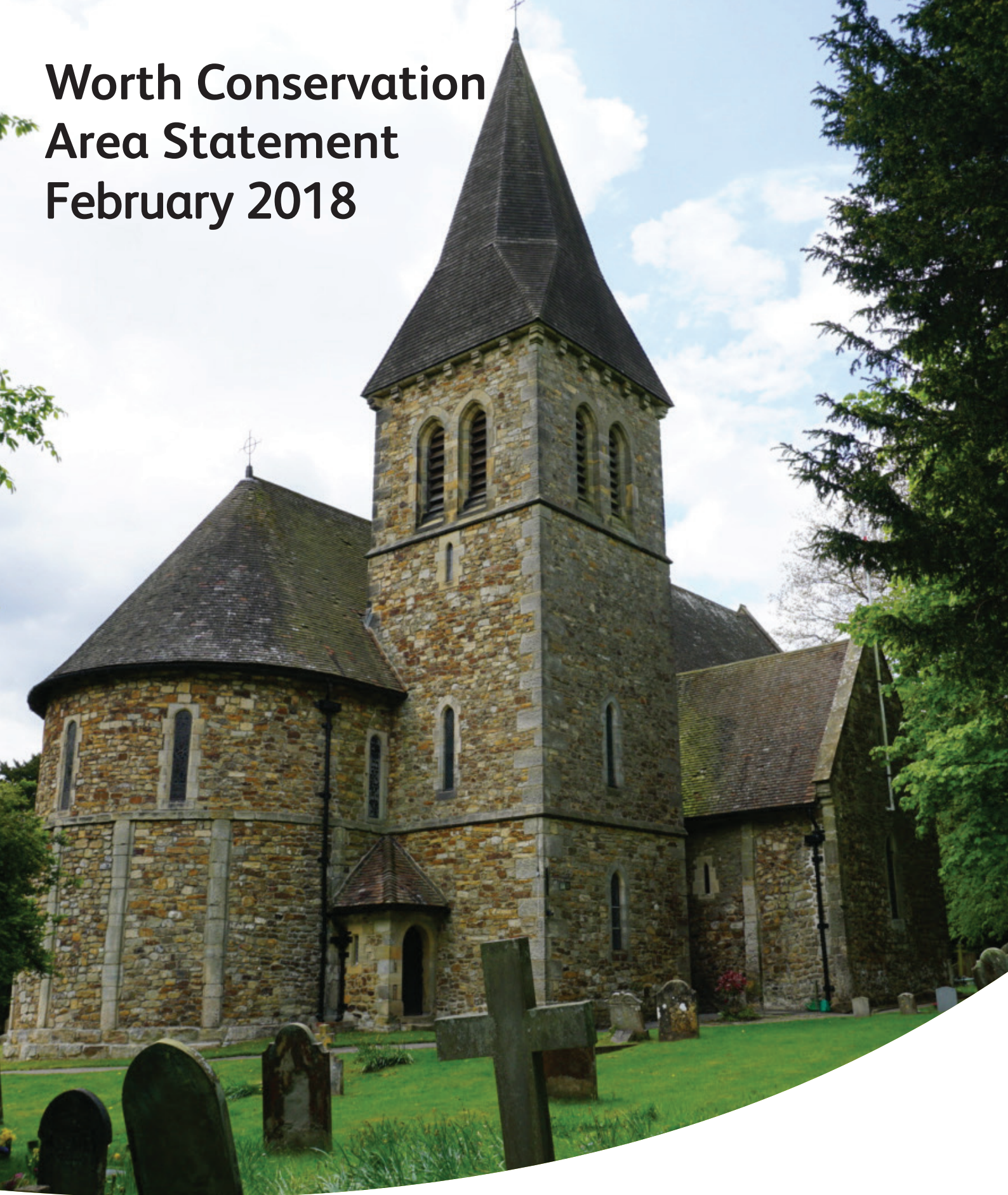


# Worth Conservation Area Statement February 2018





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## Part 1: Introduction

### What is a Conservation Area?

Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. The designation of a Conservation Area is determined by a number of factors, particularly the presence of buildings that are of historic or architectural interest, but also by the retention of a historically significant design form or settlement pattern.

Conservation Areas require careful management to protect their special character. This is not to say that all new development and change is prohibited, but rather that where development is proposed, it should come forward in a manner that preserves or enhances the intrinsic features of the Conservation Area.

Conservation Area status, therefore, brings with it additional planning controls that limit the works that can be undertaken through permitted development and place additional planning requirements on other developments such as new buildings, alterations to and demolitions of existing properties, and the management of trees. Development proposals that are outside the Conservation Area that would affect its setting, or views into or out of the area, are also subject to additional controls.

### About Worth Conservation Area

Worth Conservation Area is located in the south east of Crawley, outside the Built-Up Area Boundary (BUAB). Its northern extent follows the boundaries of Fieldgate and Beaumont Cottage, extending as far south as the rear of Maidenbower Business Park, and bounding Street Hill to the west and the M23 motorway to the east.

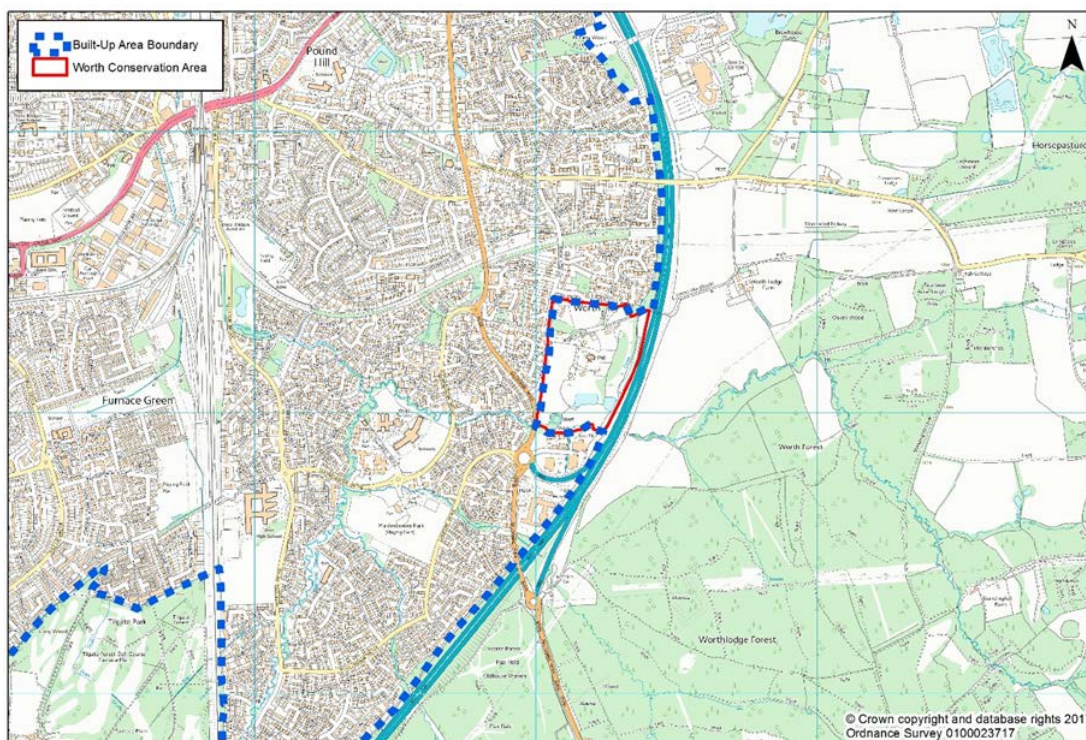


Figure 1. Worth Conservation Area, shown within the context of Crawley's Built-Up Area Boundary

The character of the area is markedly different from the adjacent urban area within the BUAB. It is shaped by the low density, wide spaced layouts and built form of existing properties, and the remaining rural fields and field boundaries within the Conservation Area. The historic character of the area as a whole is that of a rural hamlet which has been largely retained over the centuries and protected, more recently, due to the Conservation Area and countryside designations. The size and enclosed nature of the area prevents it from feeling encompassed by the existing built up area.

A key feature of Worth Conservation Area is its rural landscape character, and the built form is characterised by this landscape, particularly through its large plot sizes, views and vistas. As a consequence, despite the urban growth of Crawley around it and the presence of the adjacent M23, Worth retains a special rural character.

The historic St. Nicholas' Church, a Grade I Listed Building, is situated at the heart of the Conservation Area. The desire to preserve and enhance the character of its setting was the key reason for designating the Conservation Area in March 1987, and the rural character of its surrounds survive to the present day.

Three Grade II listed structures lie within the area, these being: the Church's lychgate, which leads from Church Road into the churchyard towards the Church; Street House; and Toll House. Other, non-listed, buildings contribute to the rural character of the area, being of a low density that remains in-keeping with the countryside setting.

A locally designated Historic Park and Garden, which includes a historic moat, encompasses much of the Conservation Area south of the Church. The site is also of significant, county-wide, biodiversity value, with much of the south and west of the site designated as a Site of Nature Conservation Importance (SNCI). The SNCI's grasslands, historically used for grazing, and the presence of many mature, and, in some cases, protected, trees across the site, further add to the rural feel of the area.

### **Status of the Worth Conservation Area Statement**

Only by understanding what gives a Conservation Area its special architectural or historic interest can the character and appearance of the area be preserved or enhanced. Therefore, this document identifies the special architectural or historical values of the area and the features that contribute to its character and appearance. It sets out guidance that should be taken into account by development proposals and establishes wider management proposals for the future enhancement of the Conservation Area.

The Conservation Area Statement is a material consideration when the council determines planning proposals for the area. It should be used to manage change in a positive manner and help inform future action by the council and other parties; including informing decisions on planning applications that may have an impact within or adjoining the Conservation Area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.



## Part 2: History of Worth Conservation Area

### Beginnings

St Nicholas Church, Worth, is believed to be of Saxon origins, and is thought to have been built somewhere between the years 950 and 1050. The Church was originally established to serve an extensive afforested area of the High Weald in which there were many scattered and often temporary settlements. It was positioned at a convenient meeting point of tracks through the forest and existed for many hundreds of years in almost total rural isolation, with only a few other buildings being built nearby.

### The Middle Ages

In Saxon times, the Church was closely surrounded by trees. The Parish of Worth was mainly forest with scattered ironworks. The workings of iron in the area is of great antiquity, and Roman coins of Nero, Vespasian and Tetrius have been found in the local cinder beds.

The poet William Hay in his "Mount Cabourn" published in 1730 describes the wider Andreds Weald, now known as the High Weald, in these early times thus:

*"All was one wild inhospitable waste,  
Uncouth and horrid, desert and untraced,  
Hid, by rough thickets, from the face of day,  
The solitary realm of beasts of prey."*

The pattern of agriculture that has emerged in the area stems from the Middle Ages when the forest was cleared of its mighty Oaks, to keep the smelting furnaces fuelled.

Parish, district and county boundaries have changed many times over the years. Early references<sup>1</sup> place Worth in the Rape of Lewes and Buttinghill Hundred, whilst the parish of Worth, at the time known as Orde, was mentioned in the Domesday Book. In the 11th century, Worth Manor was located in the Cherfelle (Reigate) Hundred, in the county of Surrey.

The settlement was described as comprising "1 villein with half a plough". This probably meant that there was a clearing in the forest with enough land to take one man half a day to plough. Indeed, the Worth Parish Guide says that Worth means "clearing". The nearest village at this time was Ifield, which centred around St. Margaret's Church.

Most early churches in Sussex are located on the Downs or along the coastal strip, areas which were much more populated than the forest of Worth. The Church is, therefore, thought to have been established to serve one of the large hunting forests of the Weald, in which many dispersed small settlements were located for seasonal livestock grazing.

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<sup>1</sup> A history of the County of Sussex: Volume 7, the Rape of Lewes <http://www.british-history.ac.uk/vch/sussex/vol7/pp192-200> and <http://www.british-history.ac.uk/vch/sussex/vol7/pp125-126>

Something of a mystery surrounds the history of the Church. It is not mentioned in the Domesday Book, although this does not necessarily mean it did not exist. The Church itself has several architectural features that date it to the Saxon period, suggesting that it could be 1000 years old. It is not known for certain who built the Church, although the rich Abbey of Chertsey has been suggested as a likely patron.

The Manor of Worth was attached to the Barony of Lewes, held by the Wareness, about 1089. The Victoria County History states that Worth Forest was closely connected with the manor and that the manor house probably served as a hunting lodge. Letters were dated there by John de Warenne in 1318 and 1329, and by Richard II in 1439.

### 16<sup>th</sup> to 19<sup>th</sup> Centuries

Examination of post-medieval maps show that the open rural character of Worth has remained largely unchanged for many years. The Norden/Speed Map of 1610 shows Worth Village and its church in the north of the enclosed Worth Park, as does the Morden Map of 1695.

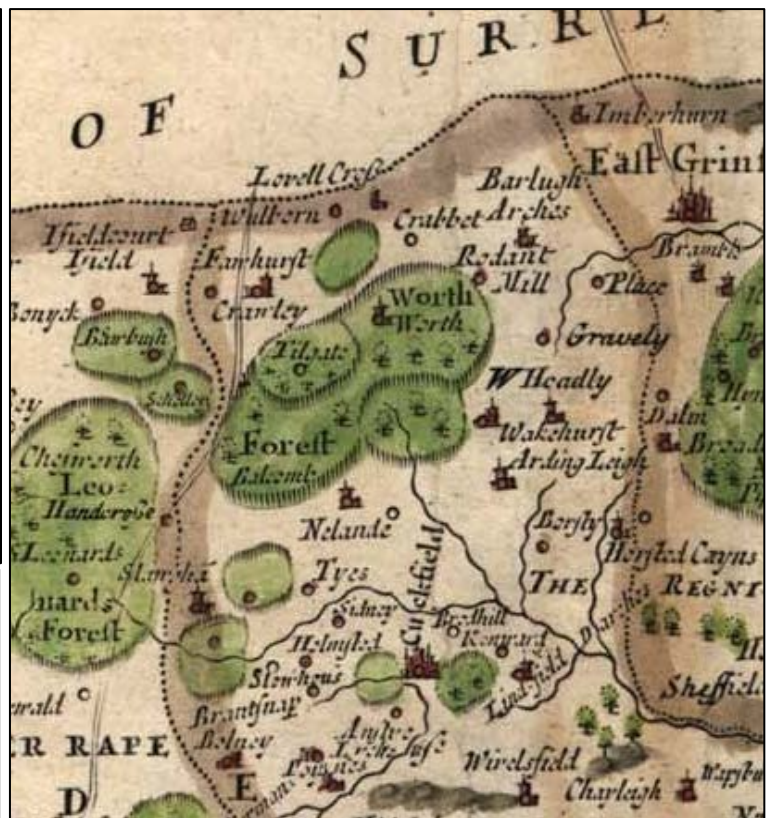


Figure 2. (Above) Worth and St. Nicholas' Church, shown on John Speed's map of 1610, which built on the work of Christopher Saxon (1574-1578) and John Norden (1593).

Figure 3. (Right) Robert Morden's Map of Sussex (1695).

With thanks to the Sussex Record Society (2017).

During this period, land and property changed hands on numerous occasions. In 1698 John, the son of John Smith of Crabbet, sold the Manor of Worth, but retained patronage of the Church. The Bethunes of Rowfant held the advowson from 1786 to 1858, and the south transept of the church is still known today as the Rowfant Chapel. The smelting of iron in the forest continued to be important, and it is recorded that cannons were made there as late as 1788.

## 20<sup>th</sup> Century to Present

There has been little physical or land use change to the area of Worth Conservation Area in the last 200 or so years, and even with the growth of Crawley and the construction of the M23 in recent decades, the rural situation of St Nicholas' Church and its setting has remained.



Figure 4. St. Nicholas' Church, pre-20th Century. Date and Source Unknown.

The Old Rectory was a large house, demolished in the 1930's. It has been rebuilt and has been used as the residence of the Bishop of Horsham. The present Rectory replaced an older sandstone cottage, known as Street Cottage, which was purchased in 1967 for use as a rectory. The gardens of the Old Rectory, now locally designated as Historic Park and Garden, hosted the annual church fete during the early part of the 20<sup>th</sup> Century. As noted by TJ Laker in *Down Memory Lane* (1979):

*'The gardens of the old rectory were beautifully laid out and each year the church fete was held there. A Women's Institute choir sang from a boat moored on the lake, and the day finished with a firework display beyond the lake. A Crawley band who had entertained during the day, stayed on to play for a dance on the lawn in the evening'.*

Worth was designated a Conservation Area by Crawley Borough Council in March 1987, recognising the need '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 boundaries of the Conservation Area were drawn specifically to protect this rural character.

## Part 3: Character Appraisal of Worth Conservation Area

### Introduction

Worth Conservation Area is special in a Crawley context, with its countryside location providing a clear distinction from the built up area to the west, north and south, and M23 to the east. Its rural character provides important context to the setting of St Nicholas' Church, the informal low density built form, and the designated and undesignated historic assets located in the 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.

### Built Form

The existing built form of the Conservation Area is one of loose-knit, low-density buildings in irregular plots, situated largely to the north of St Nicholas' Church, grouped along and accessed from Worth Way. This depicts the character and detail of different periods in time, reinforcing the Conservation Area's cultural and natural heritage values; how it is experienced, seen and relates to the surrounding landscape. Greater detail of the buildings in Worth Conservation Area is provided below.

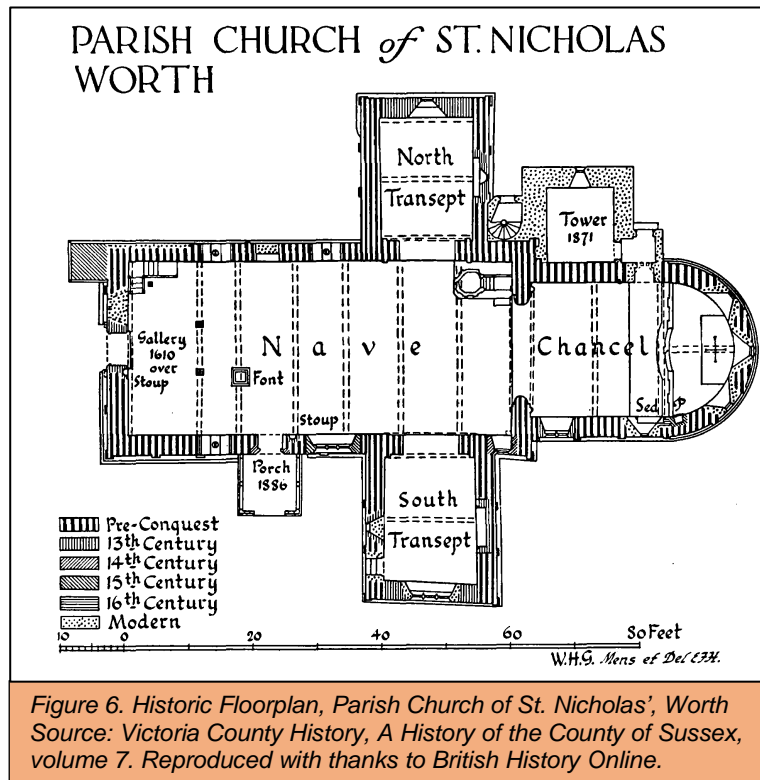
### *St. Nicholas' Church*

Central to the Worth Conservation Area the Grade I Listed St Nicholas' Church, which experts consider to be approximately 1,000 years old. It is recognised by Historic England as one of the most perfect specimens of a Saxon building in England.



Figure 5. External details of St. Nicholas' Church, including arch windows, stonework and spire.

The Church is notable in that it is very different from other Sussex churches. It is more substantially built and more finely finished than most, which suggests that the masons may have come from further north. The chancel is very long in proportion to the nave, and is considerably lower, rendering the Church a rare shape. The original cruciform ground-plan of the Church has never been altered, and it has a half-round apsidal end with 3 modern, single lights of 12th century character.



The chancel arch is the tallest Saxon arch of its kind in Britain, measuring 22 feet high and 14 feet wide. The Worth and Three Bridges Sussex Official Guide describes the massive stone arches from the nave to the transepts and the chancel arch as “probably the earliest and finest stone arches in existence today.” They still show signs of original Saxon tool-marks. The pilasters are exceptional. These are vertical stone strips, connecting the string course with the plinth and are seen only in pre-Conquest construction.

As with most ancient churches, there is a ‘devil’s door’ in the north wall which, although blocked up, can still be seen from the inside. Evil spirits were “driven out” through this door which was left open during baptisms.

During the nineteenth century, the church apse had six buttresses but these were removed when the church was restored in 1871. Before the restoration, the walls were thickly plastered inside and out. The tower with a broached shingled spire was added by Anthony Salvin in 1871. The south timber porch also dates from this time (1886).



Figure 7. Details of stonework spire, Church of St. Nicholas'

Many of the interior features are of great historical interest. The pulpit, dated 1577, is said to have originally come from the cathedral of Worth, Bavaria, and was found in a London curiosity shop. It shows figures in arches and was acquired by the rector in 1841. It bears an inscription from *John 14:23* in Low German.

The font is thought to date from the late 12th century. It features a cylindrical base with attached angle-shafts, which has been identified as originating from a font different to the square bowl with carved arcading and crosses which was probably added in the 13th century. The base is possibly pre-conquest (Sussex Parish Churches, 2011).

The interior of the Church is essentially undecorated although there is some medieval painting on the rear arch of the small 14th century window, east of the south transept archway. The painting is a design of red flowers and foliage. The Church features three two-light windows (two on the northern side and one at the southern) high in the walls of the nave. There are also many fine windows with stained glass, dating mainly from the 19<sup>th</sup> and 20<sup>th</sup> centuries.

The churchyard of St Nicholas is integral to the context of the Conservation Area and its wider countryside setting, offering a feeling of tranquil 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. The grave of Robert Whitehead, inventor of the self-propelled naval torpedo, is located in a bordered plot in its north-west corner. Commonwealth War Graves of several fallen servicemen are also situated in the churchyard.



Figure 8. The lychgate at St. Nicholas' Church

***The Lychgate at St. Nicholas'***

Outside the Church there is a narrow avenue of lime trees known as the Twelve Apostles, visible on the Ordnance Survey map of 1875, leading to a timber Lychgate which is a Grade II Listed structure in its own right. The original dates from the 16th or 17th century, though significant reconstruction took place to restore the Lychgate in 1956, recorded as an inscription on the building records. The work was undertaken by Mr H. W. Jenner, using timber sourced from a tree located close to the church. The timber structure consists of eight square wooden uprights with one large and one small arch on each of the north and south sides and two small arches on each of the east and west sides. The roof is comprised of Horsham slab.



Figure 9. View north west to Street House, lychgate and Twelve Apostles.



Figure 10. St Nicholas' Church and the Twelve Apostles looking south east from the lychgate.

### **Street House**

Street House is a Grade II Listed Building of 17th century, or earlier, origin. It is much altered inside. The timber-framed walls had a red brick infilling, but most of the ground floor was refaced with brick and the first floor is wholly covered with weather-boarding. The roof is covered with Horsham slabs. 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 carriage circle and a triangular green space off Church Road.



Figure 11. View of Street House from Church Road



### ***Toll House***

Originally a toll house on one of the London to Brighton routes, this Grade II Listed Building is of early 19th century origins, though has been altered in recent times. It is a one-storey building of T-shaped form, with the east and west wings having splayed ends. It has two casement windows and a slate roof and stuccoed exterior walls. One of the most notable features is the crest of an animal's head on the gable end of the south wing. The property is now shielded by a high conifer hedge.



*Figure 12. Toll House, Church Road*

### ***Other Buildings***

There are several other buildings in the Conservation Area, including the Bishops Lodge and the Old Rectory, Fieldgate, Beaumont Cottage, Bushend and several dwellings along Worth Way. These are large detached dwellings of traditional styles generally of two storeys in height. Dwellings are situated on irregular plots, well separated from one another, which contributes to a low-density, loose-knit rural character. Although these are not listed, they nonetheless make an important contribution to the overall character of the area.



*Figure 13. Bishops Lodge, sited within the designated Historic Park & Garden*



*Figure 14. The Old Rectory, in the grounds of Bishops Lodge*

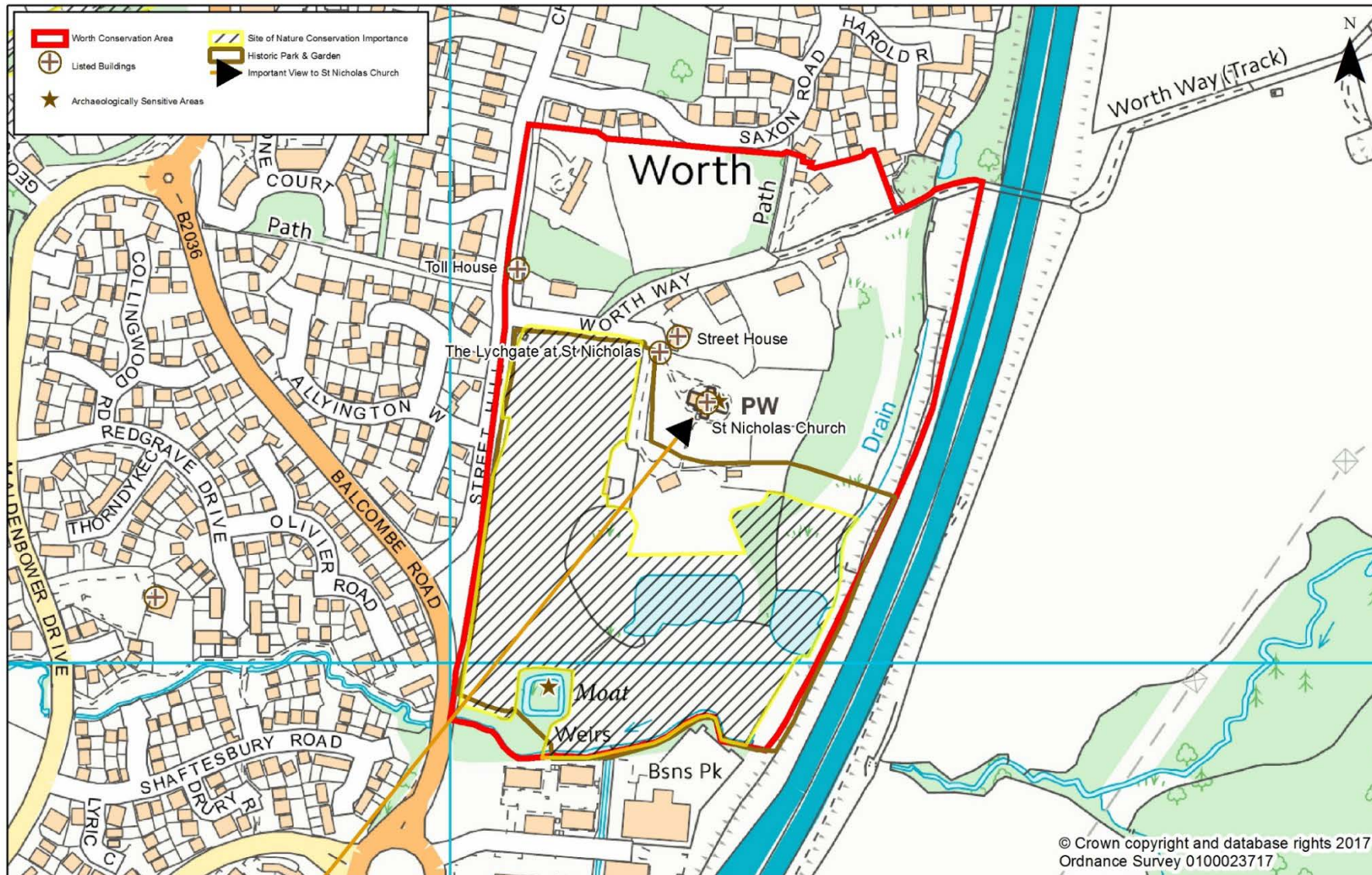


Figure 15. Worth Conservation Area, key landscape features and designations

## Setting of St Nicholas' Church

### ***Landscape setting and relationship with built form***

The special character of Worth Conservation Area stems from its preservation over time and the important landscape context this provides to the significance of St Nicholas' Church. Worth is characterised by its sense of rurality, and the manner in which its countryside and mature trees form a natural setting to the historic St Nicholas' Church. This provides important landscape context to the church, telling the story of its development in the forest and its role in serving the settlements of the Weald. Worth's Conservation Area boundaries are designated specifically to protect the setting of St Nicholas' Church within the context of its concealed rural character.



Figure 16. Landscape setting and context of Worth Conservation Area

Setting should be considered as both perceived and tangible, and although far reaching views are restricted, knowledge of the rural characteristics of the area are sufficient to sustain a sense of place and retain the historical context of the landscape and built form. The sense of place surrounding the Church is tangible, its presence revealed when leaving the wooded path and arriving in the clearing immediately surrounding the church and thus its historical context has been retained. The rural landscape setting of St. Nicholas' Church is key to the way in which the asset is experienced, and it turn, how this affects the understanding of historic development or function of historic places.

Although the Conservation Area is enclosed by modern urban settlement and associated infrastructure, its characteristics retain those of the rural landscape to the

east, with mature trees and established hedging, large areas of open grassland, managed woodland, parkland and scattered buildings of rural form set within large plots.

There is a clear visual distinction between the urban settlement to the west and the rural countryside to the east, which provides setting and context to the designated heritage assets of St Nicholas' Church, the lychgate, Street House and Toll House. The rural setting also provides context to other heritage assets, including local archaeologically sensitive areas, such as the site of the moated medieval building to the south of the site and site of the former Worth Rectory (adjacent to Bishop's Lodge) as well as undesigned park and gardens associated with Bishops Lodge including an area of managed woodland.

A most striking aspect of the Worth Conservation Area is the manner in which it has endured as a remarkable survival of undeveloped land in Crawley. Cartographic evidence, starting with the draft Ordnance Survey Map for the 1st Edition 1 Inch Series drawing of 1808 and the Tithe Map of 1839/40 (Fig. 17) shows that large parts of the rural landscape within the Conservation Area have seen no significant change over the last two hundred years.

The character of the area is rural and its sense of place is defined by its remaining woodland, woodland pastures, species rich grasslands, hedgerows and traditional buildings. This contributes greatly to Worth's sense of place as a location that is rich in history, and which has remained largely unchanged even as development has taken place around it. It is this preservation of the rural setting, and the manner in which it provides an unspoilt landscape context to St Nicholas' Church and other historic features, that is so important in forming Worth's special historic context as Conservation Area.



Figure 17. Historic mapping shows the relatively unchanged nature of the Worth Conservation Area landscape.

Left: Draft Ordnance Survey Map for the 1st Edition 1 Inch Series, 1808. Source: Archaeology South East. Note the 'stippled' parkland to the east.

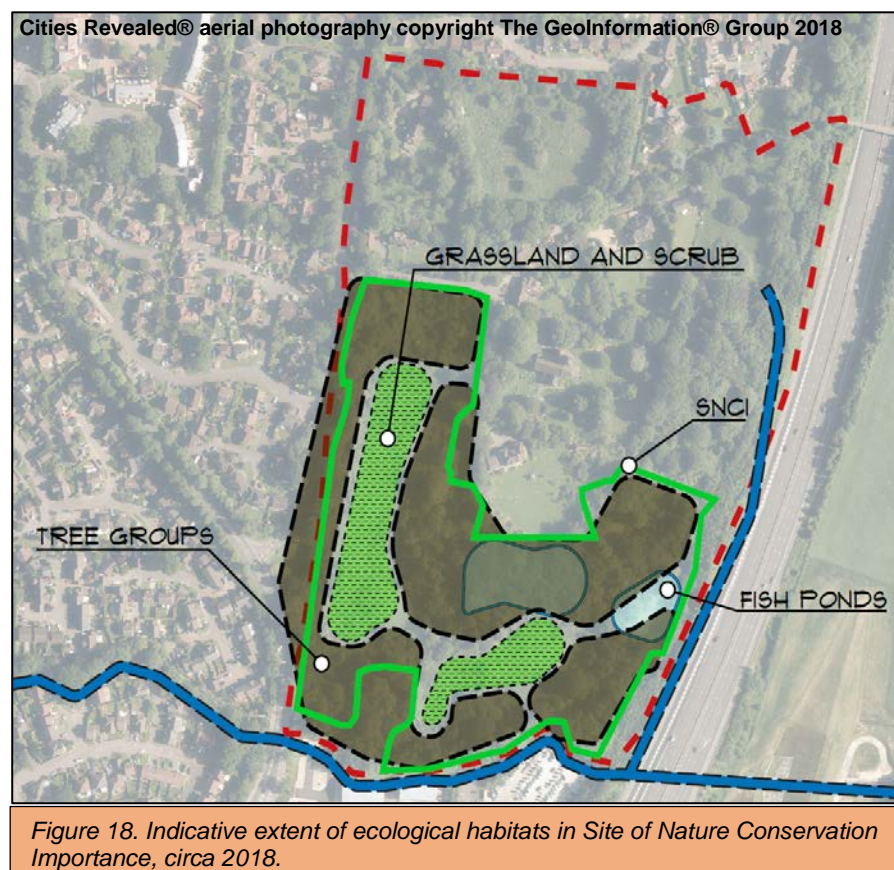
Right: The Tithe Map of 1839/40 shows both fishponds as well as other key features including St. Nicholas' Church, the Rectory and the medieval moat.

### ***Key landscape features and designations***

Land to the south of the Church is locally designated in the Crawley Borough Local Plan as a Historic Park & Garden. The designated Historic Park & Garden extends from the churchyard to the Gatwick Stream at the south of the Conservation Area. Its key features include: two fishponds; a historic moat; and a parkland landscape bounded by hedges.

The 1808 Ordnance Survey Map (Fig. 17) shows the area now designated as Worth Conservation Area with its western portion illustrated as a field, and eastern portion shown within a 'stippled' area, indicating that the land was parkland at this time. The map depicts buildings to the south of the church, and the post-medieval parkland, appears to have comprised these buildings and their garden, which extended from the churchyard boundary, southwards, to the Gatwick Stream, including the large fishpond. Only the western of the two presently extant ponds is shown on this map, although it is probable that the eastern pond was in existence at this time.

The two fishponds are situated to the south of the Church. These are depicted on the first detailed map of the area, the Tithe Map of 1839/40 (Fig. 17). The fishponds are located on private land, and cannot readily be accessed. When surveyed in 2014, both ponds were overgrown, the larger pond being virtually willow carr, with shallow water and marshy margins. The smaller pond has some open water with abundant dead wood, and is heavily overgrown. Both ponds are surrounded by trees: the larger pond mainly by ash, sycamore and birch. Dense hazel, laurel and rhododendron are shaded by oak, yew and pine. The vegetation north of the small pond is predominantly pine, horse chestnut over hawthorn, hazel and elder.



Land to the south of St Nicholas' Church is identified as a Site of Nature Conservation Importance (SNCI), having been designated in May 1992. Like the wider Conservation Area landscape, it is rural in nature, contributing to the countryside setting of the church. The SNCI encompasses several habitats in a relatively small area, including relatively species-rich meadows, neutral grassland, pond, scrub, semi-natural woodland and a stream. The site remains of biodiversity value, particularly for its fine and coarse grassland habitats. It retains high potential to support bats and breeding birds and maintains the potential for improvement and enhancement through appropriate long-term management.

## **Archaeology**

Worth Conservation Area contains a number of archaeologically sensitive assets, and archaeological appraisal identifies there to be high potential for discovery of medieval finds, particularly at the southern part of the Conservation Area due to historic activity known to have occurred in the area since the construction of the Church. The importance of considering the impact of development on non-designated heritage assets of archaeological interest is made clear in the NPPF, which states that where these are demonstrably of equivalent significance to scheduled monuments, these should be considered subject to the policies for designated heritage assets.

### ***Medieval Moat***

A medieval moat, recognised in the Crawley Borough Local Plan as a non-designated heritage asset of archaeological interest, is located at the south of the Conservation Area within the designated Historic Park & Garden.

The presence of a moat in this location is interesting in connection with the large moated site in Pound Hill, which is scheduled under the Ancient Monuments and Archaeological Areas Act 1979. No date is given for either moat. The peak period for the building of moated sites was between 1250 and 1350, though features of this type were erected throughout the medieval period. Moated sites often occur in clusters, with the majority serving not as a defence, but as a site of prestige. Smaller sites near larger moats with residences were frequently places for gardens or orchards.

The West Sussex County Council Historic Environment Record describes the medieval moat at Worth as a small, square, water-filled homestead moat situated in a rhododendron copse, 30 metres north of a stream. The moat measures 30 metres across, with arms measuring approximately four to five metres in width. It is likely that the moat originally enclosed a medieval hunting house, and latterly an orchard.

The moat is illustrated on the 1839/40 Tithe Map (Fig. 17), situated within a densely wooded area. The Ordnance Survey maps of 1873-74 and 1897 (Fig. 19) both show a pathway linking the wooded area to the moat, which appears to lead to a small bridge that crosses the north east corner of the moat. This may indicate that there was at the time a link through the historic garden, between the woodland plantation, associated

with the old Rectory and gardens, and the moat<sup>2</sup>.

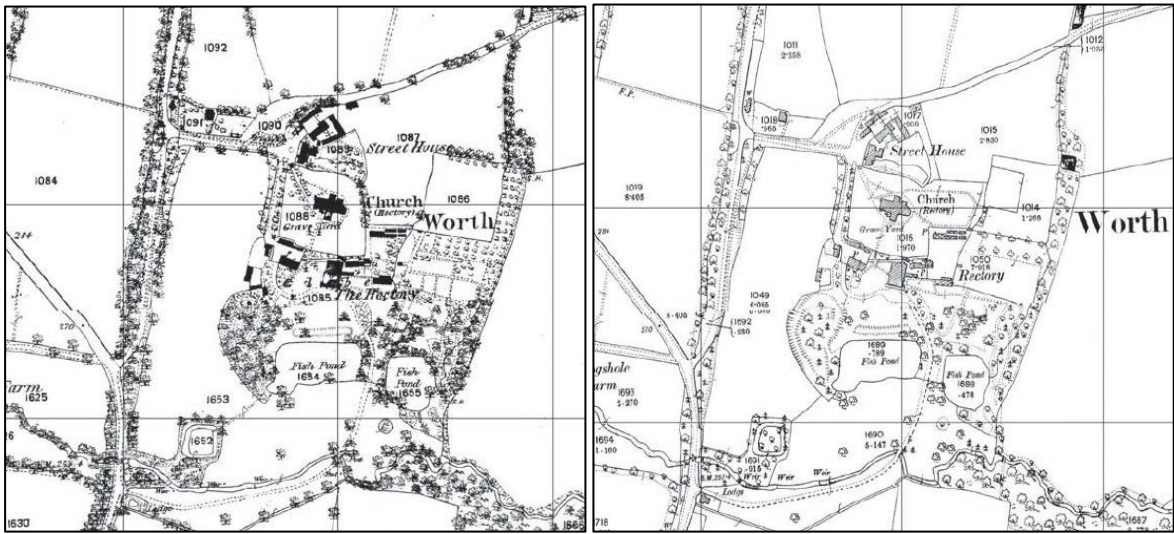


Figure 19. Ordnance Survey maps 1873-4 (above left) and 1897 (above right) show a pathway linking medieval moat linked to the wooded area.

### Valued Views

Worth Conservation Area varies significantly in its topography. From its midpoint at St Nicholas' Church, the Conservation Area slopes downwards towards the south. This serves to elevate St Nicholas' Church slightly, lending prominence to views of the church from within the Conservation Area and areas beyond. Indeed, its spire is partially visible through the trees when viewed from the south of the Conservation Area in winter months when the trees are bare. The Worth Way, at the north of the Conservation Area, also offers prominent views of the church spire.

The setting of St Nicholas' Church is evident from outside the Conservation Area, particularly when viewed from Balcombe Road and Grayrigg Road to the south west, and this linear view is recognised as a designated Important 'Linear Contained' View within the Crawley Borough Local Plan. The Church can also be viewed from Mid Sussex district to the southeast, from where the topography of its siting adds to its prominence.

Local Plan paragraph 4.45 outlines that important but more localised views will be identified, protected and enhanced through the Conservation Area statement. A selection of valued views within the Conservation Area is therefore set out in Figure 22 overleaf, with commentary provided. These views are fundamental to the rural character of the Conservation Area as they emphasise the contrast with the adjacent urban area, as can be seen in the example below.

<sup>2</sup> Source: *Land East of Street Hill, Worth, West Sussex*, Archaeology South East (2015)





Figure 20. View South West Along The Worth Way

1. **Views to and from the Conservation Area standing on the footbridge across the M23.** This view demonstrates the Conservation Area's rural character and emphasises links to the wider countryside beyond.
2. **Views north-east/south-west along Worth Way at the north-eastern corner of the Conservation Area.** Not dissimilar from view no.1, this view emphasises the Conservation Area's rural character and in particular, the narrowing of Worth Way provides a strong sense of rural enclosure which is lined on either side by trees and hedges. Loose-knit detached dwellings on large irregular plots lie either side of Worth Way.
3. **View north into Worth Conservation Area from Maidenbower Business Park.** Mature trees screen the southern edge of the Conservation Area, lining the banks of the Gatwick Stream. Glimpses of the spire of St. Nicholas' Church can be viewed through the trees in winter.
4. **View north into Worth Conservation Area.** Mature trees screen the medieval moat from view and markedly differentiate the rural Conservation Area from surrounding suburban and light industrial development.
5. **View along the Gatwick Stream corridor from Balcombe Road.** Dense wooded banks surround the waterway and frame views into the Conservation Area from

*Balcombe Road and, consequently contain views of the immediately surrounding urban areas from the Conservation Area.*

6. **Views along Street Hill/Balcombe Road.** *The land rises northwards along Street Hill along a wooded embankment that runs parallel to the Conservation Area's western boundary. At this point, the Conservation Area is topographically higher than the footpath and roadway of Street Hill/Balcombe Road. The wooded unbuilt edge is characteristic of the rural Conservation Area.*
7. **Views east into Worth Conservation Area from Street Hill.** *Not dissimilar to view no.6, the raised topography means views into the Conservation Area are restricted. Mature trees punctuate the embankment, and their ample root systems are a strongly identifiable characteristic.*
8. **View south into Historic Park & Garden from Church Road, Worth.** *Looking due south from the western part of Church Road, the landscape is heavily wooded with a rich mix of planting. The motorway and existing urban development beyond the Conservation Area are hidden from view, and the gentle downward slope discernible through the planting enables the outline of distant landscapes to be seen.*
9. **View north east at entrance to Worth Way.** *The entrance to Worth Way is identifiably rural with natural landscaping either side of the path reinforcing the countryside setting.*
10. **Looking south east towards Street House from Worth Way.** *The spire of St. Nicholas' Church is a discernible focal point behind Street House and set amongst the verdant landscape.*
11. **View south of the junction of Street Hill and Church Road.** *A footpath runs parallel to the Conservation Area boundary along Street Hill. This is bounded by mature trees and foliage at its northern extent, which gives way to a raised embankment as the path moves south down the hill, not dissimilar from views no. 6 and 7.*
12. **Wide view splay east across Street Hill into the Conservation Area.** *The northern extent of the Conservation Area boundary along Street Hill is demarcated by a strong edge of trees, hedges and foliage, interspersed with occasional private driveways, and is largely enclosed from the streetscape. This is markedly different from the suburban character of the opposing side of Street Hill.*
13. **View east to Street House from the junction of Street Hill and Church Road.** *This strong axial view terminates at Street House and provides direct linear views into the characteristic heart of the Conservation Area. As the viewer progresses along Church Road, the spire of St Nicholas' Church becomes visible.*
14. **Views east and west down Saxon Road along the northern boundary of the Conservation Area.** *This view presents a clear delineation between suburban development to the north and the rural, unbuilt Conservation Area to the south, and*

*the nearby vegetated boundary, separates the Conservation Area from the surrounding land uses.*

- 15. View north from Worth Way along a narrow footpath leading to Saxon Road.** *A path runs between an open field on the west, and a large detached dwelling on the east. While the path directly connects the neighbouring residential development around Saxon Road to the Conservation Area, it exhibits an enduring quality of the largely loose-knit, rural landscape character of Worth.*

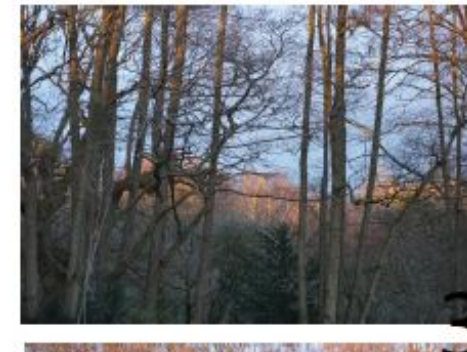


Figure 21. Views to/from/within Worth Conservation Area

## Access

It is thought that the location of St. Nicholas' Church came about due to its convenient position at a meeting point of tracks through the forest. Whilst many of these tracks are no longer present or have changed, the Church endures as a remnant of this historic route network. To this day, Worth Conservation Area retains both visual and physical links to the open countryside beyond the borough boundary.

A key access is the Worth Way, which is a 7-mile, shared-use route that runs from Three Bridges Train Station to East Grinstead and beyond. Much of the Worth Way follows the route of the former Three Bridges to Tunbridge Wells railway line, which opened in 1855, and closed as part of Dr Beeching's restructure of British railways, its last service running on 1 January 1967.

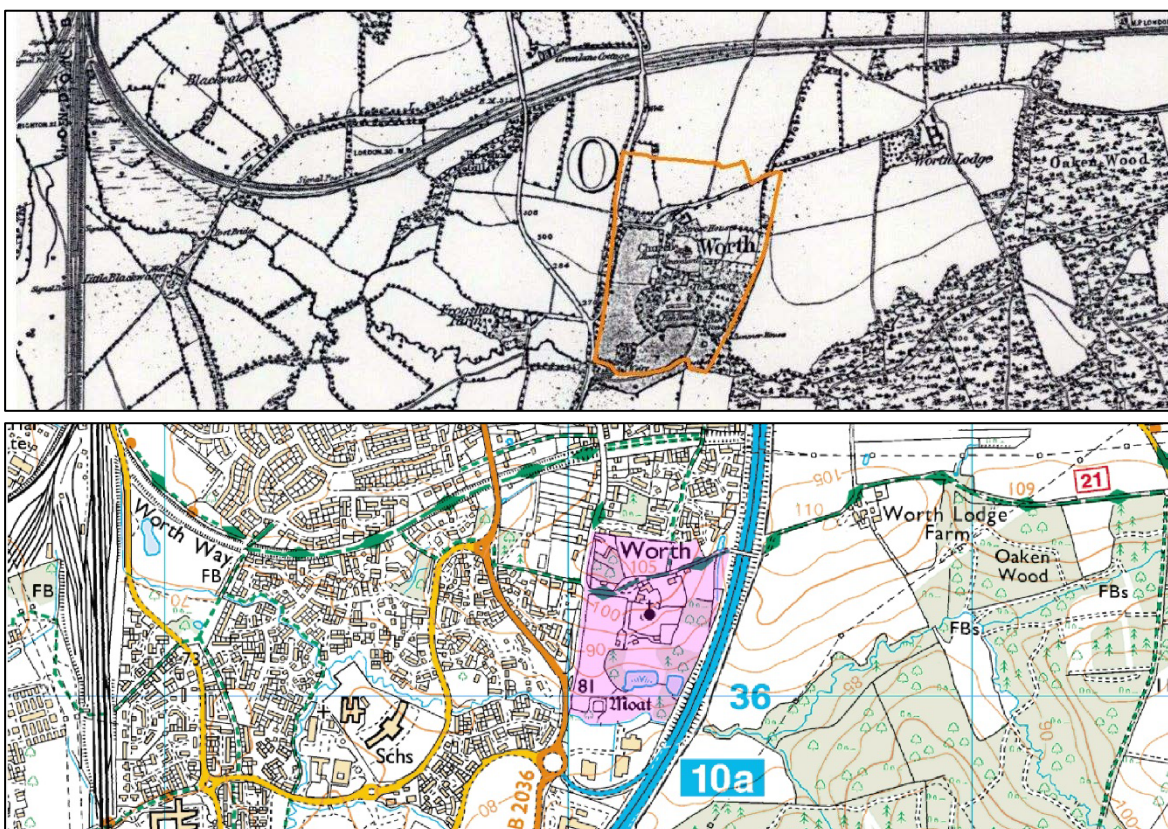


Figure 22. (Top) The Worth Way largely follows the route of the former Three Bridges to East Grinstead railway line, shown here on the 1879 Ordnance Survey map, with the Worth Conservation Area boundary overlain. (Bottom) The route of Worth Way, shown in green, as it passes through the Conservation Area and out of Crawley's administrative area into Mid Sussex District (reproduced from West Sussex County Council iMap, Crown Copyright 2018).

In 1977, the former railway route was purchased by West Sussex County Council, and in 1979 much of the route, including the route passing through Worth Conservation Area, was designated as a footpath and bridleway.

The section of the Worth Way that passes through Worth Conservation Area does not form part of the former railway network, though is linked to it within Crawley via West

Sussex Bridleway 90W, which runs north from the Conservation Area into Saxon Road. Within the Conservation Area, Worth Way follows Church Road, travelling north east to the north of St. Nicholas' Church, and onwards towards the M23 footbridge where it leaves the Conservation Area and Crawley's administrative boundary. Beyond Crawley, the Worth Way passes east into the High Weald Area of Outstanding Natural Beauty, past Worth Lodge Farm in Mid Sussex District, before re-joining the original railway line at High Cottage.

## Part 4: Guidance for Development

This section provides practical guidance for works within the Conservation Area, outlining how development should be designed to ensure that it contributes positively to the Area's special context by protecting or enhancing its character and appearance.

### Objectives for Planning Policy and Proposals Worth Conservation Area.

The key objectives of the Worth Conservation Area are to:

- Preserve and enhance the character and rural setting of St Nicholas' Church as defined by the conservation area boundary. This includes the locally designated Historic Park & Garden, SNCI, woodland, hedgerows and pastures/species rich grasslands.
- Retain the historic, irregular, loose-knit and low density character of the built form of the area, avoiding development that would be out of scale, character and appearance with the rural setting, which is itself so important in forming the historic setting of the church.
- Promote environmental enhancements within the Conservation Area that are consistent with its rural character; some suggestions are set out below in Part 5.

### Key Local Plan Policies

Local planning policy for Conservation Areas is currently stated in the Crawley Borough Local Plan 2015-2030. The Local Plan should be read as a whole. However, there are a number of key policies within the Local Plan that are of particular relevance to development proposals within or adjacent to Worth Conservation Area.

**Policy CH7** identifies Worth as an area of structural landscaping. This recognises the important amenity contribution that soft landscape makes to the character and appearance of Crawley as a whole, and requires development proposals that could affect this role to demonstrate how structural landscaping will be protected, or enhanced where appropriate. Further guidance on the role of structural landscaping is provided in the Green Infrastructure Supplementary Planning Document (SPD).

**Policy CH8** identifies Important Views across Crawley, with the view into Worth Conservation Area from Balcombe Road/Grayrigg Road identified as a linear contained view. The Policy seeks to protect these views from development proposals that would result in a direct adverse impact or which would erode these views.

**Policy CH9** relates to development outside of Crawley's Built-Up Area Boundary, detailing the specific criteria that development proposals must satisfy, and outlining the need for proposals to recognise the individual character and distinctiveness of the area in which the development is proposed. Worth Conservation Area falls within the Tilgate/Worth Forest and Fringes Character Area, which is recognised for its high landscape value and potential for improved green infrastructure links to other areas. The Green Infrastructure

SPD provides further guidance in relation to development outside the Built-Up Area Boundary and also on the Tilgate/Worth Forest Rural Fringe Landscape Character Area.

**Policy CH12** recognises Crawley's heritage assets as a finite resource, and seeks to ensure that their key features or significance are not lost as a result of development. Where development affects a heritage asset or its setting, a Heritage Impact Assessment will be required to consider the significance of the heritage asset and the contribution it makes to its setting and the wider area. The Heritage Impact Assessment will also need to consider the impact of the development on the Conservation Area and its assets and will need to detail any measures that will be implemented to ensure that a heritage asset is respected, preserved, enhanced or, in exceptional cases, relocated. Further guidance, including a Heritage Impact Checklist, is set out in Part 4 and Appendix A of the Urban Design Supplementary Planning Document (SPD).

**Policy CH13** is specifically concerned with development in Conservation Areas. It sets a general requirement that development in a Conservation Area 'should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area' and should respect:

- The distinctive character of the designated area;
- Historic landscape features;
- The area's landscape value in terms of mature trees, hedges and public green spaces;
- The spacious character and landscaping of lower density developments;
- The area's architectural quality and scale.

**Policy CH15** recognises the local and national importance of Listed Buildings and structures, and seeks to protect them from inappropriate development. Both internal and external alterations to statutory Listed Buildings require Listed Building consent, and applications must be supported by a Heritage Impact Assessment.

**Policy CH17** identifies Land South of St Nicholas' Church as a Historic Park & Garden. Within this area, development proposals should not have a negative impact upon the historic character and setting of the designation. A Heritage Impact Assessment will be required to demonstrate how proposals have regard to the designation, its character, key features and setting, and that proposals respect or enhance the area. The council will also consult the Sussex Gardens Trust on any applications that would affect the locally designated Historic Park and Garden. The Green Infrastructure SPD provides further guidance.

**Policies ENV1 and ENV2** recognise, and seek to protect, valuable green infrastructure, including the biodiversity value of the designated Site of Nature Conservation Importance at Worth. The Conservation Area forms a key part of Crawley's green infrastructure network, including its links into the wider countryside, its heritage and ecological value and landscape qualities which should be conserved and enhanced. Any development proposals within the SNCI will require habitat and species surveys to be undertaken, with a view for any harm to be mitigated or compensated for, and where possible enhanced in order to move from a position of net biodiversity loss to net gain. Further guidance is provided in the Green Infrastructure SPD.



**Policy ENV8** guides the relationship between development and flood risk, avoiding areas that are exposed to an unacceptable risk from flooding and ensuring that development does not increase the risk of flooding elsewhere. The Gatwick Stream flows along the southern boundary of the Conservation Area, with parts of the Conservation Area falling within Flood Zones 2 and 3.

**Local Plan Policy H2: Housing, Biodiversity, and Heritage Site**

Land within the southern part of the Conservation Area, referred to as Land East of Balcombe Road/Street Hill, is allocated in the Crawley Borough Local Plan as a Housing, Biodiversity and Heritage site<sup>3</sup>. The allocation site includes part of the designated Historic Park & Garden and the designated SNCI.

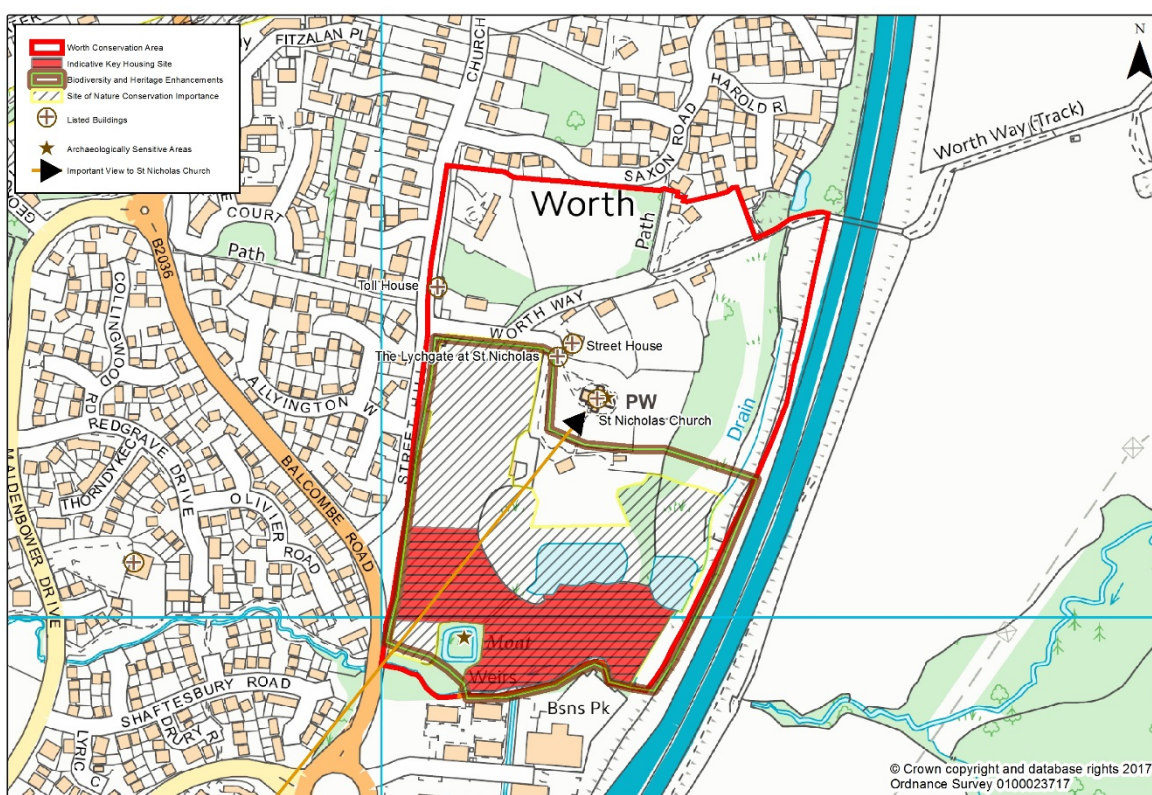


Figure 23. Land East of Balcombe Road/Street Hill

The Local Plan provides detail of the key policy issues that 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 Conservation Area, which will need to be taken into account, and preserved or enhanced accordingly, as part of any planning application for the site. As such, the Worth Conservation Area Statement is a material consideration that will be taken into account when the council determines planning proposals for the area.

<sup>3</sup> Crawley Borough Local Plan 2015-2030, Policy H2 and the supporting text of paragraph 6.54 (December 2015) CBC

As required by the planning inspector, the council has prepared a separate Development Brief for the site at East of Balcombe Road/Street Hill. The Brief provides detailed guidance to ensure that development comes forward in a manner that is compatible with the requirement to protect and, where possible, enhance the Conservation Area.

### **Detailed Development Guidance for Worth Conservation Area**

Given its rural location and the important heritage and environmental constraints associated with Worth Conservation Area, the scope for development in the Conservation Area is limited. 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.

#### ***Existing Buildings***

Conservation Areas are subject to additional planning controls under planning legislation, and within a Conservation Area certain permitted development rights are removed. This means that planning permission may be required to undertake particular works or alterations inside the Conservation Area, even where permission would not normally be needed outside of Conservation Areas. For example, within the Conservation Area planning permission will normally be required for:

- Demolition of any building with a volume of more than 115 cubic metres;
- Demolition of a gate, fence, wall or railing over 1 metre in height next to a highway (including a public footpath or bridleway) or public open space; or over two metres in height elsewhere.

Examples of other development which are subject to additional control in a Conservation Area include:

- external cladding;
- alterations or additions to the roof of a house;
- erection of chimneys or flues;
- erection of satellite dishes;
- installation of radio masts;
- domestic side extensions;
- domestic rear extensions of more than one storey;
- larger single-storey rear extensions covered by the temporary permitted development rights introduced in May 2013.

Most buildings in the Conservation Area, even where they are not subject to statutory listing, are important to its character and setting. As such, it is generally expected that these buildings will be retained and accordingly, proposals for the demolition of buildings will be resisted where this would be to the detriment of the Conservation Area.

In cases where development will lead to the restoration of or extension to a non-Listed building, the proposed development will need to be sympathetic to the original structure, in terms of styles, massing and materials. A development of this type will be considered in the context of its overall effect on the host building and the Conservation Area.

Developments affecting existing buildings should aim to maintain the present use of the building, so as to try and maintain stability in the character of the area. However, in exceptional circumstances, suitable alternative uses may be considered if this helps to preserve the building, provided that the proposed use would not detract from the character and setting of the Conservation Area.

Prior to undertaking any development or works in the Conservation Area, it is strongly advised that you contact the Development Management team to understand whether or not planning permission is required. For cases where planning permission is needed, proposals will be required to respect and contribute to the character and appearance of the Conservation Area. Nonetheless, if planning permission is not required, the expectation is that development is carried out with sensitivity and respect for the setting of the Conservation Area.

### ***Listed Buildings***

Listed Buildings make an important contribution to the character and setting of the Worth Conservation Area, and the retention of these buildings is an important objective.

There is additional legislation which applies to Listed Buildings. Listed Building Consent is required for all works (including demolition, alteration or extension) that would materially affect its character as a building of special architectural or historic merit. The requirement applies to all types of works, and to all parts of those buildings, including buildings within the curtilage or grounds. This may include internal or external features, objects and structures within the curtilage of the building, and any works that would affect its overall character.

Any proposed works should be consistent with the character, appearance and heritage value of the Listed Building or structure. Where work is proposed to a Listed Building, a Heritage Impact Assessment will be required (please see the Urban Design SPD for further guidance). This should demonstrate how the proposals consider the Listed Building, its setting, architecture, materials, surrounding structures, the history of the site, the history of its use(s) and its role within the wider context of the Conservation Area. It is desirable to retain the current use of Listed Buildings, though alternative uses may be consented where this would ensure the retention of the building.

Given the historic and architectural importance of the Grade I Listed St Nicholas' Church, any changes, even if these are of a relatively small scale, will have to be very strongly justified. Where works to the Church are proposed, applicants should prepare a Heritage Impact Assessment, and are strongly encouraged to liaise with the council's Development Management team at an early stage. Certain minor works to the church may be subject to what is known as 'ecclesiastical exemption' from the Listed Building Consent process. Where this is the case, the 'permission' of the relevant denomination should be sought, and both Crawley Borough Council (Development Management) and Historic England must be consulted prior to any works taking place.

The contribution made by Listed Buildings to the character and appearance of the Conservation Area is important, and the loss of any Listed Buildings will be resisted. The demolition or part demolition of a Listed Building will only be acceptable in exceptional circumstances, where there are clearly defined reasons as to why the building cannot be retained in its original or reasonably modified form, and where it can be demonstrated that the demolition of the Listed Building will lead to a significant wider public benefit.

### ***New Buildings***

The key objective of Worth Conservation Area is the retention of the countryside setting of the historic St Nicholas' Church. This setting is complemented by a collection of low density, loose-knit buildings on large plots, largely grouped along and accessed from Worth Way, that remain in-keeping with the rural character of the area. Consequently, the opportunity for development, outside of the identified Local Plan Housing, Biodiversity and Heritage site East of Balcombe Road/Street Hill, is limited.

Where proposals for development do come forward, it is vital that new buildings are of high quality design that respects the character of the Conservation Area, as well as the design, scale and groupings of the existing built form, particularly when visible from important viewpoints. It is the quality of the relationship between the rural character of the Conservation Area, the scale and density of its original buildings, and that of any new building(s) which is critical, and not solely the architectural language used.

This is the case in relation to planning permission CR/2015/0637/FUL, relating to Land off Worth Way (South of Saxon Road). This permits development of a detached two-storey dwelling, on a generous and irregular plot and presents a design and appearance that is in-keeping with the Conservation Area. It provides a good example of sympathetic development that is consistent with the character and setting of the Conservation Area.

### ***Satellite Dishes and Antennae***

Planning permission will be required where satellite dishes or antennae are to be fixed to a chimney, wall or roof slope which fronts the road or other highway. Care should be taken to minimise the impact on the character and appearance of the Conservation Area and the fixture should be sympathetically sited to ensure it is of a suitable scale and not harmfully prominent on either the building, within the site or from the street.

Where satellite dishes are no longer required, their removal is encouraged. If a dish or antenna is proposed to be installed on any part of a Listed Building or its curtilage, Listed Building Consent will be required and planning permission may also be required.

### ***Solar Panels***

Solar panels are normally allowed within a Conservation Area under permitted development, though this form of permitted development does not apply within the curtilage of a listed building or structure. If solar panels are proposed to be installed on or above a wall that faces a road, planning permission will be required. Those wishing to install solar panels should consider panel sizes and types that will not detract from the character and setting of the Conservation Area. Early engagement with the Development Management team will assist applicants.

### ***Lighting***

Lighting changes can affect the character and ambience of an area. The Conservation Area has a rural setting which enables people to enjoy the night sky. Where lighting is proposed, including security lighting, careful consideration should be given to the impact any new lighting fixtures will have on the character of the area. Things to look out for in particular include avoiding glare to neighbouring properties and public areas. Flashing or intermittent light fixtures will not be acceptable in the Conservation Area.

Traditional lighting is a major source of energy consumption. There are, however, many options available for traditionally styled light fixtures that employ LED or similar energy saving lighting elements. These fixtures should be considered for any development that includes new lighting.

### ***Frontages, Boundary Treatments and Driveways***

Installation of new or altered boundary treatments may require planning permission. Careful consideration should be given to the style of any wall, fence or gate that is proposed before they are erected or constructed, and it will be important to ensure that materials used are appropriate to the overall setting of the Conservation Area. Sometimes well-considered, high quality designs involving a contrasting boundary treatment, such as glass, can emphasize the historic structure behind.

For houses, new or replacement driveways do not require planning permission provided that permeable or porous surfacing is used which allows water to drain through, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is required if an area of greater than five square metres would be covered by an impermeable surface, and where a driveway would be accessed via a classified road. All driveways onto the highway require a highways licence from West Sussex County Council.

### ***Valued Views***

The Conservation Area is adjacent to the edge of Crawley's built up area and key access points to the open countryside beyond. 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 protected and/or enhanced. Development proposals should not result in a direct adverse impact or lead to erosion of these views. Any new development that can emphasize these views should do so through subtle and appropriate means.

### ***Trees***

Worth Conservation Area is home to a number of mature trees. These are essential to the setting of St Nicholas' Church and, in enclosing the Conservation Area, provide an important distinction between Worth and the urban area. Alongside the hedgerows and open spaces, these make a key contribution to the rural character of Worth Conservation Area.

Any loss of the enclosure provided by trees would cause significant harm to the character of the Conservation Area, revealing the Church to make it seem much closer to the urban area, losing its rural setting and concealed nature, which is a key feature of the church's setting. Therefore, it is vital that the existing tree cover is retained.

It is an offence to cut down, uproot, top or lop most trees in a Conservation Area without giving prior notification to the Local Planning Authority. Crawley Borough Council's Development Management team should be consulted prior to any tree works being undertaken in the Conservation Area, and must be given six weeks' notice of the intention to carry out works on trees in a Conservation Area, which should include a description of the nature of proposed works.

Where trees are threatened by works which would be harmful to the character and appearance of the surrounding environment, the Local Planning Authority will consider serving a Tree Preservation Order to provide further protection. A number of trees in the Conservation Area are subject to Tree Preservation Orders (TPOs) which give protection to individuals, groups, woodlands or areas of trees (Appendix C refers). Trees that are subject to these designations have greater protection, and it is necessary to obtain consent from the Local Planning Authority prior to undertaking any works. Anyone who damages or carries out work on a tree(s) that is protected by a TPO or TPA without first obtaining permission from the local planning authority is guilty of a criminal offence and may be prosecuted.

It is not necessary to notify the Local Planning Authority for the following works to trees in a Conservation Area, provided that the tree is not subject to protection from a TPO:

- the cutting down, topping or lopping or uprooting of a tree whose diameter does not exceed 75 millimetres; or
- the cutting down or uprooting of a tree, whose diameter does not exceed 100 millimetres, for the sole purpose of improving the growth of other trees (e.g. thinning as part of forestry operations)

In either case, the diameter of the tree is to be measured over the bark of the tree at 1.5 metres above ground level.

It is however strongly advised that you should liaise with the Development Management Team prior to undertaking any tree works within the Conservation Area, either by phone on 01293 438512, or via email at [protectedtrees@ Crawley.gov.uk](mailto:protectedtrees@ Crawley.gov.uk). Further guidance is set out in the Green Infrastructure SPD.

### ***Green Landscaping, Hedgerows and Open Space***

Green landscaping, hedgerows and open space contribute significantly to the rural character of the Conservation Area. Green landscaping should be maintained and where possible enhanced. Hedges are important for ecological, historical as well as aesthetic reasons, and should be retained and, where possible, managed to support their function as wildlife habitats.

The open character of the designated Site of Nature Conservation Importance (SNCI) and the wooded landscape of the Historic Park & Garden contribute significantly to the rural setting of St Nicholas' Church. Development should reflect, enhance and ensure no significant harm to the locally designated Historic Park & Garden. Further, development should not result in significant harm to the SNCI, 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).

**Contacting Development Management**

Applicants are advised to contact Development Management prior to undertaking any works within the Conservation Area. For further information, please contact Development Management by phone: 01293 438512, or email at [development.control@ Crawley.gov.uk](mailto:development.control@ Crawley.gov.uk)

## **Part 5: Worth Conservation Area Advisory Committee and Conservation Area Management Plan**

### **Worth Conservation Area Advisory Committee**

Most Conservation Areas have advisory bodies whose membership is formed of people that live and work locally who are interested in helping to ensure that the special setting and character of the Conservation Area is preserved or enhanced. At the time of writing, Worth Conservation Area Advisory Committee (WCAAC) is disbanded and is not currently active. The council intends to work with the Worth community to gauge if there is interest in reforming WCAAC, and should this be the case, will help support re-establishing the committee.

In recent years, the council has worked with Worth Conservation Area Advisory Committee to deliver small-scale aesthetic improvements to the Conservation Area, most recently installing new street furniture and a notice board. If the Worth Conservation Area Advisory Committee is re-established, the council will work with the group to identify other possible small-scale improvements that could enhance the appearance and setting of the Conservation Area. These could be set out in a detailed Conservation Area Management Plan in the future.

### **Land Ownership within the Conservation Area**

No one organisation has total responsibility for maintaining the quality of Worth Conservation Area. The vast majority of the Conservation Area falls within private ownership, with the Church of England (Diocese of Chichester) responsible for the upkeep of St. Nicholas' Church and its churchyard. Areas of public land ownership include Church Road, which leads into the Conservation Area, part of the Worth Way and a small strip of land to the east of the Conservation Area, parallel to Street Hill.

### **Conservation Area Management Plan**

Due to the significant amount of private land ownership, the scope to deliver improvements to the Conservation Area is somewhat limited. Notwithstanding this, there may be opportunities to deliver improvements which will enhance the area:

- The council is aware that the row of trees known as the 'twelve apostles' in the churchyard of St. Nicholas' are, as a result of root and trunk growth, obscuring access to the path for church users, particularly for people with mobility issues and also pallbearers during funerals. 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.
- 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 also requires management, including, the removal of encroaching rhododendron and laurel.
- Enhancements to restore the medieval moat and its setting, potentially including reinstatement or reflection of the historic link between the moat and the woodland plantation associated with the old Rectory and gardens, restoration of the moated orchard, and steps to enhance the role of the moat as a historic landscape feature.
- Restoration and/or appropriate enhancements to the fish ponds to improve their biodiversity and heritage value and remove overgrown vegetation.
- Explore the potential for enhancements to the Gatwick Stream, including its biodiversity corridor.
- Identifying and enhancing important local views into, within and out from the Conservation Area.
- Explore the potential to link informal pedestrian routes into Worth Way, and the installation of appropriate signposting that is sympathetic to the Conservation Area setting.

Further detail on possible mitigation and enhancement measures specifically linked to allocation of part of the Conservation Area as a Housing, Biodiversity and Heritage site is provided in Local Plan Policy H2 and its supporting text, and in the Land East of Street Hill/Balcombe Road Development Brief.

## Appendix A: Further Information

If you would like to find out more about Worth Conservation Area, the following links and contact details below may be of interest.

### Crawley Borough Council

The Crawley Borough Council website provides further information on Worth Conservation Area. To view this Conservation Area Statement or a location map of the conservation area please visit [www.crawley.gov.uk/conservationareas](http://www.crawley.gov.uk/conservationareas)

The Crawley Borough Local Plan can be accessed from [www.crawley.gov.uk/crawley2030](http://www.crawley.gov.uk/crawley2030) This is supported by a number of Supplementary Planning Documents, including the Green Infrastructure SPD, the Planning and Climate Change SPD, and the Urban design SPD, which can be viewed at [www.crawley.gov.uk/crawley2030spd](http://www.crawley.gov.uk/crawley2030spd)

These documents are supported by a full suite of evidence base documents. This includes the following documents:

[Historic Parks and Gardens Review \(2013\) Sussex Gardens Trust](#)

[Built Up Area Boundary Review](#) (June 2015)

[Crawley Landscape Character Assessment](#) (2012)

For planning and development related enquiries, including any questions about proposed works inside the conservation area, please contact the Development Management team by telephone at 01293 438512, or via email at [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk).

To find out more about Listed Buildings and Structures and Locally Listed Buildings in Worth Conservation Area, please visit [www.crawley.gov.uk/historicbuildings](http://www.crawley.gov.uk/historicbuildings)

For other general enquiries, the council has produced a list of useful contacts. This covers a range of different issues, including street lighting and furniture, dog fouling, anti-social behaviour and fly-tipping among other areas. If you have particular questions, please visit [www.crawley.gov.uk/usefulcontacts](http://www.crawley.gov.uk/usefulcontacts) to find out the most useful contact, or call the council's contact centre on 01293 438000.

### External Links

British History Online provides a detailed history of Worth Parish through its online publication of *A History of Sussex: Volume 7, the Rape of Lewes*, which was published by the Victoria County History in 1940. This can be viewed at: <http://www.british-history.ac.uk/vch/sussex/vol7/pp192-200>

Worth previously formed part of Worth Parish, which is situated in Mid Sussex District. Worth Parish Council's website at [www.worthparishcouncil.co.uk](http://www.worthparishcouncil.co.uk) provides an overview of the history of Worth Parish, in addition to information on the role and function of Worth Parish Council.

The Worth Ecclesiastical Parish website at [www.worthparish.org](http://www.worthparish.org) provides information on St Nicholas' Church and parish events.

Evidence submitted in relation to the archaeological and heritage assets within the Land East of Street Hill site as part of the Local Plan examination can be found on the council's Local Plan webpages or directly accessed from the following links:

[REP-005-001c Tony Fullwood for Mr Richard Bucknall Matter 3 Appendix 3](#)

[REP-005-001d Tony Fullwood for Mr Richard Bucknall Matter 3 Appendix 4](#)

## Appendix B: Detailed History of St. Nicholas' Church

Worth Conservation Area is dominated by the Grade I Listed St Nicholas' Church, which is recognised by Historic England as 'one of the most perfect specimens of a Saxon building in England'. Most early churches in Sussex are located on the Downs or along the coastal strip, areas which were much more populated than the forest of Worth. The church is therefore thought to have been established to serve one of the large hunting forests of the Weald, in which many dispersed small settlements were located based on seasonal pannage and transhumance, where pig livestock would have been moved on a seasonal cycle to feed on acorns and beechmast, moving from the lowlands in the summer to the Wealden forest in the winter.

Experts consider the Church to have been built somewhere between the years 950 and 1050. It is not likely that the large, isolated church in the forest of Worth was erected for just the local population. The builders were probably not local, and given the high standard of craftsmanship, it is suggested that royal craftsmen had been employed. It was probably Edward the Confessor who founded Worth Church, perhaps as an Abbey or Minster Church, or as an outpost of the Abbey of Chertsey. Thomas Horsefield, in the "History and Antiquities of the County of Sussex" (1835) speculates that the Church may have been built by one of the Warren (or de Warennes) family, who were the earliest owners. Pevsner gives a good description of the Church in his publication *The Buildings of England Sussex* written by Ian Nairn and Nikolaus Pevsner, p641.

Originally, the advowson of the Church (the right to recommend a member of the Anglican clergy for a vacant position) belonged to the Manor of Worth. In 1065, it was held by the brother of the abbot of Chertsey. After the Norman Conquest it was granted by William the Conqueror to his son-in-law, William de Warenne (1088 or 1089). The stained glass in the north window of the north transept shows the arms of the Warenne family, and according to *Sussex Parish Churches* (2011), the glass is dated from the 14<sup>th</sup> century.

The manor and Church passed in the middle of the 14<sup>th</sup> century to the Fitzalan family when the daughter of last male member of the Warennes married the Earl of Arundel. In 1415 the manor passed to the Nevills, Earls of Abergavenny, and from there in 1476 to Lord Abergavenny. The balustraded gallery at the west end of the nave was a gift of Anthony Lynton, parish rector, who died in 1610, as the inscription carved into the fascia of the sill reports: *'This gallerie is the gift of Anthony Lynton, late rector of this Parish who deceased XV day of IVNE ANNO DOMINI 1610'*.

In 1698 John, the son of John Smith of Crabbet, sold the manor but kept the patronage of the Church. The Bethunes of Rowfant held the advowson from 1786 to 1858; the south transept is still known today as the Rowfant Chapel. Later names of patrons are Banks, Goddard, Rev. Arthur Bridge (rector 1896- 1917) and Waller Bridge. The Victoria County History lists Mrs. Waller Bridge as the patron in 1940. She sold the patronage later to the Chichester Diocesan Patronage Board.

Major restoration work to the Church was carried out by Anthony Salvin between 1869 and 1871. The church tower and spire to the east of the north transept replaced a timber belfry which rested on the transept itself and had necessitated an internal bell-frame. The latter could so be removed to create more seats. Against angry protests, the chancel was completely reconstructed; the six large buttresses, however, which had to support the chancel were no longer needed and were removed in 1871 as part of the church restoration.

All the roofs were replaced, as was much internal and external stonework, but the nave walls were left intact. The entrance porch at the south side of the nave dates from 1886. Before the restoration, the walls were thickly plastered inside and out. The tower dates from this time and the south timber porch is also modern (1886).

The churchyard bears witness to the social life at Worth in the Victorian era. We find the graves of the Nix family (Tilgate) and the Scawen Blunts of Crabbet. Contemporary newspaper articles tell us of loving funerals of members of staff from Worth Park. The large number of servants working on these substantial country estates would have worshipped at Worth. In addition, the London to Brighton railway line with Three Bridges station just about one mile to the west made the area easily accessible and contributed so to an increase in the population.

In 1974, T F Ford and Partners removed most of the elaborate fittings installed by Salvin. On September 8th, 1986 a major fire destroyed the nave roof completely. The contents of the nave had to be removed, the organ dismantled, the nave floor, the memorials, the Saxon stonework and arches were eased up, the gallery and font boxed in. The company of Roth and Partners replaced the roof to a new design with laminated transverse beams of light wood and plastered rafters. The interior now appears much lighter. Restoration work was completed in 1988.

# Appendix C: Tree Preservation Orders (TPO)



<b>Tree Preservation Order 16.15.03 Street Hill No. 1 (Land on east side of Street Hill and Balcombe Road, Crawley, West Sussex)</b>	
T1	Lime
T5	Oak
T6	Horse Chestnut
T7	Oak
T8	Horse Chestnut
T9	Oak
T11	Yew
T12	Oak
T13	Oak
T16	Hawthorn
T17	Holly
T18	Hawthorn
T20	Yew
T21	Oak
T22	Oak
T23	Ash
T27	Sycamore
T28	Sycamore
T30	Sycamore
T32	Holly
T34	Wych Elm
T41	Oak
A	Oak
G1	Group consisting of 4 Oak and 2 Beech
<b>Tree Preservation Order 16.15.27 Church Road No. 2 (In rear garden of Fieldgate, Church Road, Pound Hill)</b>	
T1	Eucalyptus
<b>Tree Preservation Area 16.15.03 Gatwick Stream No. 1 (Land south of the Gatwick Stream between the Balcombe Road and the M23 motorway, Crawley, West Sussex)</b>	
A1	The several Oak, Sycamore, Alder and Ash trees standing in the area numbered A1 on the plan.