

**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 is 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.
- 1.4. The council's Statement of Community Involvement (SCI) requires that local planning documents are subject to a period of 'early engagement' prior to formal consultation, providing opportunities for interested stakeholders and individuals to feed into the preparation of the document. In setting out the details required 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 that has been undertaken at each stage of document production, and details how feedback received has shaped the final document. As required by the regulations, the Consultation Statement was made available alongside the draft SPD as part of public consultation, detailing the early engagement undertaken and the way in which this has shaped the draft Conservation Area Statement. Following consultation, it has been further updated, detailing the verbatim feedback received during consultation, and showing how this has feed into the final document.

2. Involve: Stage 1 – Early Engagement

- 2.1. Hazelwick Road was designated as 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 edits that helped ensure consistency of approach with the council's adopted Conservation Area Statements.
- 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 formal 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 further 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 detailed where the document could be viewed and how to respond to the consultation.
- 3.2. The documents were made available for comments 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.
 - Information on the consultation was added to the council's website, with links to relevant consultation documents provided on the council's homepage and on the Hazelwick Road Conservation Area page. Updates were also provided via the council's social media channels.
 - An email with links to the documents was sent to all parties signed up to the council's 'planning alerts' system.
 - Details of the consultation were sent to relevant ward members ahead of public consultation commencing.
- 3.4. During the consultation period, representations were welcomed on any part or aspect of the draft Hazelwick Road Conservation Area Statement and its supporting technical documents.
- 3.5. Representations needed to be provided in writing, either electronically or in paper form.

3.6. During the consultation period, the draft Hazelwick Road Conservation Area Statement and its supporting technical information were available to view online at www.crawley.gov.uk/conservationareas

3.7. Paper copies of the documents were also available at the following locations:

Town Hall: The Boulevard, Crawley RH10 1UZ. Phone: 01293 438000. Opening hours Monday to Friday 8.30am-5pm

Crawley Library: Southgate Avenue, Southgate, Crawley RH10 6HG. Phone: 01293 651744. Opening hours: Monday to Friday 9am-7pm and Saturday 9am-5pm.

4. Post Consultation and Adoption

4.1 During consultation, feedback 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.

4.2 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 amendments made to the Conservation Area Statement as a result of feedback, is set out in Appendix C of this Consultation Statement.

4.3 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 and advises that it no longer comments on screening opinions. Feedback on the SA/SEA Screening Report is set out in Appendix D of this Consultation Statement.

4.4 A decision to adopt the Hazelwick Road Conservation Area was made on XX June 2019, following which the decision was published for comment in the Members Information Bulletin dated 11 June 2019. Subject to the nature of member feedback received, it is anticipated that the decision would be implemented, and the Hazelwick Road Conservation Area Statement adopted, on 19 June 2019.

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

Para/ Page no.	Comments	Council's Response
Page 4, para 1	I think we have been using 'HRCAAC' but not too worried because hope is that name will change before too long.	Noted. No change required at this time.
Page 5, para 3	A crossroads hamlet comprising a smallholding and perhaps an inn grew up at the junction of present day Three Bridges Road and a north-south route between Tilgate Furnace and Tinsley Forge - the route survives as North Road and reappears further south as Tilgate Drive.	Wording added as suggested (amended to fit paragraph)
Page 6, para 1	...following what is now Crawley Lane, the A264 Haslett Avenue East and Three Bridges Road...	Wording added (amended to fit paragraph)
Page 6, para 3	Should refer to 1899 map, not 1879 map	Wording amended as suggested.
Page 6, para 5	- probably in the late 1920s after the 1925 electrification of the main line railway. ...also completed in the inter-war years	Wording added.
Page 7, para 5	Continued erosion of character due to a number of factors, combined with Hazelwick Road on its own generating insufficient support to sustain a fully quorate Conservation Area Advisory Committee has led to a case being made for the Conservation Area to be extended.	This section introduces Hazelwick Road Conservation Area and provides an overview of the reasons for its designation. It would not be appropriate to discuss the group's proposal to extend the conservation area boundary at this early section of the document, given that the reader will not at this stage of the document have progressed to the Character Appraisal section which describes the special architectural and historic character of

Para/ Page no.	Comments	Council's Response
		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 (including discussion of measures to avoid deterioration of the area's character) are set out in the Character Appraisal and Planning Guidance sections. It should be noted that HCAAC not sustaining a quorate cannot be a justification for extending the CA. Any boundary amendment would need to be based on planning reasons; i.e. that any proposed extension is justified due to the historic or architectural interest of that area.
Page 9, para 4	...local stock brick, variegated with red or occasionally...	Wording added (amended to fit paragraph)
Page 10, para 3	...repainted, or have been introduced anew (Ebenezer Cottage)	Wording added (amended to fit paragraph)
Fig 10	Similarly Ladysmith Terrace	Reference added.
Page 17, para 3	Query this? Aware of Miles family photo in West Sussex Past archive, but houses commissioned / built by many different builders.	This is taken from the council's entry for this locally listed building. It is recommended that the wording is retained for consistency with this entry, unless information to the contrary can be provided.
Page 17, para 4	...benefit of the inhabitants of the Worth Ward of the Parish of Worth and its immediate vicinity...(from framed document in Montefiore Institute hall)	Wording added (amended to fit paragraph)

Para/ Page no.	Comments	Council's Response
Page 18, para 1	and was one-time premises of Crawley's renowned Yetmans Sausages	Wording added.
Page 23, para 1	...or partial demolition...	Certain types of 'partial demolition' are permitted in Conservation Areas without a requirement to obtain planning permission. The conservation area statement cannot be contrary to national planning legislation, unless locally specific measures such as an Article 4 Direction, are in place. It is appreciated that HCAAC is keen to progress an Article 4 Direction, which would have to be supported by councillors, but until such time as a Direction is in place, it would be misleading for the statement to specifically prohibit 'partial demolition' when it does not have the power to do so. The document is able to highlight the important role of key built form features in shaping the conservation area's special character, and the statement encourages the retention of these features, but the conservation statement cannot remove national permitted development rights, the removal of which can only be achieved through an evidence-based Article 4 Direction.
Page 23, para 8	Whilst the original development pattern is generally cohesive with continuity of built frontage giving limited views between, subsequent events such as the construction of Hazelwick Avenue have given rise to an unattractive view of the rear of houses and shops. This has been alleviated from time to time by rear garden tree growth, the value of which has only been realised when removal of trees has been permitted with insufficient consideration as to the need for replacement, which could have been covered had a Tree preservation Order been made.	The council must be notified of works to trees in the conservation area (subject to specific criteria), at which point a view would be taken as to whether TPO status is merited. If there is a proposal to fell or carry out works to a tree, this would be considered by the Development Management team.

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 patently 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 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 pre-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. The council view is that it is sufficient to acknowledge that the group wishes to expand the CA, and this can be explored further when the local plan evidence base is reviewed.</p>

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

Para/ Page no.	Comments	Council's Response
P18	Perhaps add; <i>The absence through demolition of No. 38's chimney outside of planning control is particularly unfortunate as it detracts from the symmetrical outline of the pair houses as a whole, seen as the focal point of Valued View 1.</i>	Wording added noting the loss of the chimney. However, we cannot necessarily point solely to the chimney for a loss of symmetry, as other features have also been amended which detract from this. We do though state the features that have been altered and the chimney is now captured within this.
P19	Opportunities for improvement: Perhaps add; <i>With respect to replacement windows, opportunities should be taken for progressively sympathetic improvement according with the following sequence, listed from worst to best: a) side and top hinged UPVC or metal casement windows; b) 'sash proportioned' top hinged UPVC windows; c) sliding sash UPVC windows; d) original pattern sliding sash windows with the narrower frame proportions traditionally achieved with timber construction. Future engineered and treated timber may yet provide a more sustainable and sympathetic route to replacement of original joinery elements that have more recently defaulted to UPVC.</i>	This is useful wording, and has been included at page 25 under the guidance for development section. The order has however been amended, so that rather than starting with the worst, the list begins with the preferred approach.
P24	Changes Outside of Planning Control - Bullet 8: Perhaps amend to read; <i>Original clay tile front paths. Enclosure of front gardens by fences, hedges or low walls should be retained. Planting beds and borders to avoid the appearance of wall to wall paving of front gardens.</i>	There is concern that some fences and hedges aren't original features, and for this reason are not identified in the document as features to be retained.
	Finally with regard to Changes Outside of Planning Control, don't we have to say something about the impact on the	The draft document previously (at a very early stage) included wording about parking. This was removed it as it is outside of

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 in-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-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: COMMENTS ON DRAFT HAZELWICK ROAD CONSERVATION AREA STATEMENT RECEIVED DURING STATUTORY CONSULTATION (22 FEBRUARY TO 22 MARCH 2019)

Respondent	Para/ Page no.	Comments	Council's Response
Environment Agency	N/A	Thank you for contacting us on the above application. We do not have any comments to add.	Noted.
Historic England	N/A	<p>Thank you for consulting Historic England on the draft Hazelwick Road Conservation Area Appraisal and Management Proposals. The National Heritage Act 1983 makes it a duty for Historic England (otherwise known as the Commission for the Historic Buildings and Monuments of England) to, so far as practicable, "...promote the preservation and enhancement of the character and appearance of conservation areas situated in England", including through provision of education, information, training and advice. Our comments in response to the consultation are provided in this capacity.</p> <p>Our published advice on the appraisal, designation and management of conservation areas is set out in Historic England Advice Note 1, published in February 2019, which can be downloaded at: https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/</p>	Noted.

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 provide ready access for decision makers.	Noted and support welcomed. It is agreed that the suggested amendment to the title adds clarity, and this change has been incorporated into the final document. Whilst it is appreciated that the suggestion to move this section to the front of the document is intended to highlight its important information, there is concern that to 'front load' the page 19 overview to the start of the Character Appraisal section could mean that its key messages are not considered within the full context of the Character Appraisal. Therefore the section is intended to provide an overview of the key architectural and historic features discussed in the Character Appraisal, so that these, as well as vulnerabilities, can be considered in detail through the Guidance for Development section.
Historic England	P22	Page 22, demolition of walls. Consideration of demolition of walls within conservation areas has been changed as a result of changes to the General Permitted Development Order 1990 and as a result of rulings in the High Court including those of <i>Save Britain's Heritage v SCLG</i> (2011) and <i>Barton v SCLG</i>	Noted, and thank you for this feedback. The original text as set out on page 22 of the document has been deleted, and additional text has been added to <i>Frontages and Hard Boundary Treatments</i> (page 23) as follows: ' <i>Demolition of any boundary wall in a conservation area, including partial demolition, requires planning permission as it is considered</i>

Respondent	Para/ Page no.	Comments	Council's Response
		(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 support welcomed.
Historic England		We feel that the Conservation Area Buildings Inventory is a particularly noteworthy element of the document that should enable rapid consideration of the desirability of using an article 4 direction.	Noted and support welcomed.
Historic England		In summary Historic England extend our congratulations to the HRCAAC on the completion of an impressive tool for the future management of their conservation area and commend this document to the Council.	Noted and support welcomed.

Respondent	Para/ Page no.	Comments	Council's Response
Natural England		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England does not have any specific comments on this draft Conservation Area Statement.</p>	Noted.
Gatwick Airport		<p>The only comment we have from an aerodrome safeguarding perspective is that any future developments in this area must take into consideration aerodrome safeguarding requirements.</p>	<p>Noted. The issue of aerodrome safeguarding is relevant to much of Crawley, and would be picked up through the planning application process as appropriate, but it is not an issue that relates directly to the protection and/or enhancement of the conservation area, so is not picked up in the Conservation Area Statement.</p>
Surrey County Council		<p>Thank you for consulting Surrey County Council as the Mineral and Waste Planning Authority. We have no comments on the Hazelwick Road Conservation Area Statement Consultation.</p>	Noted.
Rep 1		<p>I have just received notification of the consultation regarding Hazelwick road conservation area and would like to suggest consideration is given to extending the area to include New Street and the part of Three bridges road extending from the kebab shop to North road.</p> <p>There are a number of buildings that are of historical and architectural interest.</p>	<p>Thank you for your feedback. The consultation relates to the draft Hazelwick Road Conservation Area Statement, which has been prepared on the basis of the Conservation Area boundary that was designated in March 2013. The role of the Conservation Area Statement is to identify its key architectural and historic features so that these can be preserved and where possible enhanced.</p>

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 it 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>

Respondent	Para/ Page no.	Comments	Council's Response
		<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 many 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 alangodfrey.com). 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
Rep 2		<p>On a different topic, you may like to update a few of the details in the Appendix C Inventory for house numbers 76, 78, (80), 82 and 84:</p> <ul style="list-style-type: none"> - Numbers 76, 78 are not semis. They are maisonettes; 76 has the entire ground floor; 78 has the entire upper floor. The front door to 76 is in a recessed porch. The front door to 78 has a tiled cantilever porch canopy. - Number 80 is the concrete driveway, leading to 24 garages behind numbers 76—92. - Number 82 does not have painted RWGs. The RWGs are made of grey round plastics. - Number 82 Highway does not have a meter cover. It has a water mains stop-cock cover. - Number 84 has black round plastics RWGs. 	<p>Thank you for clarifying aspects of Appendix C Hazelwick Road Conservation Area Buildings Inventory relating to house numbers 76, 78, (80), 82 and 84. Corresponding amendments have been made.</p>
Rep 3		<p>I have a general comment on the Hazelwick Road conservation area and its surrounding area. This area was a key Victorian area developed as a result of the building of the railway. It sits close to an accent route that ran from Crawley / Ifield towards Turners Hill and East Grinstead that ran between some large Victorian estates in the Pound Hill area. (some gate houses still exist) A section of this route that still has a few excellent examples of the period are on Crawley Lane as it runs up to the intersection with the Balcombe Road before crossing into Turners Hill Road. Its hard</p>	<p>Thank you for your feedback. Reference to this route has been added to the document at Part 2: History of Hazelwick Road Conservation Area.</p>

Respondent	Para/ Page no.	Comments	Council's Response
		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.	
Rep 4		Re the above (draft Hazelwick Road Conservation Area Statement) sounds good to me.	Thank you for your feedback and support.
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 possibly to allow sympathetic designs of solar panels to be installed even on roofs above road facing walls. Solar panel design has moved on significantly in the past few years and the development of new photovoltaic materials may make the design of solar panels that do not affect the overall appearance of the buildings</p>	<p>Thank you for your feedback and support.</p> <p>In relation to solar panels, the wording on page 24 does not introduce any additional restrictions in relation to solar panels, but rather set out the existing national planning guidance relating to solar panels.</p> <p>National policy generally allows solar panels within a conservation area, subject to specific parameters, though there are also restrictions placed by national guidance as to where these can be located.</p> <p>The Hazelwick Road Conservation Area Advisory Committee (HCAAC) has asked the council to consider making an Article 4 Direction, which would remove specific permitted development rights. This would be subject to consultation, and if brought into force would not create a blanket ban on solar panels, but would require a planning application to be</p>

Respondent	Para/ Page no.	Comments	Council's Response
		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).	made to ensure that any proposals are appropriate to the conversation area.
Rep 6		Please could you send me plans for the proposed Hazelwick Road Conservation Area.	<p>(Email reply sent as follows): To provide some additional background, we are currently consulting on the Hazelwick Road Conservation Area Statement (web link provided), which relates to the Conservation Area boundary that was designated in March 2013 (shown at page 1 of the document). The role of the Conservation Area Statement is to identify its key architectural and historic features so that these can be preserved and where possible enhanced. We would welcome any feedback or suggestions that you have on the draft statement.</p> <p>Separately to this consultation, Three Bridges Forum has suggested that it would like the council to consider extending the Conservation Area boundary, and the Forum has circulated flyers to residents.</p> <p>This is something the council has agreed to look into once we have an adopted Conservation Area Statement in place, and we will be investigating this as part of the Crawley Local Plan review which commences later this year. Because we are yet to assess in detail whether it would be appropriate to extend the conservation area, and which areas could potentially be</p>

Respondent	Para/ Page no.	Comments	Council's Response
			<p>included, we do not have any plans of a possible amended boundary at the moment.</p> <p>The initial priority, subject to feedback, is to adopt the Hazelwick Road Conservation Area Statement (based on its current boundary) later this year. Once adopted, it can be considered in planning decisions that may affect the Conservation Area.</p> <p>If you do have any suggestions of areas that you feel should be included or excluded from the conservation area, please do let us know, as this can feed into the additional work that will be taking place after the Conservation Area Statement has been adopted. If it is considered that there is justification for amending the conservation area boundary, this would then be subject to a further consultation with residents.</p>
Rep 7		<p>I wonder whether you would consider my request to remove our garage plot from inclusion in the Hazelwick Rd conservation area. It has its own title and is completely separate from XX Hazelwick Rd. It does not belong to XX Hazelwick Rd anymore and is not part of Hazelwick Rd at all. The current owners of XX Hazelwick Rd access their home from Hazelwick rd and park in Hazelwick Rd.</p>	<p>Thank you for your feedback. The consultation relates to the draft Hazelwick Road Conservation Area Statement, which has been prepared on the basis of the Conservation Area boundary that was designated in March 2013.</p> <p>Separately to this consultation, the council has agreed investigate possible amendments to the Conservation Area boundary once an adopted Conservation Area Statement is in place. We 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 evidence base work.</p>

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 can not 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		I just wanted to contact you, and show my support for the conservation area, encompassing three 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 Crawley.	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)

Respondent	Para/ Page no.	Comments	Council's Response
Environment Agency		Regarding the SA/SEA Hazelwick Rd CA screening opinion, we aren't commenting on screening opinions of any sort now.	Noted.
Historic England		In Historic England's view the appraisal and management proposals would not be likely to result in any likely significant environmental effects within areas of interest to Historic England and that, as such, Strategic Environmental Assessment should not be required to inform its preparation.	Noted.
Natural England		<p>We concur with the conclusions within the Crawley Local Plan that on the basis that it will not increase development beyond the levels already taken into account in the wider transport modelling that the draft Hazelwick Road Conservation Area SPD does not require a Strategic Environmental Appraisal, Sustainability Appraisal or HRA.</p> <p>Natural England has no further comment to make on this Conservation Statement.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	Noted.