

WORTH CONSERVATION AREA STATEMENT : CONSULTATION REPRESENTATIONS RECEIVED AND COUNCIL RESPONSES

STATEMENT OF COMMUNITY INVOLVEMENT : WORTH CONSERVATION AREA STATEMENT			
Respondent	Para/ Page no.	Comments	Council's Response
ASP on behalf of Melanie Verity, Vanessa Elliott and Michael Robinson		<p>The area of land under our clients' control is shown on the plan attached at Appendix One and is associated with the property 'Oaksworth', Worth Way, Crawley. Our clients' land includes the eastern pond and adjacent land referred to in The Statement. The entire area of the clients' land lies within the Conservation Area.</p> <p>We firstly note the proposed status of The Statement as a material consideration when the Council determines planning proposals for the area, and that the aim is to ensure it should be used to manage change in a positive manner and help inform future action by the Council and other parties. This would include informing decisions on planning applications that may have an impact within or adjoining the Conservation Area, and assisting in the design of proposals affecting existing buildings or new development.</p>	
ASP on behalf of Melanie Verity, Vanessa Elliott and Michael Robinson		<p>The Statement is considered to appropriately assess the existing character and historical development of the Conservation Area, the principle buildings within it and its relationship to the wider area including the urban area of Crawley and the countryside beyond the M23 corridor. The wider parkland setting of St Nicholas' church and other designated and non-designated heritage assets and the loose-knit arrangement of existing dwellings it is agreed, make a significant contribution to the overall character of the area. The Statement is also clear in its overall aim that through appropriate management and intervention measures the predominantly existing rural character of the Conservation</p>	Noted and support welcomed.

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Respondent

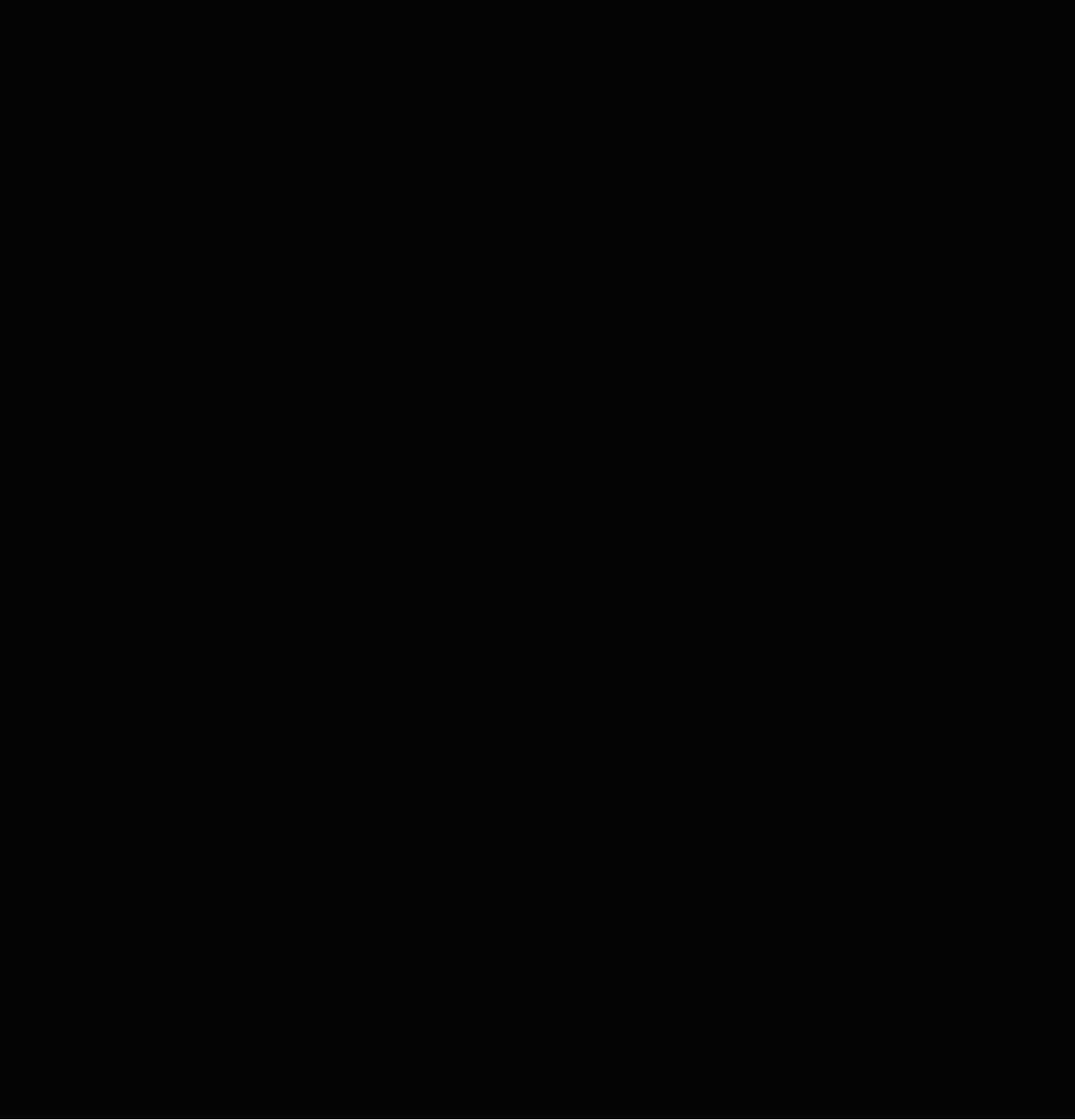
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Area, despite its location adjacent to the wider urban area of  
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			<p>together with Policy ENV11 (Development and Noise).</p> <p>Given the sensitive setting of the Conservation Area, where new buildings are proposed applicants are strongly urged to enter into pre-application discussions at an early stage.</p>
Environment Agency	Pages 29-31	<p>Pages 29, 30 and 31 set out the Guidance for Development and the Key Local Plan Policies. As there is an area of floodplai</p> <p>the 13198(s)-3.1(i)3.2at(w)-2.9e (w93.1(o)12198(2)(8)922.6198e))TJ 0 quirwh ther</p> <p>EN D evelo pment andFt i t is (h)-12.3(i)3.2gheliat dily stgh(-.1.1(y))TJ 0 Tc 0 Tw5.472 0 Td ( )Tj EMC /P &lt;&lt;/MCID 20 &gt;&gt;</p>	

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Respondent	Para/ Page no.	Comments	Council's Response
<p>LPD on behalf of Mr &amp; Mrs Trivass</p>		<ol style="list-style-type: none"> <li>1. It is our contention that the property does not contribute to the character of the Conservation Area and therefore should be excluded from it as is the open land to the east of the property north of Worth Way. The boundary of the Conservation Area should run down the footpath on the western side of the property and continue eastwards along Worth Way.</li> <li>2. The property does not provide views or vistas to the rest of the Conservation Area. It is at the extreme end of the Conservation Area and mostly not visible from Worth Way which being a sunken lane is at a considerably lower level and screened by high hedging. Your View No 2 (Figure 21. Valued views to/from/within Worth Conservation Area - page 23) demonstrates this effectively and in the description rightly points out that "loose-knit dwellings on large plots run to the south of Worth Way" – not the north.</li> </ol> <p>Therefore we would request the boundary is amended accordingly and Beaumont Cottage taken out of the Conservation Area.</p>	<p>Disagree. The Worth Conservation Area Statement (July 2017) updates the previous version of the document (August 2003) and does not propose to amend the established Conservation Area boundary.</p> <p>Worth Conservation Area was designated in March 1987. The original Worth Conservation Area Statement (June 1990) describes and shows the Conservation Area boundary as running 'along the northern boundaries of Fieldgate and Beaumont Cottage, down the motorway, across to Balcombe Road, just south of the moat and northwards up Balcombe Road, Street Hill'. Section 3.15 of the 1990 Statement identifies Beaumont Cottage as one of 'several unlisted buildings within the Conservation Area which, although not of significant historical or architectural interest, add to the area's character'. This wording is, appropriately, retained in the current Conservation Area Statement.</p> <p>Worth Conservation Area is designated in order to preserve and enhance the setting of St. Nicholas Church, and its boundary responds to this objective through delineating and defining the rural church setting. This position is endorsed by Historic England, which through representations made to the Local Plan examination states that</p>

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			<p>'despite the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and open character of the conservation area has remained. The boundaries of the conservation area were drawn specifically to protect this <del>isolated</del> rural character'</p> <p>The low-density built form of the Conservation Area is characterised by its relationship with the landscape, taking the form of large houses of generally two storeys which are located on large irregular plots. The rural loose-knit, low-density form and character of detached dwellings within the Conservation Area is clearly distinct from suburban high-density modern residential development that is located outside of the Conservation Area.</p> <p>Although Beaumont Cottage is not viewable from all sections of Worth Way, the property can clearly be viewed from Worth Way. The land and property at Beaumont Cottage, with its large detached building footprint and generous irregular plot size, relates to and is consistent with the established low-density, loose-knit rural character of residential properties of the Conservation Area. It is therefore entirely appropriate that the property and land at Beaumont Cottage continues to form part of the established Conservation Area. The</p>

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<p>LPD on behalf of Simon Christopher Wetz and Josephine Williams</p>		<p>I act for Simon Christopher Wetz and Josephine Williams who own land to the north of Worth Way under title No WSX274595 which lies within the Worth Conservation Area (copy plan attached). We would wish to make the following comments / observations on the Worth Conservation Area Statement which has been published for consultation. Our comments are as follows:-</p> <p>We support the statement that "Conservation Areas require careful management to protect their special character. This is not to say that all development and change is prohibited, but that where development is proposed, it should come forward in a manner that preserves or enhances the intrinsic features of the Conservation Area".</p> <p>This is borne out by the specific allocation of land in the Crawley Borough Local Plan 2015-2030 within the Conservation Area and</p>	<p>suggested amendment to the Conservation Area boundary, which seeks to exclude the land at Beaumont Cottage from the Conservation Area, is therefore not accepted.</p> <p>For clarity, text relating to View No. 2 (Figure 21) has been amended to make clear that the form of the residential properties to north and south of Worth Way are consistent in terms of density, scale and building plot. This now reads: 'Loose-knit detached dwellings on large, irregular plots <del>run to the south</del> <u>lie either side</u> of Worth Way.</p> <p>Noted. Figure 15 shows the Conservation Area Boundary in addition to key landscape features and designations that are relevant to the historic and architectural interest of the Conservation Area. As such it would not be appropriate for this figure to refer to developments, either permitted or allocated, which do not relate to the historic or architectural reasons for the Conservation Area designation.</p> <p>Figure 23 sets out Local Plan designations that are relevant to Worth Conservation Area. Land East of Balcombe Road/Street Hill is an allocated Housing, Biodiversity and Heritage Site identified under Local Plan Policy H2. As a formal Local Plan allocation for the Plan Period 2015-</p>

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		<p>the area; and PolicyCH9 states beyond the Built-Up Area Boundary development should reflect local character and distinctiveness. Therefore the principle of development in this area could therefore be acceptable subject to the detail of the proposal.”</p> <p>The acceptance of the principle of development on my clients land, subject to the detail of the proposal complying with the Development Guidance in the Development Brief (page 26) should therefore be recognised in the text.</p> <p>This is supported by Detailed Development Guidance for Worth Conservation Area page 32 “It is possible that smaller-scale proposals may come forward within the Conservation Area, and in addition to the policies above, the following guidance should be taken into account. The guidance goes into more detail regarding New Buildings which I have referred to earlier.</p>	<p>consistency with the Development Brief, corresponding wording has been added m</p>



STATEMENT OF COMMUNITY INVOLVEMENT







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	<p>Conservation Area. It is the relationship between these features and the extensive rural wooded landscape to the east that defines the special character of Worth Conservation Area. These features are discussed in further detail below.</p>	<p>countryside .' (emphasis added)</p> <p>The Conservation Area is enclosed by Twentieth Century New Town residential and business development and the M23 motorway. The Local Plan Inspector refers to 'the semi-rural nature of the Conservation Area' and this correct description should be included in the brief. It is important that the overall character of the Conservation Area is correctly described. Given the evidence and Inspector's conclusion this paragraph should be amended.</p>	<p>designated and undesignated historic assets located in the Conservation Area. It is the relationship between these features <del>and the extensive rural wooded landscape to the east</del> that defines the special character of Worth Conservation Area. These features are discussed in further detail below.</p>

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10	<p><b>Built Form</b>  The existing built form of Worth Conservation Area has remained largely unchanged, with sporadic, low-density buildings set largely to the north of St Nicholas' Church, depicting the character and detail of different periods in time.</p>	The	



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	<p>is integral to the context of the Conservation Area and its wider countryside setting, offering a feeling of quiet contemplation that reinforces the area's rural character. The churchyard is largely enclosed by mature trees, and contains a number of mature yew trees. A semi-circular path leads around the Church from east to west.</p>	<p>surrounded as it is by suburban development on three sides and a motorway to the east. Crawley Borough Council's own evidence (Local Plan Doc 057), Draft Landscape Character Assessment, October 2012 and Green Infrastructure SPD state in relation to Tilgate/Worth Forest and Fringes:</p> <p>Character of the Urban Edge The M23 creates a negative edge that prevents a positive integrated relationship between Crawley and the countryside...Worth Way SNCI is the only green corridor within Crawley but does not cross the M23. The Local Plan Inspector correctly concluded: 'The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside.' (emphasis added)</p> <p>The Local Plan Inspector refers to 'the semi-rural nature of the Conservation Area'. Parts of Worth Way could be described as suburban with houses (some relatively recent), driveways and garages visible from the public domain.</p> <p>Detailed evidence at the Examination (Heritage Appraisal, Steven Bee the former Director of Planning at English Heritage) states: '4.16. As the English Heritage Setting guidance points out, the appreciation of historic significance is not just visual. A distinctive aspect of the original setting is the way in which the area is surrounded by suburban development on three sides and a motorway to the east. Crawley Borough Council's own evidence (Local Plan Doc 057), Draft Landscape Character Assessment, October 2012 and Green Infrastructure SPD state in relation to Tilgate/Worth Forest and Fringes:</p> <p>Character of the Urban Edge The M23 creates a negative edge that prevents a positive integrated relationship between Crawley and the countryside...Worth Way SNCI is the only green corridor within Crawley but does not cross the M23. The Local Plan Inspector correctly concluded: 'The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside.' (emphasis added)</p> <p>The Local Plan Inspector refers to 'the semi-rural nature of the Conservation Area'. Parts of Worth Way could be described as suburban with houses (some relatively recent), driveways and garages visible from the public domain.</p> <p>Detailed evidence at the Examination (Heritage Appraisal, Steven Bee the former Director of Planning at English Heritage) states: '4.16. As the English Heritage Setting guidance points out, the appreciation of historic significance is not just visual. A distinctive aspect of the original setting is the way in which the area is surrounded by suburban development on three sides and a motorway to the east. Crawley Borough Council's own evidence (Local Plan Doc 057), Draft Landscape Character Assessment, October 2012 and Green Infrastructure SPD state in relation to Tilgate/Worth Forest and Fringes:</p>	

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CBC Response (REF5):

[Redacted content]

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			<p>According to the Victoria County history, 'one door in the west front is ancient and the room inside has exposed chamfered ceiling joints. The building is said to have been an inn and this was the tap room'. There are casement windows, a modern gabled porch and bay windows on each side of it on the ground floor. The access area to Street House and the churchyard has a double <del>small</del> carriage</p>



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18/19	Setting of	this Consultation Statement. To reiterate, the age of the built form within the Conservation Area has no bearing on whether its character would be described as 'suburban' or not.	





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CBC Response (REF12):  
 Disagree that parts of the Worth Way could be described as suburban. The council has set out detailed comments on this matter at REF1 and REF3 of this Consultation Statement.

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	<p>Worth Conservation Area are to:</p> <ul style="list-style-type: none"> <li>- Preserve and enhance the character and rural setting of St Nicholas' Church as defined by the conservation area boundary. This includes protecting the locally designated Historic Park &amp; Garden, SNCI, woodland, hedgerows and pastures/species rich grasslands from development that would be inappropriate and out of scale, character and appearance with the rural setting, which is itself so important in forming the unique historic setting of the church.</li> </ul>	<p>locally designated Historic Park &amp; Garden etc. but considered that this was outweighed by the need for housing and the associated heritage and environmental benefits which would accrue as a result of this development.</p> <p>See previous detailed evidence and comments reg.5201 Tm 5I265.08 Tm5:</p> <p>smiatialy senttriveys and sisi blrm</p>	

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	<p>providing mitigation and/or compensation for the loss, this would be contrary to the Local Plan, the Development Brief and the Conservation Area Statement. All three documents are consistent in this regard.</p> <p>The council agree that the objectives as stated in the draft Worth Conservation Area Statement could be amended to better clarify the Inspector's view, as set out below.</p> <p>The other issues in the representation are a repetition of points raised previously by the respondent, which have been discussed elsewhere in this Consultation Statement:</p> <ul style="list-style-type: none"> <li>x rural character: REF1, REF2, REF3;</li> <li>x alleged suburban nature of the Worth Way: REF1, REF3;</li> <li>x development of the New Town and M23 motorway: REF2, REF3;</li> <li>x role of the SNCI: REF3, REF9; and</li> <li>x the Historic Park and Garden designation: REF3, REF10.</li> </ul>		
	<p><u>Worth Conservation Area Statement Amended Wording</u></p> <p>The first two objectives have been amended to read:</p> <ul style="list-style-type: none"> <li>- Preserve and enhance the character and rural setting of St Nicholas' Church as defined by the Conservation Area boundary. This includes <del>protecting</del> the locally designated Historic Park &amp; Garden, SNCI, woodland, hedgerows and pastures/species rich grasslands. <del>from development that would be inappropriate and out of scale, character and appearance with the rural setting, which is itself so important in forming the unique historic setting of the church.</del></li> <li>- Retain the historic, irregular, loose-knit and low density character of the built form of the area, <u>avoiding development that would be out of scale, character and appearance with the rural setting, which is itself so important in forming the</u> <del>unique</del> historic setting of the Church.</li> </ul>		

31 Local Plan Policy H2: Housing,

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	Housing, Biodiversity and Heritage site. The allocation site includes part of the designated Historic Park & Garden and the designated SNCI.		Local Plan as a Housing, Biodiversity and Heritage site. The allocation site includes part of the designated Historic Park & Garden and the designated SNCI.

CBC Response (REF19):

Disagree. The confusion relating to which part of the allocation is being referred to in this section is acknowledged. This has been caused by the reference to the size and location of the smaller “indicative key housing site” within the wider site allocation.

However, the council do not consider the request to remove reference to the Housing, Biodiversity and Heritage site from the Conservation Area Statement as the appropriate solution to resolve this confusion. This is the precise wording used by Local Plan Policy H2, and the proposed

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development at this location should carefully consider, particularly relating to the important heritage and environmental constraints associated with the site. This Conservation Area Statement provides the clear context, in relation to the heritage assets and key features of the Worth



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be required to reflect the character of the Conservation Area: 'In the absence of any illustrative layout, I indicated in my preliminary findings that the site is likely to be suitable for about 15 dwellings. The Council proposes this number as a maximum; given the constraints of the site, this limitation is sound. Indeed, the illustrative layout for 21 dwellings provided by the promoter in response to the modifications consultation serves to demonstrate that it will be challenging to achieve the required loose-knit character with as many as 15 dwellings'

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Text has been amended to reflect the Inspector's description of 'loose-knit' rather than 'scattered' buildings. Text is also amended to refer to the built form being largely situated to the north of St. Nicholas' Church, grouped along Worth Way.

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	important landmarks in the borough are Listed Buildings and some are located within Conservation Areas, including St. Margaret's Church, Ifield; St. Nicholas' Church, Pound Hill; and the Church of St. John the Baptist near High Street, Northgate. These buildings are subject to national regulatory controls which include requirements to protect their settings'.		
	<p>For consistency with the Local Plan, the Conservation Area Statement text is amended.</p> <p><u>Worth Conservation Area Statement Amended Wording</u></p> <p>The text is amended as follows:</p> <p>The Conservation Area is adjacent to the edge of Crawley's built up area and key access points to the open countryside beyond. Views into the Conservation Area and its rural setting are important to the historic setting of the Conservation Area and should be <u>protected and/or enhanced</u> <del>preserved</del>. <u>Development proposals should not result in a direct adverse impact or lead to erosion of these views.</u> <del>that impinges on these views will not be permitted.</del></p> <p>Likewise, a <del>Any</del> new development</p>		

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	<p>(SNCI) contribute significantly to the rural setting of St Nicholas' Church. Development, where deemed to be appropriate, should avoid any detrimental impact on these areas, taking steps to mitigate its effect on biodiversity, and where possible deliver biodiversity enhancements. Possible approaches to help achieve this are set out in the Conservation Area Management Plan (Part 5).</p>	<p>It is unclear how biodiversity value, especially one not related to historic landscape, relates to the special architectural or historical value of the Area. The SNCI only relates to part of the Conservation Area and should be assessed in relation to the features which contribute to the character of the Conservation Area. In any event, it is simply not possible to avoid any detrimental impact on the SNCI following the Policy H2 housing allocation. The Inspector accepted the loss of grassland on the housing allocation but in mitigation sought enhancements over the remaining undeveloped area:</p> <p>'Consequently there is considerable force to the argument that proper management of the two-thirds of the SNCI not affected by development would enable the decline of the remaining species-rich meadow habitat to be arrested, thereby mitigating the harm caused by the loss of part of the meadow.' Evidence referred to elsewhere shows that not all of the designated</p>	



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(some relatively recent), driveways and garages visible from the public domain.

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- Enhancements to restore the

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	<p>woodland in the Conservation Area as a whole.</p> <p>As outlined by the respondent, reinstatement of a moated orchard is not a requirement stated in Local Plan Policy H2. Reinstatement of the orchard moat is however set out as a recommendation in the Report of the History of Crawley Parks, prepared by Sussex Gardens Trust in 2013, and is therefore identified as a possible enhancement to the moat that <u>could</u> be delivered. In respect of possible enhancements to the Gatwick Stream, which are identified as an opportunity rather than a requirement, this has been included in the Conservation Area Statement upon the advice of the Environment Agency. Therefore, the suggested text amendment is not accepted.</p>		
	<p><u>Worth Conservation Area Statement Amended Wording</u></p> <p>The text is amended as follows:</p> <ul style="list-style-type: none"> <li>- Maximising opportunities to enhance the biodiversity of the SNCI. In particular, this should include the maintenance and long-term management of its grassland, which requires heavier grazing and would benefit from alternating between grazing and cutting for hay. The woodland <del>linked to the Land East of Street Hill/Balcombe Road</del>, also requires management, including, the removal of encroaching rhododendron and laurel. Further detail is provided by Local Plan P</li> </ul>		

WORTH CONSERVATION AREA STATEMENT: ADDITIONAL AMENDMENTS SUGGESTED BY CRAWLEY BOROUGH COUNCIL

PAGE	ISSUE	AMENDMENT
9	Amended text to clarify rural setting of Conservation Area.  Additional text added to make clear the reasons for the Conservation Area being designated in March 1987.	Deletion of 'largely' from first paragraph.  Additional text added to last paragraph: <u>'The boundaries of the Conservation Area were drawn specifically to protect this rural character'</u> .
18-19	Additional text added for clarity.	Additional text: Although the wider Conservation Area is enclosed by modern urban settlement
19	Text amended for consistency with Introduction (page 10) and Trees (page 35).	Text amended: There is a clear visual <del>transition</del> <u>distinction</u> <del>between from</del> the urban settlement to the west and the rural countryside to the east
19	Text amended to make clear that it is the site of the ancient moat being referred to.	Additional text: The rural setting also provides context to other heritage assets, including local archaeologically sensitive areas, such as <u>the site of</u> the moated medieval building
21	Text amended to clarify the contribution of the rural SNCI landscape to the countryside setting of St. Nicholas' Church.	Amended text: Like the wider Conservation Area landscape, it is rural in nature, <del>and contributing to the countryside setting of the church.</del> The SNCI encompasses several habitats in a relatively small area...
35	Addition of 'Valued' to section heading for consistency with other Conservation Area Statements. Opening sentence of paragraph is repeated.	

		<p><u>for people with mobility issues and also pallbearers during funerals.</u></p> <p><u>The Crawley Borough Council Arboriculture Officer has advised that the trees are near the end of their natural life, and it is possible that the trees may need to be felled in the near future. Given the important heritage contribution made by the tree-lined avenue, particularly in shaping the secluded rural character of the churchyard, should the trees need to be felled, the tree-lined avenue should be reinstated through replacement tree planting of a suitable species.</u></p>
38-39	Amendments to improve clarity of Conservation Area Management Plan	<ul style="list-style-type: none"> <li>- Sub-division of second bullet point to individually consider issues of biodiversity enhancement and woodland management.</li> <li>- Additional text in relation to management of the fish ponds regarding removal of overgrown vegetation.</li> <li>- Relocation of final sentence from second bullet point and additional text to clarify position in relation to Local Plan Policy H2 Housing, Biodiversity and Heritage site.</li> </ul>