

Appendix B1 Non-designated Heritage Asset Review Historic Parks and Gardens



Client
Crawley Borough Council

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Contents

Contents	3
1. Introduction	4
1.1 Methodology	5
1.2 Planning Policy Context	7
2. Review of Current Approach	11
3. Defining the Scope and Criteria of the Local Heritage List	13
4. Review of Historic Parks and Gardens	15
4.1. Broadfield Park	16
4.2. Goffs Park	19
4.3. Land South of St Nicholas' Church	22
4.4. Memorial Gardens	25
4.5. Tilgate Park	28
4.6. Worth Park	31
5. Assessment of Proposed Additions	34
5.1. Ifield Village Green	35
6. Conclusions	38
7. Appendices	39
7.1. Example form	39
7.2. Bibliography	40
7.3. Legislation, Policy and Guidance	41

1. Introduction

This study will review the overall approach to Historic Parks and Gardens within Crawley. These are non-designated heritage assets which are currently identified in Policy CH17 of the 2015 Local Plan and HA6 of the draft 2020 Local Plan.

Project Aims

Crawley Borough Council commissioned Place Services to review the Council's approach to their Local Heritage List and determine whether these assets merited inclusion.

This project will assist Crawley Borough Council in making clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Purpose

The purpose of this report is to review the current approach to Historic Parks and Gardens in light of current national policy and best practice guidance. It establishes whether the existing list is a robust means of identifying and conserving such assets in Crawley, and what scope is there for improvement. The Study will consider whether, in the light of relevant criteria, there are any changes which should be made to the current scope of the identified Historic Parks and Gardens within Crawley. This could include the removal of assets and may include consideration of boundary revisions and possible additions.



Figure 1 Map of existing historic parks and gardens (Google Earth)

1.1 Methodology

The methodology of this report follows the Historic England guidance document Historic England Advice Note 7: Local Heritage Listing (2016), which sets out proposed methods and criteria for assessing Local Heritage Lists. This report considers the previous approach that has been used in the identification of potential assets and their assessment for inclusion in the Crawley Local Heritage List. It comprises the following sections to achieve this:

Stage 1: Review of Policy and Guidance

A review of current national and local policy guidance which relates to the establishment of Local Heritage Lists and the assessment and review of local heritage assets, with a focus on historic parks and gardens, will be undertaken. This will include national guidance by Historic England and any local guidance which is relevant to Crawley Borough Council's parks and gardens.

Stage 2: Review of Current Approach

A review of the Council's current approach to local heritage assets, with a focus on historic parks and gardens, will be undertaken. This will consider the Council's approach against the main phases identified below:

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.¹

This section will outline the current approach and highlight how far it reflects the scope and range of parks and gardens in Crawley, any inconsistencies between the approach and national policy and guidance, and opportunities to strengthen the approach.

Stage 3: Defining the Scope and Criteria of the Local Heritage List

This section will draw from the findings of Stage 1 and recommendations identified in Stage 2 to propose a thorough and robust approach to the Local Heritage List.

Stage 4: Review of Current Parks and Gardens and Nominations

A review of the existing parks and gardens identified within Crawley's Local Plan, and nominated sites, will be undertaken. This review will identify how far the current list is in line with the findings of Stages 1-3 (above), and therefore whether the list is currently in line with national policy and guidance. It will identify areas where there is scope to strengthen the list on a case-by case basis, highlighting sites where changes might be required to ensure a robust approach. This may include recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list.

¹ Historic England Advice Note 7: Local Heritage Listing (2016)

Stage 5: Conclusions

This section will collate the findings and recommendations of the review to identify where there are opportunities to strengthen the Local Heritage List in relation to historic parks and gardens. It will propose any scope required for further assessment or changes to the current list.

1.2 Planning Policy Context

The relevant planning policy, national and local guidance, and background studies which have been taken into account include:

- National Planning Policy Framework (2019);
- National Planning Practice Guidance: conserving and enhancing the historic environment (2014);
- Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets;
- Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);
- English Heritage (2019) Conservation Principles, Policies and Guidance;
- Historic England Advice Note 7: Local Heritage Listing (2016);
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);
- Historic England (2017) Urban Landscapes: Register of Parks and Gardens Selection Guide;
- Historic England (2017) Rural Landscapes: Register of Parks and Gardens Selection Guide;
- Historic England (2017), Landscapes of Remembrance: Register of Parks and Gardens Selection Guide;
- Crawley Borough Council Local Plan (2015);
- The Gardens Trust: The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities (2016); and
- Crawley Borough Council Local Plan (Draft 2020).

Summaries of key details which relate to the creation and adoption of Local Heritage Lists and Historic Parks and Gardens are outlined below.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (2019, Para. 184) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

National Planning Practice Guidance

The National Planning Practice Guidance notes non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.²

Historic England Advice Note 7: Local Heritage Listing (2016)

Historic England's Advice Note 7: Local Heritage Listing highlights that while there is no one method which will suit all requirements for a Local Planning Authority to complete their Local List of Heritage Assets, the key stages to this process are identified as being:

1. Identification of potential assets;

² Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.³

In order to achieve a strategic approach while establishing or reviewing a Local Heritage List, the following methods are identified in order to ensure consistency and thoroughness:

- **Historic theme:** looking at the study area in terms of historic themes that are distinctive to the locality (for example industrial, military).
- **Asset type:** similar to the thematic approach, but structuring the local list based on asset type (for example buildings, parks & gardens).
- **Geographic:** breaking down the study area into more manageable geographical units, for instance by parish, ward or neighbourhood; especially applicable to local authorities covering large areas or rich in heritage assets.
- **Building on existing lists or sources of information:** including the old lists of ‘Grade III’ buildings or existing lists of significant conservation area or landmark buildings.

The guidance highlights a range of methods which are suitable for the identification of sites, including existing research publications, local amenity societies, the planning authority, and specialist knowledge. Importantly, all methods are required to be backed by information of sufficient detail and accuracy to demonstrate that they meet the requirements set by the selection criteria.

Table 1 Historic England Scope for Local Heritage Lists

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

³ Historic England Advice Note 7: Local Heritage Listing (2016)

Further guidance is provided on the creation of selection criteria:

*The selection guides and supporting documents produced by Historic England and dealing with listed buildings, scheduled monuments, **registered parks and gardens**, registered battlefields and protected wreck sites set out further information on the types of criteria that can be adapted to Local Heritage Listing. While Local Heritage Lists covering buildings are the most well established, it is worth considering whether other asset categories should be included, and what criteria they should meet.*

Local Green Spaces are considered within this document and can be protected through a Local Plan or Neighbourhood Plan. The criteria for assessing a Village Green is also mentioned specifically:

Village Greens can also be designated. These are defined as areas of land where local people have for at least 20 years openly practised lawful sports and pastimes which might include organised or ad-hoc games, picnics, fêtes and similar activities. Most greens were registered in the late 1960s under the Commons Registration Act 1965, and the statutory criteria are strict.

Historic England: Register of Parks and Gardens Selection Guide

Historic England's Selection Guide for Registered Parks and Gardens contains guides for Rural Landscapes, Urban Landscapes, Landscapes of Remembrance and Institutional Landscapes. While this guidance is for designated Parks and Gardens, the former three are relevant to Crawley, and the guidance on criteria for selection is consistent across these documents.

The document outlines that the following are key considerations when assessing candidates for inclusion in the Register of Designated Parks and Gardens:

- Date and rarity;
- Sites which were influential in the development of taste, whether through reputation or reference in literature;
- Sites which are early or representative examples of a style of layout or a type of site, or the work of a designer (amateur or professional) of national importance;
- Sites having an association with significant persons or historic events; and
- Sites with a strong group value with other heritage assets.

Crawley Borough Council Local Plan

The Council's appreciation of the importance of heritage within the town is reflected in the policies Crawley Borough Local Plan adopted in December 2015. This includes the following policies regarding heritage assets and historic parks and gardens:

- CH12: Heritage Assets
- CH17: Historic Parks and Gardens
 - Policy CH17 states that: *"The council will ensure that the concept of historic parks and gardens is not devalued by only designating those areas of special interest identified through a robust assessment of their historic interest..."*

The policies relating to historic parks and gardens are currently supported by the following body of research, which was undertaken by the Sussex Gardens Trust to assess the significance of the historic parks and gardens in Crawley: LP055 Historic Parks and Gardens Review (2013) Sussex Gardens Trust.

The submission draft plan includes the following heritage-related policies with regards to historic parks and gardens:

- HA1 Heritage Assets
- HA6 Historic Parks and Gardens

The Gardens Trust ‘The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities’ (2019)

This guidance produced by the Gardens Trust outlines that: parks and gardens should be included in Local Plans as part of a *‘positive strategy for the conservation and enjoyment of the historic environment’*, which *‘should be shaped by early, proportionate and effective engagement between plan makers...and statutory consultees’* (NPPF, para 16).

This document highlights that the register continues to be developed and designed landscapes added, so the identification and careful consideration of non-designated sites is an ongoing and important process undertaken by Local Planning Authorities. Local lists identify heritage assets which are valued by the local community as distinctive elements of the local historic environment and may certainly include parks and gardens. The inclusion of parks and gardens in a local list raises their profile and also brings the benefits of national and local planning policy.

2. Review of Current Approach

This section outlines a review of the Council's current approach to local heritage assets (parks and gardens). It will consider the Council's approach against the main phases identified below:

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.⁴

This section will outline the current approach and highlight how far it reflects the scope and range of parks and gardens in Crawley. It will highlight opportunities to strengthen the approach. Ensuring a robust methodology is important in relation to Historic Parks and Gardens, which are identified in Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015) as follows:

Some asset types are not currently well-recorded. The Register of Parks and Gardens of Historic Interest in England, for example, is thought to represent only around two-thirds of sites potentially deserving inclusion.

This highlights the importance in identifying and assessing historic parks and gardens for the inclusion on a Local Heritage List, as a currently under-researched and represented heritage asset type.

Identification of potential assets

They historic parks and gardens across Crawley were initially identified in the 2000 Local Plan under policy BN18. They are now included in the draft Local Plan under Policy HA6. However, there is no evidence of a criteria for the identification and selection of sites, which makes the current approach inconsistent with the national guidance outlined in Section 1.

There is, therefore, scope to strengthen the approach to establish a process for the identification of potential assets. This should consist of the creation of a selection criteria for the Local Heritage List. Through an initial collation of suitable data for assessment phase, including sources such as the Historic Environment Record, consultation of local amenity societies, and public consultation, the Council have ensured that the full variety of potential assets are identified within the Local Heritage List. The Historic England Guidance on Urban Parks alone, for example, identifies Town Squares, Public Walks, Pleasure Gardens, Public Parks and Municipal Gardens, Botanic Gardens, Town and Suburban Gardens, Allotments, Nurseries, and Sports Grounds as having potential for designation. Sites such as these were identified in Crawley through historic map analysis, public consultation, and specialist input to ascertain where sites are of regional or local significance and are worthy of further assessment against a stringent criterion.

Assessing suitability of assets for inclusion in the local list

The current scope of the designation predominantly reflects the findings of the 2013 Historic Parks and Gardens Review undertaken by the Sussex Gardens Trust, and associated officer report.⁵ It is considered that the Council's current approach focusses heavily on the assessment of significance of sites, however demonstrates little consideration of their *suitability for inclusion* on the Local Heritage List against a consistent criteria.

The detailed assessment made by the Sussex Garden's Trust in their 2013 Historic Parks and Gardens Review follows a clear methodology and structure, producing assessments of significance for 8 historic parks and gardens across Crawley. The assessment is considered to be broadly in line with the Historic England Advice Note 12: Statements of Heritage Significance (2019) and Good Practice Advice in Planning Note 3: The Setting of Heritage

⁴ Historic England Advice Note 7: Local Heritage Listing (2016)

⁵ Sussex Gardens Trust responded in support of Policy HA6 during the Regulation 18 Consultation

Assets (2017), and follows guidance from The Gardens Trust The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities (2019).

However, the lack of an agreed methodology for assessment, criterion, and data collection means that the scope and approach for assessing the suitability of historic parks and gardens is not in line with Advice Note 7: Local Heritage Listing (2016) or Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015). Supplementary guidance in the form of a robust and approved criteria for inclusion would enable a review of the sites to be undertaken and a full assessment be made for their suitability. This reassessment would strengthen the Local Heritage List and combine the findings of the Sussex Gardens Trust Report, Public Consultation and sites collated through initial identification with the application of a strict and transparent criteria in line with national guidance. Sites should be assessed to establish their authenticity and condition along with criteria to demonstrate their suitability.

Ratification

This stage includes the finalisation of the list and gaining agreement at appropriate level of local authority. It is considered that the Council's approach has been transparent, as the Historic Parks and Gardens have currently been reviewed and included within the development of the Crawley Borough Council Local Plan. To strengthen this, however, it may be beneficial to include detail of the Council's process for reviewing the Historic Parks and Gardens within the Local Plan.

Publication

The Historic Parks and Gardens are currently published through the Crawley Borough Council Local Plan, and on the Council's interactive map. This allows for wide access of the list; however, it is considered that a separate publication of the Local Heritage List may conform to best practice and help to establish consistency between the types of heritage assets identified by the Council. Currently, locally listed parks and gardens are considered separately from locally listed buildings and areas. A long-term strategy may be for all non-designated heritage assets to be published within one report, to include an overarching methodology and criteria which is in line with national policy and guidance with clear subsections pertaining to each type and more detailed/specific criteria.

Review and Updating

Regular review of the Local Heritage List will ensure that it remains a relevant planning document and reflection of the unique heritage assets within Crawley. Historic England guidance notes that "lists that have not been reviewed for a period of years are more open to challenge, for example at a planning appeal".⁶ It is considered that by establishing an effective regime for regular review and assessment of the local list, the Council will be able to maintain a robust Local Heritage List which is in line with policy and guidance.

⁶ Historic England Advice Note 7: Local Heritage Listing (2016), p15

3. Defining the Scope and Criteria of the Local Heritage List

This section will draw from the findings of Stage 1 and recommendations identified in Stage 2 to propose a robust approach to the Local Heritage List. In order to undertake a thorough review of the Council's locally listed historic parks and gardens, it is considered that a criterion should first be established. This will allow for the sites to be reviewed against the criteria to identify where there is potential that changes may be required, or further assessment undertaken.

The criterion identified within Historic England's Advice Note 7: Local Heritage Listing (2016) will be applied in the assessment of all non-designated heritage assets within Crawley, to ensure a consistent approach. This guidance outlines that:

*The selection guides and supporting documents produced by Historic England and dealing with listed buildings, scheduled monuments, **registered parks and gardens**, registered battlefields and protected wreck sites set out further information on the types of criteria **that can be adapted to Local Heritage Listing**. While Local Heritage Lists covering buildings are the most well established, it is worth considering whether other asset categories should be included, and what criteria they should meet.*

Therefore, these overarching criteria will be supported by sub-criteria which relate more closely to the selection of parks and gardens, adapted from Historic England's guidance on registered parks and gardens. This will ensure that the approach is in line with all non-designated heritage assets in Crawley, and further tailored to suit the variety of asset categories.

Local Heritage List: Sub-criteria for inclusion of historic parks and gardens

Further criteria which relate to the identification, selection and assessment of historic parks and gardens have been created to support the overarching criteria shown in Table 1. These sub-criteria draw from **Historic England's Guidance on Urban Parks and Gardens** however, they have been adapted to support in local heritage listing:

- Date and Rarity
 - Sites with a main phase of development before 1750 where at least a proportion of the layout of this date is still evident even perhaps only as an earthwork.
 - Sites with a main phase of development laid out between 1750 and 1820 where enough of this landscaping survives to reflect the original design.
 - Sites with a main phase of development between 1820 and 1939 which is of importance and where enough of this landscaping survives to reflect the original design and to allow good understanding and interpretation.
 - Sites with a main phase of development laid out post war, but more than thirty years old, which are good examples of a recognised style or design.
 - Sites which were laid out less than thirty years ago which are substantially intact, and which are outstanding examples of a recognised style or design, or are of significance as the work of a particular designer.
- Sites which reflect the development of taste.
- Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer (amateur or professional) of local importance.
- Sites having an association with significant persons or historic events.
- Sites with a strong group value with other heritage assets.

These criteria are not mutually exclusive categories and more than one of them may be relevant in the assessment of any particular site.

Local Heritage List: Criteria for inclusion of historic parks and gardens

The criteria for the identification, selection and assessment of historic parks and gardens are derived from the Local Heritage List Guidance and sub-criteria identified above. They include:

- Age;
- Authenticity;
- Aesthetic / Architectural Value (Sites which reflect the development of taste);
- Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events);
- Social / Communal Value;
- Group Value (Sites with a strong group value with other heritage assets);
- Landmark / Townscape Value;
- Archaeological Value; and
- Overall Condition.

Application of criteria: use of template assessment forms

A pro forma is included in Appendix 7.1 as a proposed template to support in the application of these criteria to the historic parks and gardens in Crawley. This template is derived from guidance on the creation of Local Heritage Lists and sub-criteria identified above. Through the use of an agreed criteria and pro forma, it is possible for all local heritage assets within Crawley to undergo consistent assessment of suitability for inclusion. This allows for a robust and consistent approach, while also recognising the need for flexibility due to the wide range of types of heritage assets identified by the Council.

The use of a template form also allows for regular reviews to be undertaken to the same standards, supporting the ongoing management of the Local Heritage List and conservation of Crawley's historic environment.

4. Review of Historic Parks and Gardens

This section includes a review of the current parks and gardens identified within Crawley Borough Council's Local Plan. This review will identify how far the current list is in line with the findings of Stages 1-3 of this report.

Summaries of significance and character are informed by the Sussex Gardens Trust Report (2013), desk-based research and field survey undertaken in June 2020. The assessment of the sites in light of policy and guidance will identify areas where there is scope to strengthen the list, and in particular any sites where changes might be required to ensure a robust approach. Recommendations to achieve this may include boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list.

4.1. Broadfield Park

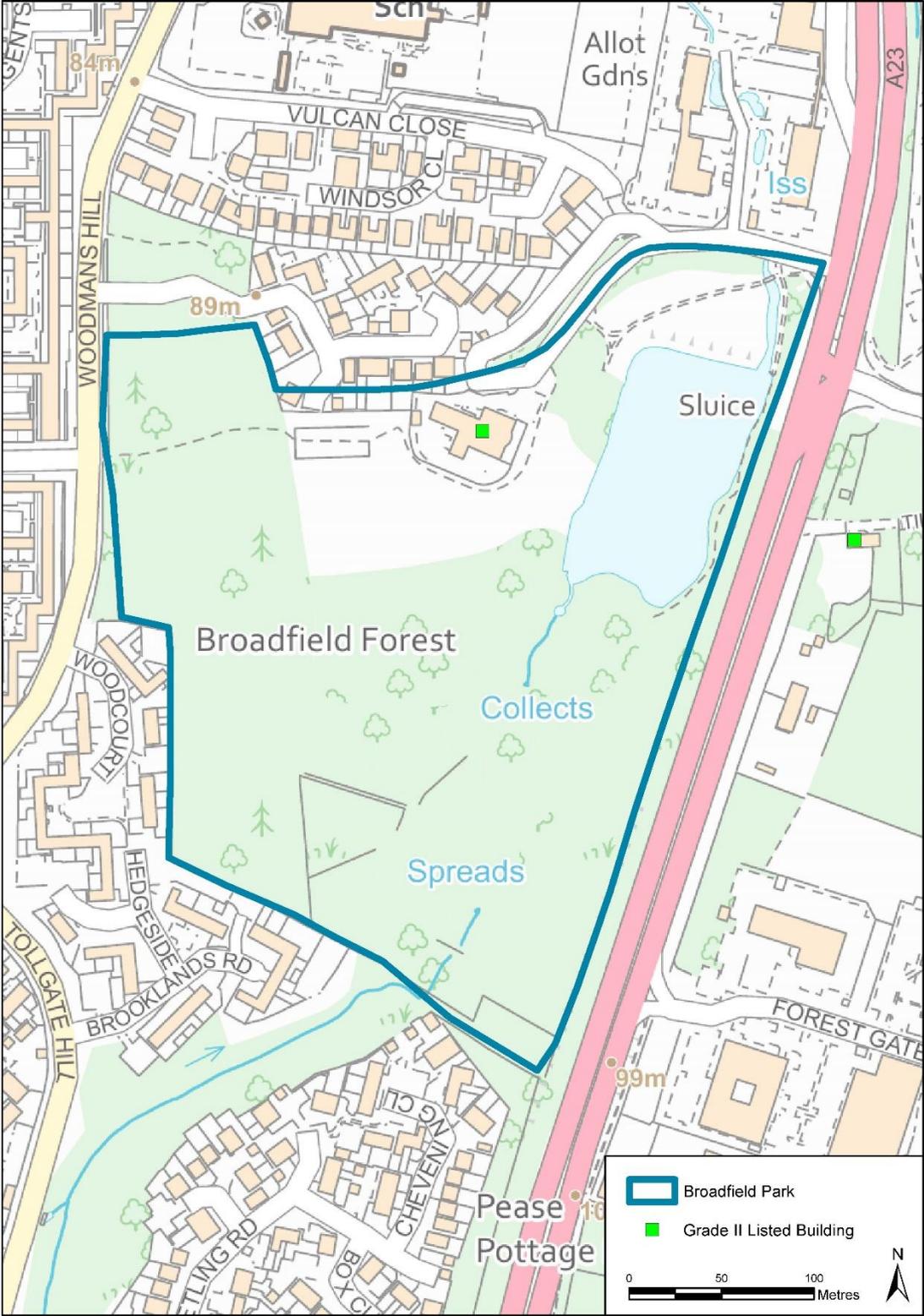


Figure 2 Broadfield Park



Figure 3 View north of arbour and Broadfield House

Summary of significance

Broadfield Park forms the ornamental setting for Grade II Listed Broadfield House. The key significance of the park is derived from the survival of garden features such as the lake to the east, historic specimen trees, and kitchen garden earthworks, as well as the Grade II Listed Broadfield House and its historic use as headquarters for the Crawley Development Corporation and Crawley Urban District Council in the mid twentieth century.

The House and grounds were established in c.1830, set within the Tilgate Estate. The Park shares a relationship with the development of Crawley, the house functioning as a country club after World War II after being sold in 1948 for use as headquarters of the Crawley Development Corporation. This new ownership led to changes taking place within the park, and the southern lake was filled in, ornamental gardens to the south of the House reduced in size and more trees planted in their place. Broadfield House was later converted into offices for Crawley Urban District Council in 1956 and used as a radio station for Radio Mercury from 1984 to 2008. The House was refurbished and converted for use as a Discovery School in 2011. The park now functions as a public park and has retained its principal house, specimen trees, an area of ancient woodland to the west, lake to the east, arbour, and earthworks of the kitchen garden.

Summary of character

The park is located on the southern edge of Crawley. The A23 forms the eastern boundary, with housing to the north, west and south. The Grade II Listed Broadfield House occupies the highest ground to the north, with a gentle slope east to the lake and south to an area of dense woodland. The house is surrounded by metal fencing, with a lawn beyond stretching from east to west and affording views towards the lake.

The north east of the park is occupied by an ornamental lake with a sluice at the northern end with islands at the southern end. The lake is accessible from the west, north and east, however is surrounded by dense shrubbery and woodland to the south.

To the south of the house is the reduced historic lawn with specimen trees, bordered by woodland. Mid twentieth century tennis courts are located to the south-west of the house. Several late nineteenth-century trees remain in the pleasure grounds, as does an arbour to the west of the house.

A walled area to the west of the house, likely a Kitchen Garden, is marked on maps from c1875. By c1932 this walled area included a glasshouse range on the north wall, with two small structures adjacent to the west, and a path linking it to the main drive and house. A right-angled earthwork remains on this site, marking the site of the walls.

Assessment of asset in light of new approach

This park is of historic value, in good condition with historic features remaining to warrant its inclusion on the Local Heritage List.

It is a historic park, established in the early nineteenth century, originally the mansion grounds of the Georgian Broadfield House, which remains surviving as the principal house of the park. The park has undergone substantial change but has retained many features including the principal house, tree boundary and historic planting and woodland, specimen trees and large proportion of its ornamental lake.

A review of existing reports and a field survey shows the site is of historic value. There is also scope for the park to highlight communal value, archaeological value and aesthetic value on further assessment.

Recommendations

There are no changes recommended to the boundary. It is recommended for inclusion on the Local Heritage List. However, it is considered that there is scope for further assessment to ascertain the full value of the park against all criteria. This should consider the archaeological value of the lost historic features of the park, the community/social value of the site based on its current use as a public park and former use throughout the twentieth century, and a full assessment of its authenticity, aesthetic/architectural value, group value, landmark status, and overall condition.

4.2. Goffs Park

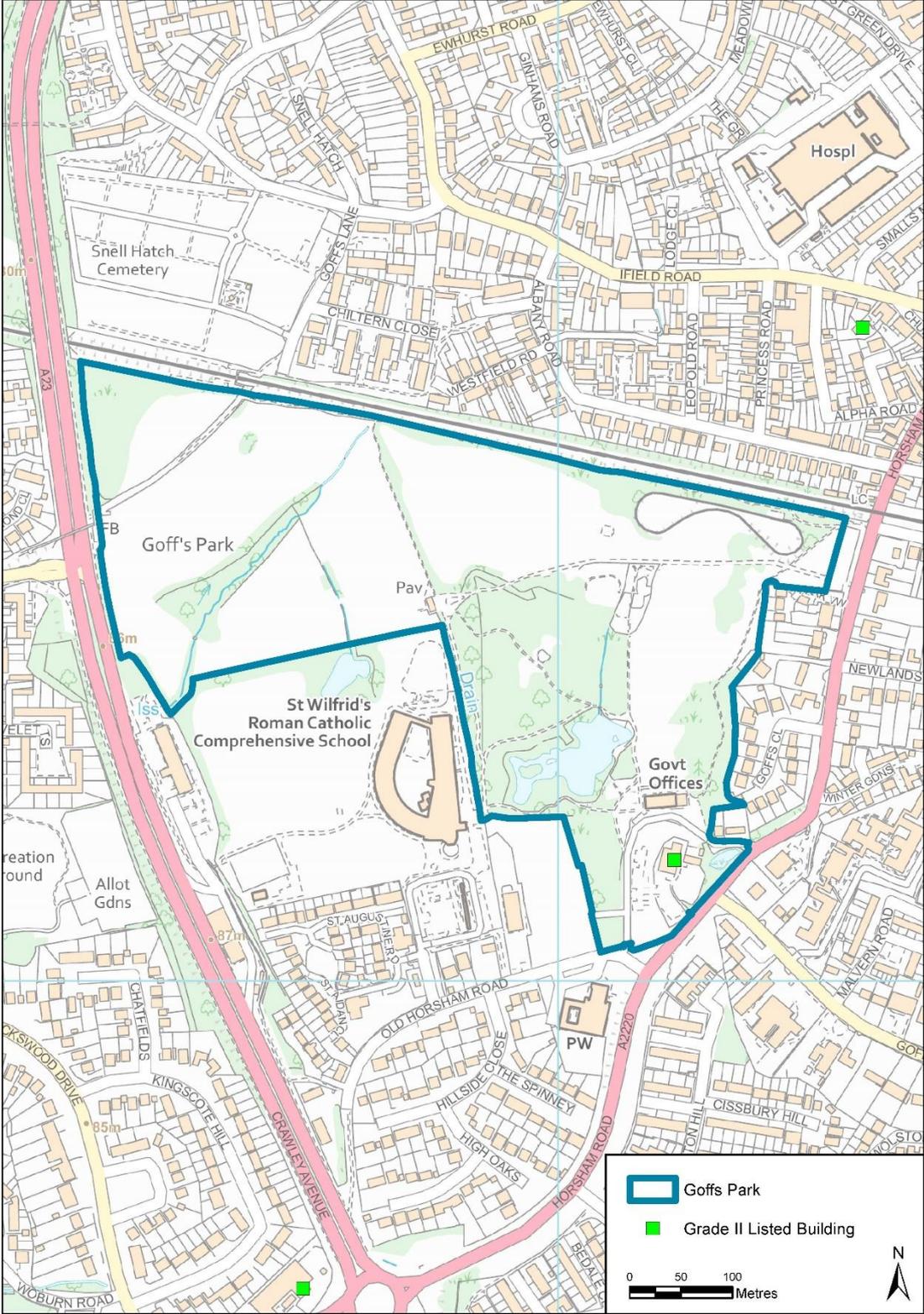


Figure 4 Goffs Park



Figure 5 Goffs Park House, walkway and planting

Summary of significance

The significance of Goffs Park is derived from its age, and redevelopment in the twentieth century, creating a public park from a mansion garden using new town principles of planning and the imposition of a Master Plan to incorporate green spaces within the town. There are surviving elements of the historic landscape at Goffs Park, including trees and shrubs from the nineteenth and early twentieth century, however many features of significance date from the mid to late twentieth century. The planning and development of Goffs Park played an important part in the history of Crawley in the mid-twentieth century.

Summary of character

The site is bounded to the north by the railway line, east by modern housing, south by St Wilfrid's Roman Catholic School and west by the A23.

The principal house within the park, Goffs Park House, is located at the southern entrance to Goffs Park following a circular entrance drive from Old Horsham Road. The original manor of the park, the Grade II Listed Goffs Manor, is located to the south of Goffs Park House and largely enclosed in character, screened by tall trees, shrubs, and fencing. This manor was privately owned until c.2000, after it was converted into a pub. From 1966 – 1986 it was home to actor Peter Vaughan, and a plaque is located on the building to commemorate him. Goffs Park House is built on high ground, and at the time of establishment there were 'exceedingly fine views of the picturesque town of Crawley and stretching as far as the Surrey hills' (The Builder, 23.12.1882).⁷ The House is surrounded to the west by a small shrub border, and a long terrace bordered by shrubs and herbaceous plants the length of the back of the house. From this terrace the lawns slope away to the north, and to the west is a small lake which had been made as an ornamental feature.

⁷ Sussex Gardens Trust Report, Broadfield Park (2013)

The lake is set within an area of dense woodland with steep sides and invasive rhododendron making access difficult to the edge of the lake, apart from the eastern side closest to the house where a seat has been placed and following the designated path through the woodland in the west. Oak, hawthorn, and holly predominate in this woodland but there are remains some species rhododendron and azalea from original plantings.

Within the woodland are clearings for modern equipment such as the climbing wall and walks. The woodland area around the lake opens out to the north to an open lawn with some sparse tree planting, the old cricket pitch. To the west a pitch and putt area with small café and finally a wildlife triangle of land is located.

To the north east of the park is a modern play area for children, modern outdoor gym with basketball hoops, and beyond this a new zip wire. The model train circuit is located to the northern boundary of the park by the railway.

Assessment of asset in light of new approach

The park is of historic value, in good condition and demonstrates the New Town principles by sharing a close historic association with the development of Crawley New Town. This association and features which demonstrate the transition of the park from mansion grounds to public park warrant its inclusion on the Local Heritage List. The park is of historic and associative value, aesthetic value, and there is also scope for the park to highlight communal/social value and archaeological value on further assessment.

Recommendations

There are no changes recommended to the boundary. It is recommended for inclusion on the Local Heritage List. However, it is considered that there is scope for further assessment to ascertain the full value of the park against all criteria. This should consider the archaeological value of the lost historic features of the park, the community/social value of the site based on its current use as a public park and former use throughout the twentieth century, and a full assessment of its authenticity, aesthetic/architectural value, group value, landmark status, and overall condition.

4.3. Land South of St Nicholas' Church

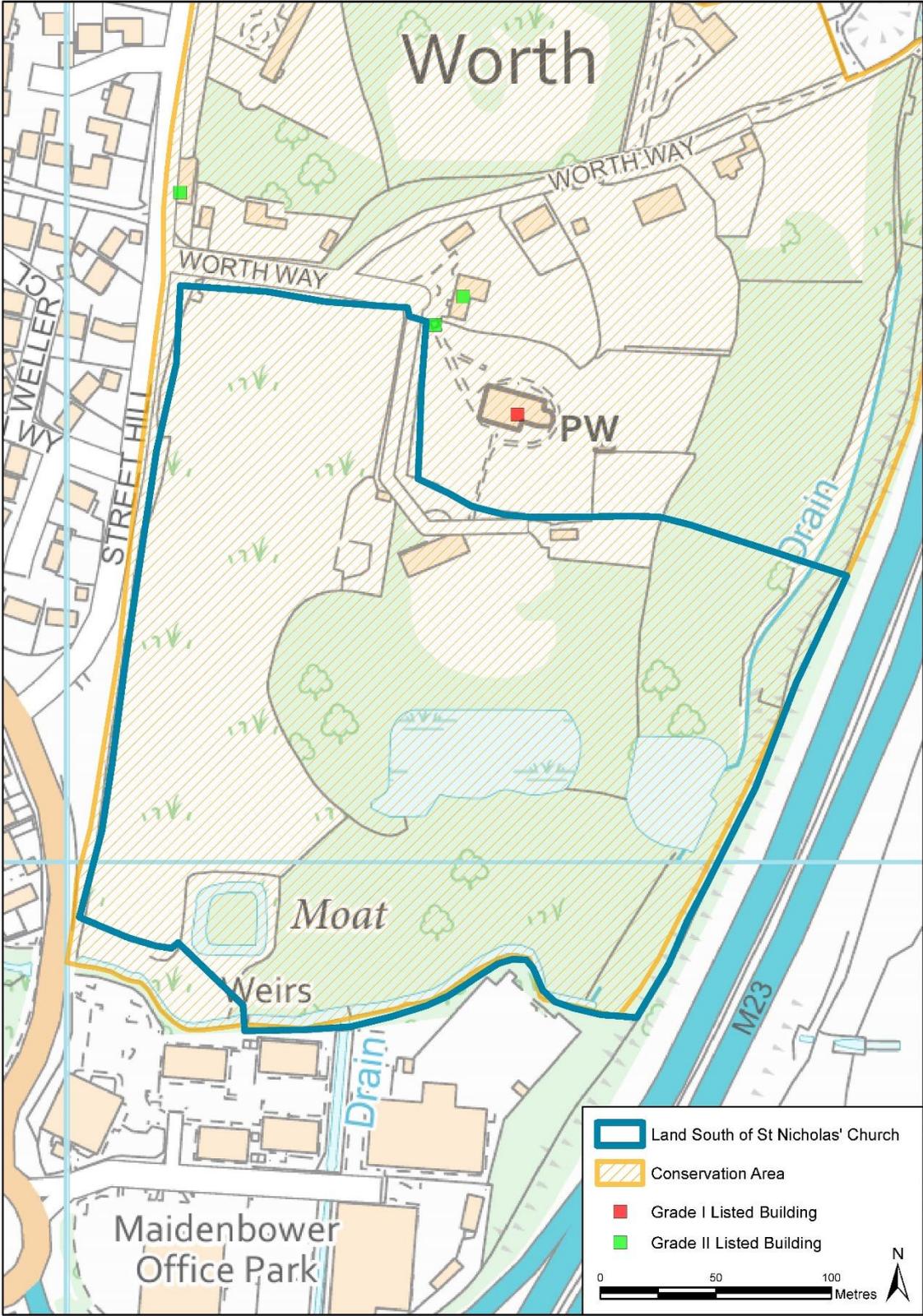


Figure 6 Land South of St Nicholas' Church



Figure 7 View north from PRow Street Hill

Summary of significance

The significance of this area is derived predominantly from its designation as a conservation area, first designated in 1987 “to preserve and enhance the character of the area surrounding the Parish Church of St Nicholas, Worth, one of the finest Saxon buildings in England”. The key features within the boundary of the historic park include the Old Rectory, Bishops Lodge, two fishponds, a historic moat, and areas of grassed lawns and woodland.

Summary of character

The site is bounded to the north by the churchyard of the Parish Church of St Nicholas, to the east by the motorway, the south by a river and modern business park and the west by Street Hill and a modern housing development. The site is rural in character, notable in stark comparison to its urbanised surroundings. The site is in private ownership, so access was limited for assessment.

The area includes a number of distinct character areas, including Bishops Lodge, gardens and the Old Rectory to the north, dense woodland to the west and south, the medieval moated site to the south, the two central fishponds, and a strip of grass and shrubland to the west and south. The topography here is steep, with high ground to the north of the site falling to the south.

Bishops Lodge is noted in the Worth Conservation Area Appraisal as making an important contribution to character. The red brick lodge is set within an area of small gardens and parkland, including a lawn, tree planting, and dense tree belt. The Old Rectory is located to the east of Bishops Lodge and is also afforded views into the parkland and towards the lodge.

To the south of the Lodge and Rectory, the dense wooded area obscures the fishponds from view. They are inaccessible and not visible from areas of public realm due to the dense vegetation to the south of the site; however

they are described by the 2013 Sussex Garden's Trust report as being overgrown and that both ponds are surrounded by trees, the larger pond mainly by ash, sycamore and birch and the small pond was predominantly pine, horse chestnut over hawthorn, hazel and elder.

To the south of the area is the medieval moat (Historic Environment Record Ref MWS924). It is a small, square, water-filled homestead moat situated in a rhododendron copse, 30 metres north of a stream.⁸ The moat measures 30 metres across, and the Historic Environment Record notes that it is likely that the moat originally enclosed a medieval hunting house, and latterly an orchard, however the site is currently overgrown.

Assessment of asset in light of new approach

It is recommended that further research is undertaken into designed elements of the area to ascertain their value against a criterion for inclusion. The park is currently comprised of separate elements and non-designated heritage assets, such as the fish ponds, medieval moat, Old Rectory and Bishops Lodge; however, it is considered that further research is required to ascertain the relationship between these features and establish the significance of the park in its own right. If not, there is a case to consider that they are better protected as separate heritage assets, within the Conservation Area.

The Sussex Gardens Trust Report establishes that the significance of the historic park and garden is derived from its status as a Conservation Area, and its proximity to the Grade I Listed Parish Church of St Nicholas. The site, therefore, must be assessed against a robust criterion to ensure that it is of significance as a park and garden in its own right for inclusion in the Local Heritage List.

Recommendations

It is recommended that a full assessment of the site is undertaken to review its inclusion against the agreed criterion of the local list. Further research should also be undertaken to establish the historic connection between the heritage assets within the area, and to consider whether the site fits the criteria of a park and garden and is of value as a park and garden. Currently, the significance of the site as a designed park and garden is not considered to be sufficient enough to be included on the local heritage list. It is also recommended that the buildings within the area are assessed for inclusion within the local list of buildings, as there is potential for them to be of suitable historic value.

Should the site be retained on the local heritage list, there is scope for the Worth Conservation Area Appraisal to be amended, as there is currently some confusion in the language it uses when describing the site. For example, it is referred to as both a 'designated Historic Park and Garden' (on page 16, page 20 and page 21) and a 'locally designated' park and garden elsewhere. It is recommended that consistency in terminology would be beneficial, which relates to the language used in the NPPF. For example, it can be made clear that the historic park and garden is currently included on the local heritage list, making it a non-designated heritage asset.

⁸ West Sussex HER Ref MWS924

4.4. Memorial Gardens

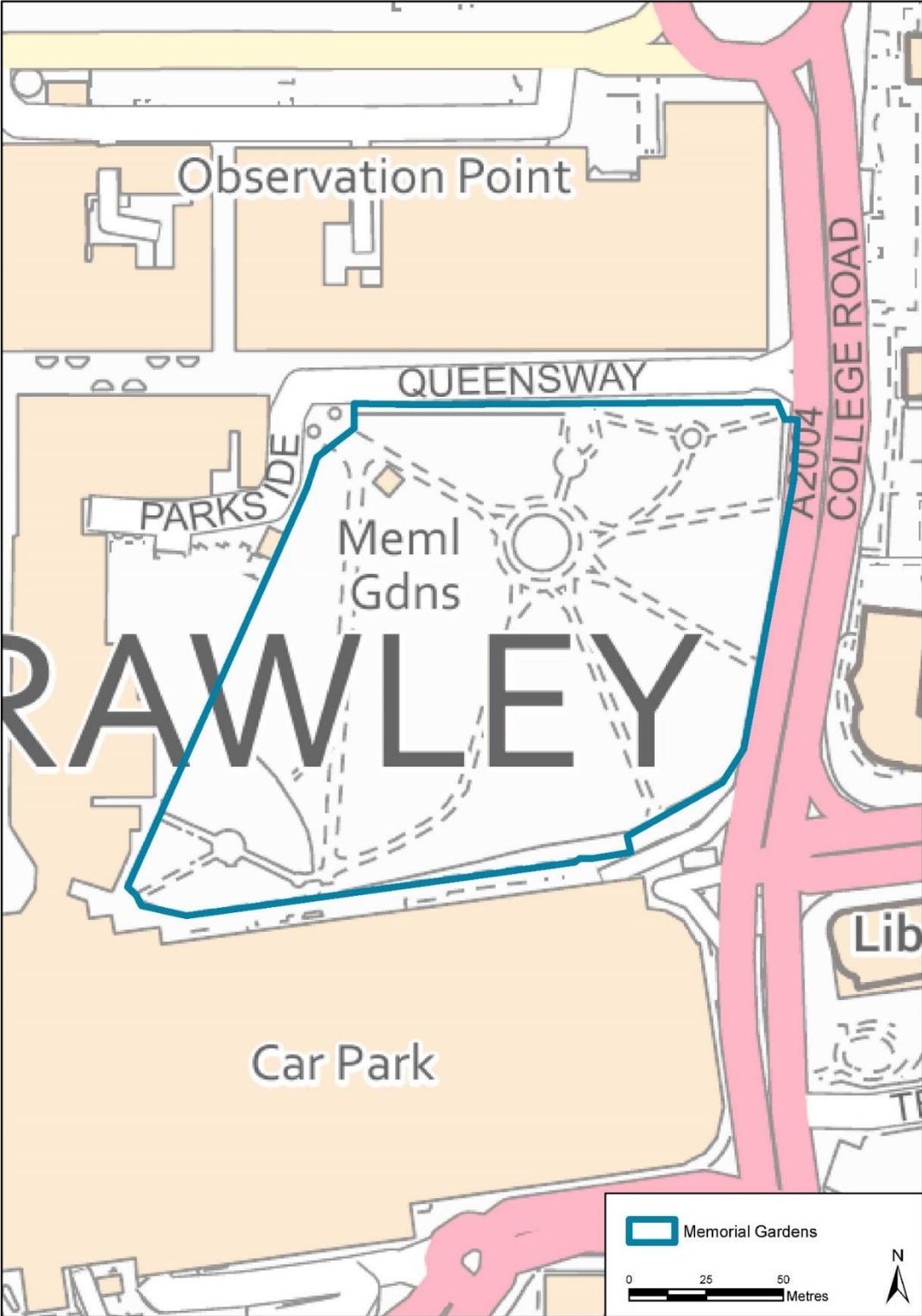


Figure 8 Memorial Gardens



Figure 9 Sensory Garden, Memorial Park

Summary of significance

The Memorial Gardens are significant for their development, design, and historic use as a place of remembrance for those who have lost their lives in war. The area developed from 1920 onwards, functioning firstly as an open recreational space for children and memory of those who fell in the First World War, to an increasingly formal space with flower beds and planting throughout the twentieth century. Originally named the Recreation Ground it was renamed the Memorial Gardens in 1958. The site has lost its original bandstand, swings and fountain, however has retained historic features such as the cast iron gates and a cast iron pillar (1921) at its entrance, four of the bronze plaques were engraved with the names of those who had lost their lives in the war, and ornamental planting and flowerbeds.

Summary of character

The Memorial Gardens are located within the urban centre of Crawley New Town. The Gardens are bounded by Queensway on the north side and on the east side by College Road (A2004). Haslett Avenue and a multi storey car park form the southern boundary and the County Mall shopping centre lies on the north west boundary, with parking to the west.

The garden comprises of a series of paved walkways, connecting the edges of the garden with a circular route in its centre. These walkways are flanked by street furniture such as benches, bins, lampposts, signage, low shrubs, flower beds, ornamental planting and areas of lawn.

A bandstand is located at the north west entrance to the park. Although not the original bandstand of the Memorial Gardens, it is of significance as it was originally built in 1891 for the Gatwick Racecourse; in 1948 the bandstand was sold to Crawley Development Corporation and reopened on Queen's Square. It moved again to its current location in 2018.

A sensory garden is located to the east, and circular mosaic planter and seat to the south east. The mosaic was designed by a local artist Marion Brandis to represent transport and the town's associations with Gatwick Airport, the George Coaching Inn and the London to Brighton Veteran Car run. The 'Doves of Peace' bench is a modern interpretation of the original meaning of the memorial gardens.

To the west entrance of the park, iron gates and railings mark the entrance and are flanked by boards displaying the names of those fallen in war. Also to the west is a modern children's park, which is currently undergoing renovation. As part of the renovation project, the Queen's Mosaic has been restored and re-established within the Memorial Gardens. This mosaic was originally built in the 1950s, by Len Baker from Carter Tiles. The piece depicts a chess board and scene from Alice in Wonderland; it was originally set within Queens Square, hence the depiction of Lewis Carroll's queens.

Assessment of asset in light of new approach

The park is of historic value, in good condition and demonstrates the New Town principles well, sharing a close historic, physical, and intangible relationship with Crawley New Town. This warrants its inclusion on the Local Heritage List. Existing publications show the park to be of historic and associative value, aesthetic value, and it is considered that there is also scope for the park to highlight other values on further assessment against the local heritage list criterion.

Recommendations

There are no changes recommended to the boundary. It is recommended for inclusion on the Local Heritage List. However, it is considered that there is scope for further assessment to ascertain the full value of the park against all criteria. This should consider the authenticity of the park, aesthetic value, archaeological value, community/social value of the site as a memorial garden, group value, landmark status, and overall condition within a full assessment.

4.5. Tilgate Park

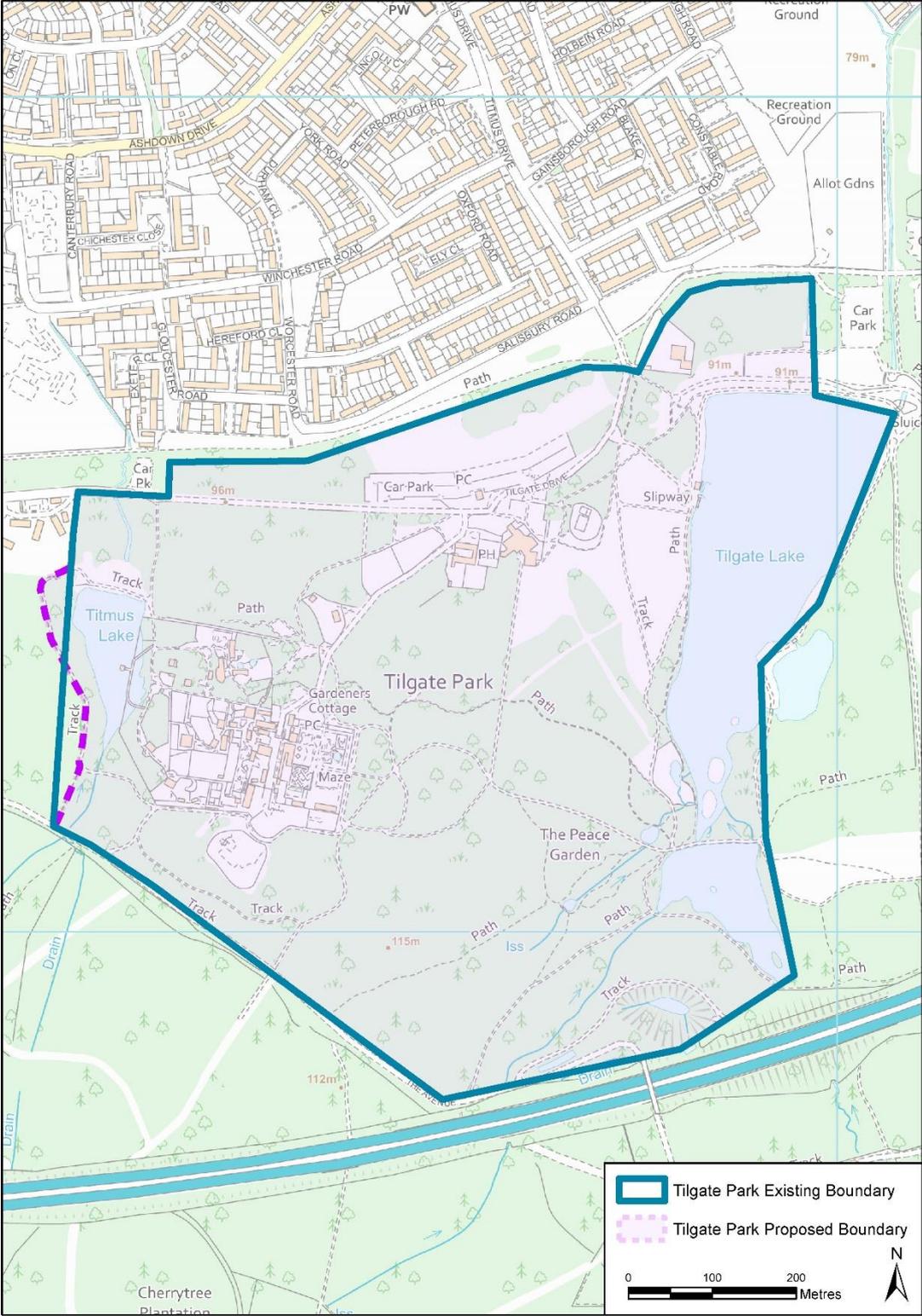


Figure 10 Tilgate Park



Figure 11 View over lake in Tilgate Park

Summary of significance

The significance of Tilgate Park is derived from its long and historic function as a park within the Tilgate Estate, as well as its size, and the extent to which historic features have been retained. Formed from land originally part of Worth Forest, the Tilgate Estate has a long history stretching back to the sixteenth century. The grounds of Tilgate Park were associated with Tilgate Manor (located to the north of the lake) and later Tilgate House to the west of the lake. The park now functions as a public park and has retained many historic features. The ornamental garden was laid out surrounding the nineteenth century Tilgate House (since demolished) with an extensive walled kitchen gardens to the south. The pleasure grounds feature two lakes linked by a cascade and a series of paths through lawns with significant specimen trees.

The park also shares an association with Crawley New Town. By 1900, a large walled kitchen garden and orchard had been built to the south-west of Tilgate House. By 1932 this was being used as a Horticultural Research Station by FW Burke and Company, with the layout of the glass houses ranges remaining unchanged. By 1950 the walled garden is described as 'Tilgate Park Nurseries' and was used to supply trees to the developing neighbourhoods of Crawley New Town.⁹

The pleasure grounds of Tilgate were purchased by the Council in 1966 for use as a public park.

Summary of character

Tilgate Park is located on the southern edge of Crawley, accessed through the Tilgate housing development from the north, or by the A23 from the west. The Tilgate Neighbourhood housing development forms the northern

⁹ Sussex Gardens Trust, Tilgate Park (Part 1) Report (2013)

boundary of the park, the Tilgate Farm Golf Course borders the site to the east, the M23 flanks the southern boundary, and the western boundary runs along The Avenue and a right of way to the west of Titmus lake.

The park is large and grand in its design. It comprises of a variety of areas, some historic in character and others later, with modern additions. The predominant character is derived from its scale and complexity, with carefully designed areas including the lake, woodland, lawns, formal and ornamental gardens, kitchen gardens, and modern elements including activity centre and animal park.

In the eastern half of the park, large swathes of grassed lawns stretch between high ground in the west and low ground to the east, affording views towards the lake. A circular walk flanks the lake, with smaller lakes to the east and south. Further west, ornamental and mature planting as well as designed gardens and features populate the area, and the park is more enclosed in its character. Features here include a bridge and small pond and stream, memorial garden, and heather garden. Paved walkways permeate the grounds connecting these elements of the park.

In the centre are the historic walled gardens, bounded by a high brick wall and home to a community garden. Here, the site of the former house and Kitchen Garden is on a high ridge running northwest, with the pleasure grounds occupying an area sloping towards the lake to the east and area of ancient woodland to the south. The Head Gardener's cottage is situated on the north-west corner of the Kitchen Garden. To the west are a modern animal park and lake.

Assessment of asset in light of new approach

It is considered that this historic park is of historic value, and in good condition, sharing some association with the development of Crawley New Town. It is recommended for inclusion on the Local Heritage List. The park is of historic and associative value, aesthetic value, and there is also scope for the park to highlight archaeological and communal value on further assessment.

Recommendations

It is recommended that a full assessment of the park is undertaken against the established criterion to ensure its inclusion with the Local List of Heritage Assets. It is also recommended that a review of the western boundary be undertaken, to ensure the boundary follows the most logical physical boundary such as the edge of Titmus Lake or the right of way here. Historic maps may be utilised to consider the most logical boundary.

4.6. Worth Park

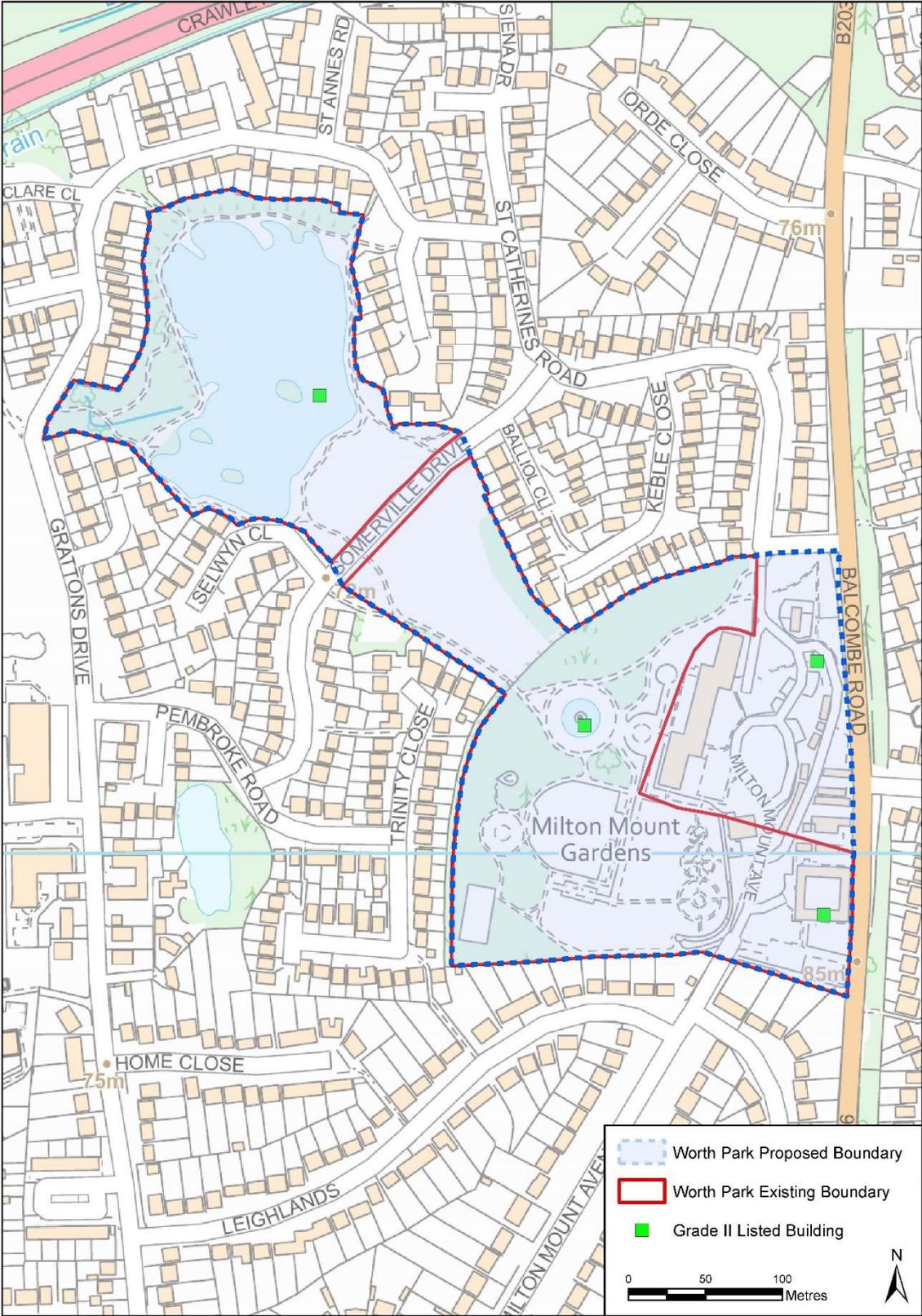


Figure 12 Worth Park



Figure 13 Terracing in Worth Park

Summary of significance

Worth Park (formerly known as Milton Mount Gardens) comprises formal gardens, a recreational parkland, a lake which has been recognised as a Site of Nature Conservation Importance, and an area of woodland. Worth Park was once part of the Worth Park Estate, the remnants of a high-status example of a late Victorian garden.

Worth Park was owned by the Montefiore family, who re-modelled the park at Worth continuously. The most complete phase of their re-design of the grounds took place from 1884-1887. The park is also notable for its number of features designed by the company of James Pulham and Son, who also designed features for the gardens of Buckingham Palace and Sandringham House. James Pulham and Son built many elements for Worth Park which survive today. The Pulhams' speciality was their own brand of artificial rock (Pulhamite) and their terra cotta work of urns, fountains, balustrades and sundials; a Pulhamite fountain and rock islet can be found in Worth Park.

The Worth Park estate was broken up and sold in 1915 and the house became the Milton Mount school for girls. From c.1920 to c.1960 the grounds were used by the school. Crawley Borough Council bought the school property in 1963. The Montefiore Mansion was demolished in 1968 and replaced by Milton Mount Flats. However, Ridley's Court and the Victorian Stable block remains to the south of the park. Only core parts of the gardens and park survive, after substantial areas of the park were released for development of residential housing. Outside of the park and garden boundary but within the former grounds is Milton Mount Avenue; this is the former approach to the house, has retained an avenue of mature trees.

Summary of character

The park is bounded to the east by the B2036, and the south, east and north by modern housing developments. The site is predominantly enclosed in character due to a perimeter belt of trees and the modern development which surrounds it.

The principal house has been lost and replaced with an 8 storey twentieth century block of flats. The block is prominent within the park, located to the south with views stretching across the fountain, parkland and lake. To the south of the tower is an area of formal gardens, including formal planting, terracing, mature cedars, jubilee garden, and boules lawn. To the front of the tower is a large fountain and circular terrace with border planting.

The park is traversed by an informal network of paths. The paths encircle the formal pond area and the croquet lawn leading to the tennis court in the east. The path crosses a ha-ha to the north of the gardens, and lead to an area of open parkland which includes an interpretative sculpture. A modern road intersects the park, with high grass banks either side which largely conceal it from view. Further north, there is a circular walk around the informal lake at the corner of the park. The lake has an ornamental island within it, and is surrounded to the north by a small area of woodland.

A significant amount of the original Worth Park garden still exists from the early 1900s, and it is likely that some of the trees in the park today exist from the original 1840s planting and include several varieties of oak and an avenue of cedars. The area around the lake includes Pulhamite features and contains a variety of fauna and rare plants.

The three examples of Pulhamite still existing at Worth Park, the rock garden, the islet in the lake and the fountain and basin in the formal gardens are listed Grade II as is Ridley Court, previously the stables to Worth Park. This good quality large purpose-built stable wing is in the Italianate classical style and is substantially intact.

Assessment of asset in light of new approach

The park, although significantly reduced in size, is considered to be of historic value due to its remaining historic features, association with James Pulham and retention of Pulhamite, the patented anthropic rock material invented by James Pulham. It is recommended for inclusion on the local heritage list.

Recommendations

It is recommended that the boundary to the south east is reviewed to consider inclusion of the modern Milton Mount Centre and Grade II listed Rockery associated with former Worth Park Gardens. This would bring together all three remaining historic Pulhamite features together within the historic park and garden, strengthening their group value and enhancing our appreciation of the surviving designed Victorian park of Worth. It is also recommended that a full assessment of the park against an agreed criterion would enable the appreciation of the value of the park, as it is likely to be of associative, aesthetic and historic value.

5. Assessment of Proposed Additions

This section includes a review of possible additions to the list of Historic Parks and Gardens in Crawley. The proposed sites have been identified through public consultation of the Local Plan.

This review will identify how far the proposal is in line with the findings of Stages 1-3 of this report. Summary of significance and character are informed by a desk-based assessment and field survey undertaken in June 2020.

5.1. Ifield Village Green

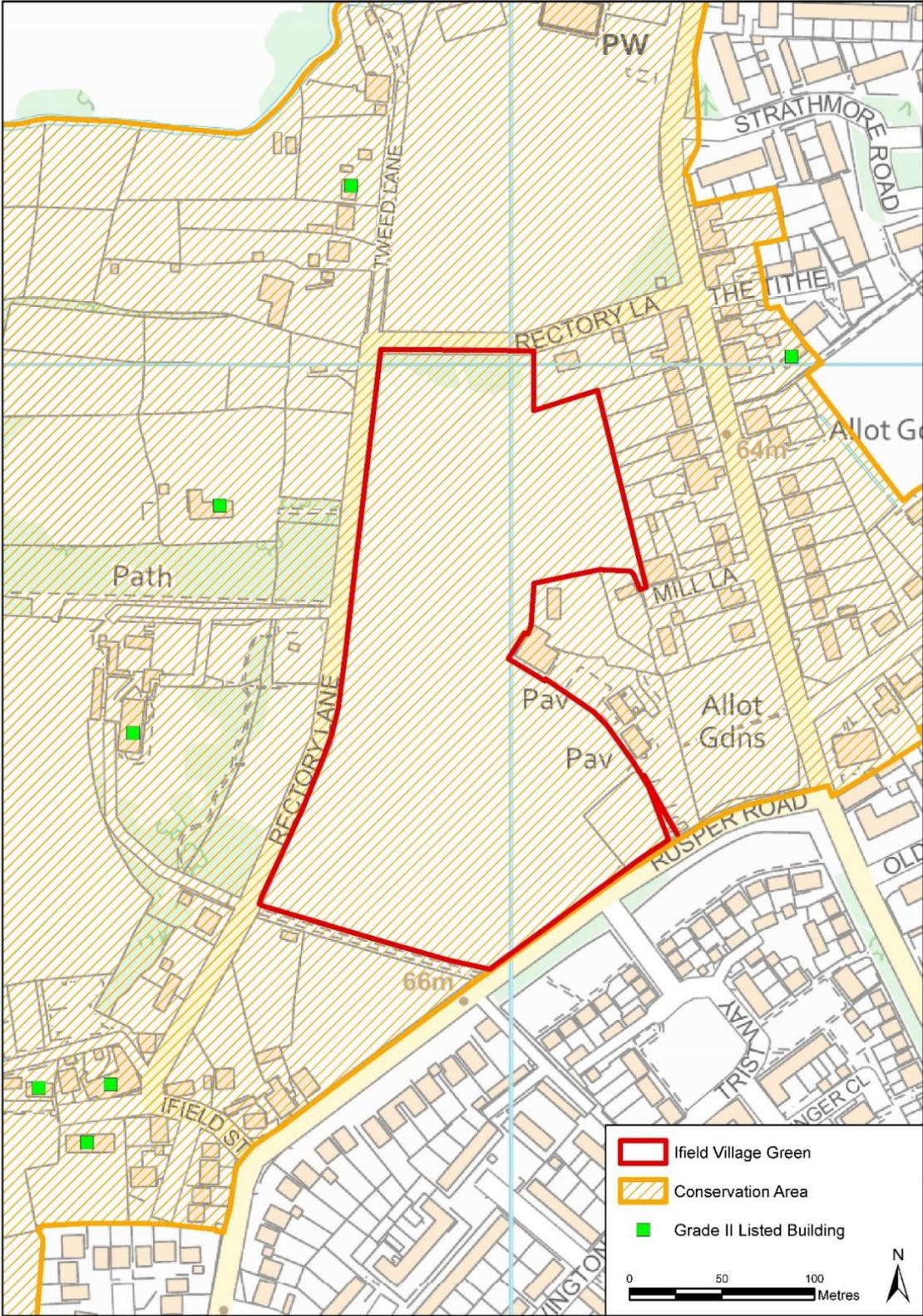


Figure 14 Ifield Green



Figure 15 View north over the green

Summary of significance

Ifield Village Green is the only registered village green in Crawley, and its significance derives from its historic and current use as a village green. This includes its origin as Ifield Common, development into the green following the 1855 Enclosure Act, and recreational use through to the modern period. The site was registered in 1964 as a Village Green VG57 in the West Sussex register. It falls within the Ifield Village Conservation Area. The Conservation Area was designated in 1981, and expanded in 1992 to include Ifield Village Green, Rectory Lane and Tweed Lane, and again in 2013 to include Ifield Green and Langley Lane. The Conservation Area Appraisal notes that “*a number of ... features contribute to [the conservation area’s] importance, including Ifield Village Green*”.

Summary of character

The green is bounded to the west and north by Rectory Lane, east by Ifield Green road and south by Rusper Road. It is open in character, surrounded by residential and recreational built development. The green itself is surrounded by a traditionally laid hedge and cast-iron fencing, with mature planting surrounding the boundary.

There are single trees and three copses on the Village Green, with one of the oaks (with a girth of over 6 metres) being of considerable antiquity and many other trees in excess of 60 years old. These trees provide some visual screening from surrounding housing developments and contribute to its character.

There is a boundary stone on the green which is noted within the Ifield Village Conservation Area as a key important feature.

Assessment of asset in light of new approach

Guidance is provided on the assessment and inclusion of Village Greens by Historic England's Advice Note 7: Local Heritage Listing (2016). These sites are afforded protection as designated greens, and the guidance notes that there are strict criterion to achieve designation. As Ifield has achieved this, and is also afforded protection within the Conservation Area, it is considered that it is already designated to an appropriate level which reflects its use and heritage value as a historic village green. It is also considered that the green does not meet the minimum criteria of a historic park and garden, and so it is not appropriate to include on the local heritage list as such.

Recommendations

It is recommended that the Village Green is not included within the local heritage list as a historic park and garden. The green does not suit this category, based on the guidance of Historic England, and is already afforded strong protection through its designation as a Village Green and inclusion within the Ifield Village Conservation Area, where it is highlighted as making a positive contribution. There is potential for the green to be further assessed against the criteria for parks and gardens, to confirm this recommendation.

6. Conclusions

This report has comprised:

- A review of policy and guidance, including current national and local policy guidance which relates to the establishment of Local Heritage Lists and the assessment and review of local heritage assets;
- A review of the Council's current approach to local heritage assets;
- Defining of the scope and criteria of the local heritage list in relation to historic parks and gardens; and
- A review of current parks and gardens and the nomination site, including recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list against robust criteria.

It is considered that, thus far, a thorough assessment of the historic development and significance of the parks and gardens in Crawley had already been undertaken, through the work of the Sussex Gardens Trust and their report in 2013. However, it has been identified that without a criterion for assessment, there is an opportunity to strengthen this work. Historic England's guidance on Local Heritage Lists notes a variety of values by which a site can be assessed, including: Age; Rarity; Aesthetic Interest; Group Value; Archaeological Interest; Archival Interest; Historical Association; Designed Landscape Interest; Landmark Status; and Social and Communal Value. Further guidance on registered parks and gardens offers scope to create sub-criteria which are specific to this type of heritage asset within Crawley also.

Therefore, to ensure consistency in the Council's approach and that the full value of the parks and gardens is realised, it is recommended that a criterion by which *all* non-designated heritage assets are assessed is utilised. This will inform definitively and transparently whether a building, feature, area or historic park and garden is of high enough value to be included within the local heritage list.

7. Appendices

7.1. Example form

Section A - Overview

1. Name				Image	
2. UID					
3. Address					
4. Postcode					
5. Grid Ref	E: N:				
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input type="checkbox"/>
6b. If yes, which CA					
7. Description					

Section B – Assessment

8. Age (X)										
Pre-1750	<input type="checkbox"/>	1750 - 1820	<input type="checkbox"/>	1820 - 1939	<input type="checkbox"/>	Post War	<input type="checkbox"/>	Post 1990 of high quality	<input type="checkbox"/>	
									Exact date (if known):	<input type="text"/>
9. Authenticity (X)										
A single significant phase and which is largely intact										
A single significant phase with some alterations and/or extensions										
A single significant phase with significant alterations and/or extensions										
The asset is of multiple significant phases										
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)										
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)										
12. Social / Communal Value										
13. Group Value (Sites with a strong group value with other heritage assets)										
14. Landmark / Townscape Value										
15. Archaeological Value										
16. Overall Condition										
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>			
Unknown	<input type="checkbox"/>	Notes:								
17. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>			
18. Date of assessment										

7.2. Bibliography

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Worth Park Conservation Management Plan, Crawley Borough Council and others, July 2008

Worth Park Tree Survey, Crawley Borough Council, April 2008

Worth Park Management and Maintenance Plan 2011-2021

7.3. Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
National Guidance	Historic England Advice Note 7: Local Heritage Listing (2016);	
National Guidance	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);	
National Guidance	Historic England (2017) Urban Landscapes: Register of Parks and Gardens Selection Guide	
National Guidance	Historic England (2017), Landscapes of Remembrance: Register of Parks and Gardens Selection Guide	
Development Planning Document	Crawley Borough Council Local Plan (2015)	Policy CH12 Heritage Assets Policy CH17 Historic Parks and Gardens
Development Planning Document	Crawley Borough Council Local Plan (Draft 2020)	Policy HA6: Historic Parks and Gardens

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