation area. These were hand delivered by members of HCAAC and ward members and provided information on the role of the conservation area statement, and set out where to view the documents, how to respond to the consultation, and the timeframe for submitting comments.
 - Posters detailing the information outlined above were distributed to HCAAC and ward members to display on public notice boards and in windows within the conservation area.
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3.6. During the consultation period, the draft Hazelwick Road Conservation Area Statement and its supporting technical information were available to view online at

APPENDIX A: HAZELWICK ROAD CONSERVATION AREA ADVISORY COMMITTEE (HCAAC) COMMENTS ON DRAFT HAZELWICK ROAD CONSERVATION AREA STATEMENT

Para/ Page no.	Comments	Council's Response
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Para/ Page no.	Comments	Council's Response
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the conservation area. It is not considered that this early section of the document represents an appropriate point as which to discuss concerns regarding erosion of the conservation area character, as the issue q4a>CA 11.04.9(h)5.363(h)63(s)-47(d(w)4.5(h)-0.811.

Para/ Page no.	Comments	Council's Response
Page 24, para 6	...a roof or on...	This wording cannot be added, as permitted development rights allow the installation of solar panels on a roof facing a road. It is only where solar panels are proposed on walls fronting the highway that permission is required.
Page 24, para 6	Add 'on'	Added to text.
Page 25, para 1	over 75mm stem diameter	Wording amended to clarify this position.
Page 25, para 4	and the Council regrets the occasions when it has perhaps failed to give such encouragement in support of these objectives.	This conservation area statement provides a detailed character appraisal of Hazelwick Road Conservation Area, providing guidance and objectives to assist in the determination of planning applications. When adopted, the conservation area statement will form a material consideration in planning decisions. It is noted that the feedback provided by HCAAC relates to planning applications determined at a time when there was no conservation area statement, and therefore no detailed guidance that could be taken into consideration. Through the joint working between HCAAC and CBC, the draft Hazelwick Road Conservation Area Statement will provide the guidance to feed into planning decisions, meaning the special character of the conservation area can be better preserved and/or enhanced. The council is of the view that the suggested wording is not helpful, and would appear to undermine the objectives that are set out in the draft Hazelwick Road Conservation Area Statement.

Para/ Page no.	Comments	Council's Response
Page 26, para 8	(bullet points) add: Unenclosed continuous paving of front gardens unrelieved by planting beds or borders.	Wording added.
Page 27, para 2	<p>...set out a case for amending...</p> <p>to encompass the core of the new town railway settlement of Three Bridges village as the triangle of land formed by Hazelwick Road, Three Bridges Road and North Road</p>	<p>The council's view is that this Conservation Area Statement should focus on the special character of Hazelwick Road Conservation Area.</p> <p>The council view is that it is sufficient to para 2</p>

Para/ Page no.	Comments	Council's Response
	<p>Conservation Area of car and other vehicle parking? Perhaps something along the lines of: <i>It is acknowledged by the need to have introduced residents' parking schemes in areas throughout Crawley and including the Conservation Area, that present day levels of car ownership were unforeseen when 20th century New Town areas were planned and developed, let alone the Victorian railway settlement of Three Bridges including Hazelwick Road. The adverse visual and other environmental impacts of traffic and parked cars are generally accepted as a trade-off for the perceived convenience brought about by ownership of a car if it can be kept at or near home. Furthermore, highways and road space, insofar as this impacts on adjoining built character and heritage, are held to be outside of Planning Control. It is perhaps fortunate therefore, that the arrangement and set back of houses in Hazelwick Road is such that front gardens are generally too small to have fallen to use as parking space, thereby limiting impacts on character to that generally associated with continuous roadside parking; unlike many other areas of the town where character, amenity and wellbeing afforded by verges and front gardens is being lost to paving for crossovers and parking.</i></p>	<p>planning control. For some types of works (e.g. replacement windows) the Conservation Area Statement can help to encourage people to carry out works that are keeping with the conservation area, even where planning permission isn't required. But for parking, there isn't anything that the CA Statement is able to influence, as people will still park on the street. Therefore, there would not be merit in including wording on parking, as there is no scope for the Conservation Area Statement to influence this matter.</p>

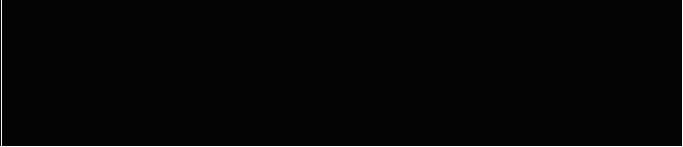
APPENDIX C

Respondent	Para/ Page no.	Comments	Council's Response
Historic England	N/A	We congratulate the Council and HRCAAC for producing this appraisal to support positive management of the conservation area and see the collaboration between the Conservation Area Advisory Committee and the Council as exemplary practice that we seek to encourage.	Noted and support welcomed.
Historic England	P19	Page 19 provides a very helpful digest of the most important features of the conservation area's character, as well as key opportunities for enhancement (although the latter might better be titled "Vulnerabilities and Opportunities for Enhancement). This section provides much of the most important information for managing the area and would be helpful to see at the front of the document, where it would	

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		(2017). Demolition of any boundary wall in a conservation area (including partial demolition) requires planning permission as it is considered 'relevant demolition' for the purposes of section 196D of the Town and Country Planning Act 1990.	<i>'relevant demolition' for the purposes of section 196D of the Town and Country Planning Act 1990'.</i>
Historic England		We feel that the management proposals/plan provides sensible and proportionate management measures to preserve and enhance the character and appearance of the conservation area and are particularly supportive of the inclusion of proactive Conservation Area Improvement Projects and the intention to support further consideration of the use of a targeted article 4 direction to provide management of change in the area.	Noted and supportwelcomed.
Historic England		We feel that the Conservation Area Buildings Inventory is a particularly noteworthy element of the document that should enable rapid consideration of	

Respondent

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Respondent	Para/ Page no.	Comments	Council's Response
		<p>I believe New Street was created around the time of Hazelwick road certainly number 10 dates to the 1860's and for a time was the location of Three Bridges free church and then Three Bridges Spiritualist church. This building may be one worth trying to save on historical grounds furthermore it is of architectural interest due to its unusual shape.</p> <p>Additionally numbers 8,6 and 4 are of architectural interest due to their unusual shape and I believe they retain many of the original features the conservation area would seek to protect.</p> <p>There may also be an architectural and perhaps historical interest regarding the Victorian terraces from number 12, 14, 16, 18, 20 etc some of which remain social housing.</p> <p>I currently live at number 12 which may be of architectural interest due to its triangular shape although all Victorian features were removed during a council renovation in the 1980's. I believe also at one time it was connected with the church at number 10.</p> <p>At the other end of the street there are a number of double fronted Victorian homes one of which holds a blue heritage badge for Richard Marsh. Many retain</p>	<p>Separately to this consultation, HCAAC has suggested that we would like the council to consider extending the Conservation Area boundary. This is something the council has agreed to look into once an adopted Conservation Area Statement is in place, and will be investigating this as part of the Crawley Local Plan review which commences later this year. Your feedback will be taken into consideration as part of this investigative work.</p>

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		<p>original external features and i suspect also many internal features.</p> <p>In respect of Three Bridges road whilst the parade of shops are not particularly appealing aesthetically they are part of the old Three Bridges and there are any hidden remnants of the old architecture.</p> <p>Heading in the other direction there is the old Barclays which i believe was once part of the Tilgate estate, there are also a number of other buildings currently on the local list that would benefit from such recognition to try and conserve the area.</p>	
Rep 2		<p>I noticed that Fig. 3 in your consultation draft had an acknowledgement to the National Library of Scotland. Why did you not go to Crawley Library? They have an Ordnance Survey Map for the same area dated 1909, showing clearer details (O.S. Sussex Sheet IV.9, surveyed 1873, revised in 1909; reprinted in 2003 by alangodfreymaps.co.uk). I attach a Word copy of the relevant area for your perusal. The Word copy also contains two less detailed maps from 1825 and 1965. If you want avoid the library, I can send you jpeg files of any of the three maps shown in the Word copy.</p> <p>I have no comments on the body of your text or your aims.</p>	<p>Thank you for sending through advice on the historic maps and for making the council aware of the availability of these electronically from Crawley Library. Having contacted Crawley Library, we have been advised that these maps are subject to Crown Copyright, and that any digitised images provided to the public are given for private study and non commercial research use, and therefore are not for republication. The Council has however been able to make use of alternative historic mapping that is covered within its existing licencing rights, and the historic mapping included in <i>Part 2 History of Hazelwick Road Conservation Area</i> has therefore been improved.</p>

Respondent	Para/ Page no.	Comments	Council's Response
		<p>to imaging these days that this route was one of the main eastern routes towards East Grinstead. While so many of the buildings have been redeveloped and more modern "infill" development has taken place, I feel this accent route should be recognised in some way for its historic importance to the infrastructure of the area even before the arrival of the railway.</p>	
Rep 4		<p>Re the above (draft Hazelwick Road Conservation Statement) sounds good to me.</p>	<p>Thank you for your feedback and support.</p>
Rep 5	P24	<p>Thank you for making available the documents for the Hazelwick conservation area. I particularly enjoyed reading the history of the area. I have one comment to make on the proposed guidance for development.</p> <p>Specifically, on page 24, a restriction on the use of solar panels is made. Although I am sympathetic to the need to keep the character of the area intact, I would suggest that climate change is somewhat more important and anything that can help alleviate our carbon emissions should be encouraged, not discouraged. I imagine it should be possible to allow</p>	

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Rep 6		<p>possible. It would be ideal if the guidance for development made provision for such advancements and not have a blanket ban on their use (which would affect all the houses on the north side of the road in the conservation area).</p> <p>Please could you send me plans for the proposed Hazelwick Road Conservation Area.</p>	<p>made to ensure that any proposals are appropriate to the conservation area.</p> <p>Tc 0 Tw 2.293 ET EMCP <</MCID 20 >>B3C q 433T*- E</p>

Respondent Para/

Respondent	Para/ Page no.	Comments	Council's Response
		<p>Our garage / lock up is accessed from and fronts The Birches and is accessed through Council garages that belong to The Birches.</p> <p>On the site is a double garage that was built out of brick in 1999/2000. It has no relation to the Victorian architecture and streetscape that this Conservation statement is trying to preserve. In fact it more closely resembles the 1950s garages.</p> <p>Any buildings on this land cannot be seen from Hazelwick Rd and are not owned by anyone in Hazelwick rd and therefore should not be included on the Conservation area map.</p>	
Rep 8		<p>I just wanted to contact you, and show my support for the conservation area, encompassing the bridges road and north road. I live top end of three bridges road, and would hate to see it change, this plan will protect the area, which I feel is needed, especially with the rapid housing development within Rowley.</p>	Thank you for your feedback and support.

APPENDIX D: COMMENTS ON DRAFT HAZELWICK ROAD CONSERVATION AREA STATEMENT SA/SEA
SCREENING REPORT RECEIVED DURING STATUTORY CONSULTATION (22 FEBRUARY TO 22 MARCH 2019)

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