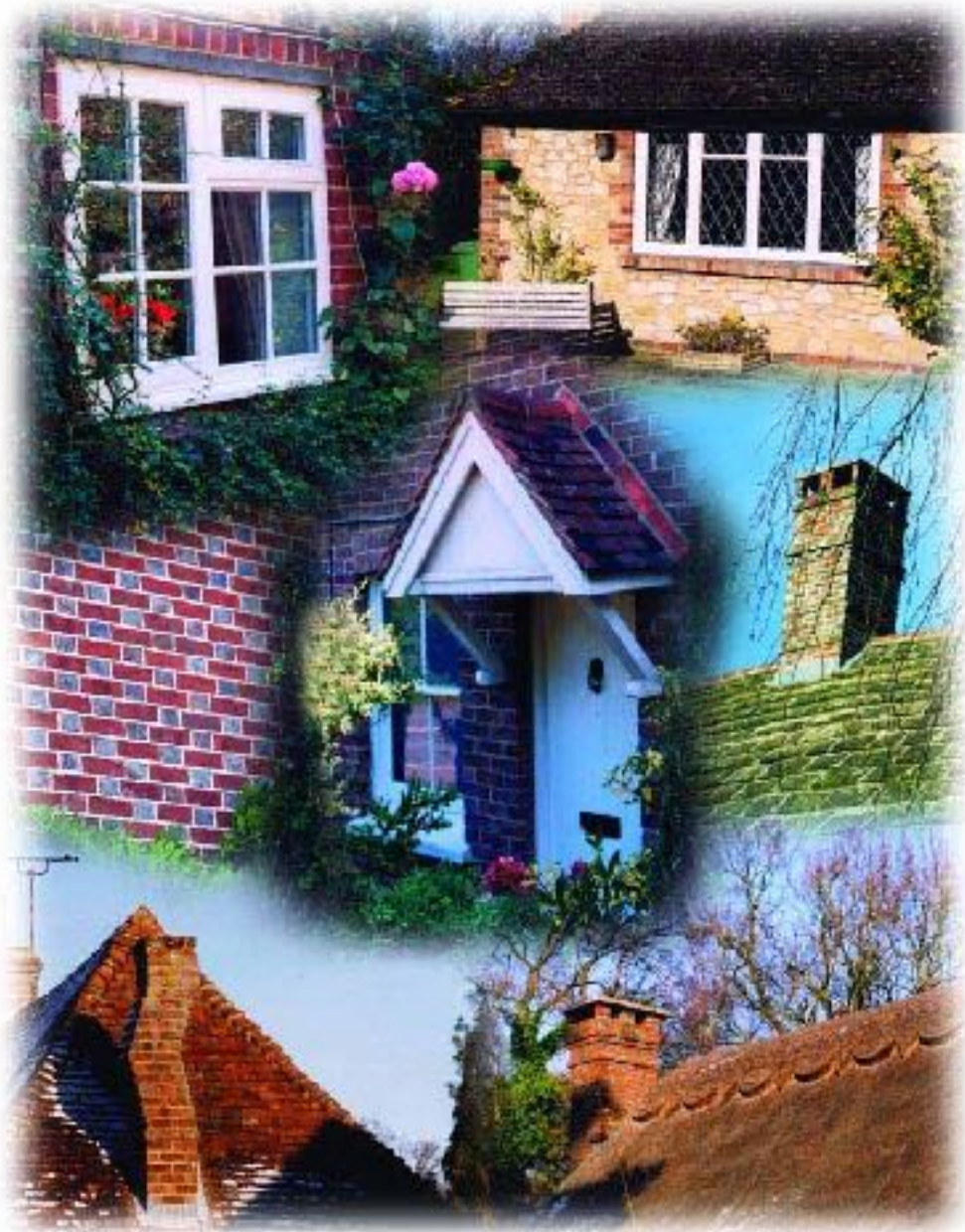


Appendix 2

Design Guide



1. Introduction

1.1 Purpose of the West Chiltington Design Guide

The West Chiltington Design Guide aims to give clear guidance on how to care for the qualities and characteristics that residents and visitors value. The main objective is to ensure that the landscape character and street scene is respected and enhanced. It puts forward guidance from the community on how any development or physical change to buildings and open spaces should respect or enhance the parish history and character.



This document sets out the historical evolution of the community, its setting within its landscape and the form of the settlement as a whole. It aims to describe the characteristics of the buildings and spaces within the Parish and to express the view of the community on the future development of the Parish by assisting property owners and developers in adopting design principles that are acceptable to the

local community; promoting the use of appropriate building materials, ensuring that the valued physical qualities and characteristics of the Parish and its surroundings are conserved, protected and improved and ultimately assisting the Local Planning Authority in their determination of planning applications.

1.2 Background

In 2003 a Village Design Statement was adopted by Horsham District Council (HDC) and has since been used to inform the decision making process when considering development proposals.

1.3 The document is now considered by HDC to be out of date and it is therefore being revised as part of the Neighbourhood Development Plan creation. The producers are indebted to the Steering Group from 2002 who developed the original Plan from which much of this Plan is taken.

1.4 Status of the document

The aim is for the Revised West Chiltington Design Guide to be adopted by Horsham District Council and to be a material consideration in the determination of planning

applications. This means that planning officers can make use of specific guidance in the Design Guide when dealing with cases and planning inspectors can refer to it when handling planning appeals. West Chiltington Parish Council can refer to it in any comments they make on planning applications. As a public document the Design Guide will also influence people carrying out work on their home or land, whether it needs planning permission or not.

1.5 Policy Context

1.6 **The Revised National Planning Policy Framework 2018** recognises that good quality design is an integral part of sustainable development. Design quality matters and planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

1.7 **Building for Life 12** is the industry standard for the design of new housing developments and offers a useful twelve-point plan, which captures a number of practical ideas.

1.8 **Horsham District Planning Framework Policy 32 - The Quality of New Development** specifies high quality and inclusive design for all development in the district. In particular at clause 3 it states that development “will be expected to contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit”.

1.9 Parish Context

1.10 The Parish Council is engaged in developing a Neighbourhood Plan for the Parish. As part of that Plan it has undertaken a Landscape Character Assessment which identifies key character areas in the Parish.

1.11 The Parish has a Conservation Area centred around the Old Village, however Horsham District Council has not produced a Conservation Area Statement in line with policy 34 of the HDPF.

2.0 The Vision

2.1 The West Chiltington Neighbourhood Plan has as its vision “ To ensure that the

special, attractive and valued characteristics of the Parish, including their rural feel, historic buildings, low-density construction, relative tranquillity, gardens, wildlife and relationship with the surrounding countryside, are protected and enhanced”.

3.0 The Development and production of a Design Guide

3.1 Whilst West Chiltington has an impressive collection of Listed Buildings and a Conservation Area, it does not have a dominant architectural character or vernacular style to provide a reference for future development.

3.2 The basic layout of the Parish is well established and the aim of this document is not to establish a grand masterplan, but to provide some practical guidance to design of future developments and alterations.

4.0. The Parish



Fig 1 - Map of the Parish with the boundary marked in black

4.1 The parish of West Chiltington lies in an area of the Sussex Weald about 12 miles north of Worthing on the South Coast, and about 10 miles to the south of Horsham. Prehistoric round barrows, flint hand axes of palaeolithic age, and evidence of Roman and Saxon occupation have been found here. West Chiltington is situated on the border of An Area of Outstanding Natural Beauty (AONB), with a Site of Special Interest (SSSI) and a Site of Nature Conservation Importance (SNCI) within the Parish. It is also on the boundary of the proposed South Downs National Park which will include a section of the River Chilt and a part of Monkmead Wood. There are many suggestions for the derivation of Chiltington. The -ing is probably derived from 'ingas' meaning *the people of*, and place name experts have interpreted Chilt as being derived from the Old English word *cil* meaning *hill*, thus Chiltington would be *The People of the Hill*.



It is long and narrow - some six miles north to south and an average of a mile from east to west. Since 1945 the population has burgeoned: figures show that there were 1,244 residents in 1921, rising to 1,718 in 1931, and to 3,500 by the year 2013. The density at the 2011 census was 1.9 persons per hectare compared to 2.5 per hectare across the Horsham District.

4.2 The parish is roughly divided into three sections: towards the south is the Old Village of West Chiltington, part of which is a Conservation Area. The earliest historical evidence is contained in the 1086 Domesday Book which records a Church and about 30 heads of families. The present Church was erected about 1100 AD and the surrounding village contains buildings dating back to the 14th century. Many of the remaining farmhouses are of 15th or 16th century vintage and the Parish contains no fewer than 69 individual Listed Buildings and one group value listing. A Parish questionnaire revealed that there were also 48 other homes over 100 years old which were not Listed.

4.3 Further to the south is The Common, a more recent development from the turn of the 20th century, and this area, too, has its historical buildings such as Gentle Harry's, Lilac Cottage and many interesting farmhouses. The Common has developed from the main cross roads with its shops and garage, and was originally built on Common Land. Reginald Fairfax Wells began development the 1920s and 30s with 'country cottages' inspired by the Arts and Crafts Movement. The hallmarks were modern homes of a rustic style, local materials, relatively large gardens set in a quiet, rural environment with unmade-up tracks often with difficult access; they were largely intended as weekend retreats for the wealthy, and artists from London. Wells' Cottages are still much sought after. Later local developers including the Carver and Slater families continued to reflect many of these characteristics.

4.4 The third area, and by far the largest, though the most sparsely populated, is the predominantly northern agricultural section (the Rural Area) which occupies about three quarters of the land. Until 1939 the whole parish was largely agricultural and mostly self-sufficient, with many scattered farms, and smaller hamlets at Broadford Bridge, Coneyhurst and Gay Street. Now agriculture in the northern part of the parish comprises three beef units (including one rare breeds), arable, two deer units, poultry, alpacas and one mixed farm. While in the south on the sand, there are two dairy units, turf growing and the historic Nyetimber Manor (given by William the Conqueror to Earl Roger) which now produces the prize winning sparkling wine.

4.5 Each of these three sections is on a different soil type which supports varied flora and fauna and gives a distinct character to the different areas. (See Appendix 8 - Landscape Character Assessment).



4.6 The Old Village is described as being 'characterised by various distinct spaces linked together by narrow lengths of Church Street. The Conservation Area contains many buildings of architectural importance and includes the Old Village, the environs of the windmill to the south-west and the road linking the two.' (The District Local Plan 1997)

4.7 The centre of the village 'an open air museum in its own right,' is dominated by the old Norman church. There are timber-framed dwellings such as Searles and Naldretts; and buildings from the 18th and 19th centuries which are faced for the most part in stone or brick and show considerable variety e.g. Step House with its capped chimney and Clarkes Cottage with its twisted chimney.



Clarkes Cottage

5. Specific Parish Locations

Due to the very specific design features of some parts of the parish this section identifies the key features that are present in each area. The West Chillington Landscape Character Assessment was used to identify the sections.

5.1 The Old Village

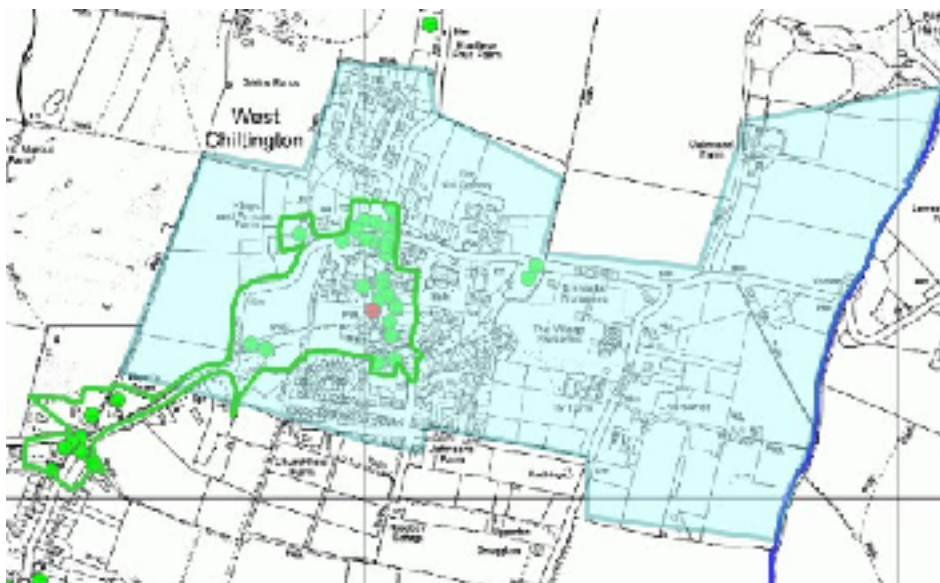


Fig 2 The Old Village Character Area showing the Conservation Area and Listed Buildings

5.2 The windmill, a black smock-mill with fantail, was built on its present site about 1830 and worked, with its four original sweeps, until 1921. In 1923 it was converted into a residence. Storm damage over the years has taken its toll and she stands today with only 2 sweeps, but her owners' dedicated restoration and upkeep makes the windmill a proud part of our village heritage and vista.

5.3 The Land Settlement Association was formed to benefit the unemployed in the Depression of the 1920s/30s. One paid a stake for the land, the initial smallholding stock, and advice on husbandry, and the produce was sold through the LSA which acted like a co-operative. Many of the newcomers to the Village started in this way, on smallholdings along The Sinnocks, whereas the smallholders in Hatches Cottages in East Street were mostly local people.

5.4 The Juggs at the south east corner of the Old Village was completed in 1946-7 and was part of the Council Housing Scheme, and in 1994 a part rented (4 houses) and part shared equity housing (2 houses) scheme at Steele Close was opened to help the young people of the village to remain in West Chiltington. The sheltered housing scheme at Wheelwrights was built in the 1980s on Slaters' old building yard.

Orchard Dell was built on the orchard land of Palmers Lodge in 1957; Holly and Curbey Closes were added in 1975 and Church Grove the most recent estate, was finished in 1994. Properties built within these developments show a variety in type and size of accommodation although the more recent additions have tended to be larger, 4,5, or 6 bedroom properties and lack designs sympathetic to their immediate area.



Wheelwrights

5.5 Many houses have been successfully altered; owners, and builders who work for them, have used traditional techniques thereby 'saving the past for the future'. Wherever possible attempts have been made to match all detailing and materials to those existing. Unfortunately, occasionally unsympathetic but easily maintained modern uPVC windows and doors have replaced traditional wooden styles in some older properties.

5.6 The Old Village is also characterised by sunken lanes such as The Hollow (commonly known as The Hollows) and East Street. These former drove roads are narrow with high walls of sandstone at the edges of the road and together with overhanging

vegetation are established features in the distinctive character of the village. Hedgerows and mature trees and shrubs are important features found along the hollow ways. The aspect of approaching the Conservation Area through wooded lanes adds to the character of the Village.

Some of the features which help give the Old Village its unique character.



5.7. Design considerations for the preservation of the Old Village and Conservation Area

- A. Proposals should reflect the area's low-density (approximately 4 dwellings per hectare) and recognise that the capacity for further plot subdivision is limited due to the harmful impact upon the area's unique character and historic layout. Infill development should only be allowed where the loss of space is not detrimental to the overall quality, amenity and streetscape of the area and where they respect the character and appearance of the area.
- B. Proposals for a new dwelling should seek to position it centrally on the plot with adequate provision for soft landscaping (trees, bushes, hedges etc) to effectively screen between neighbouring properties. Verdant landscaping is a key feature of many of the properties. Terraced and semi detached dwellings should be avoided, unless already a key feature of a road, as they are generally out of character with the area and unlikely to protect or enhance local distinctiveness.
- C. The scale and layout of any new development should recognise and reflect the area's character, including the irregularity in building lines, and should maintain a balance between small, medium and large dwellings and their respective plot sizes within the area. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.
- D. Development should be in keeping with the original building style with particular reference to existing materials and detailing e.g. roofs, doors, windows, chimneys, bricks. Re-use and use of red brick, stone, clay tile and slate should be used for repairs and any new development shall maintain the character of the environment in which it is located.
- E. Wherever possible the painting of unpainted exterior natural materials such as stone, flint, timber and brick on dwellings and buildings within their curtilage should be avoided. Such painting could harm the natural colours which are important to the character of the area.
- F. Curtilage and retaining walls are important linear features which should be retained. Repairs should be carried out in traditional materials wherever possible and the use of hard impervious concrete mortars should be avoided.
- G. Bay windows, traditional wooden sash and casement windows, and traditional gable or hipped dormer windows should be retained, repaired or reinstated.
- H. The introduction of driveways should respect the strong sense of enclosure which should not be reduced by the loss of walls and planting.

- I. The most appropriate form for new buildings is two-storey buildings of a scale to those existing.
- J. Any new building should seek to reflect the topography of the site and nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible proposals should use the topography of the site to reduce the impact of ridge lines.
- K. The narrow sunken lanes and in particular The Hollows which is located within the Conservation Area, are an important feature and should be retained. The creation of additional access points onto the sunken lanes should be avoided. New development or alterations to existing properties should seek to use existing access points rather than create additional access onto the sunken lanes.
- L. Road margins and surfaces should remain informal. Any traffic calming measures must be in materials that respect the rural character of the Conservation Area.
- M. All of the Old Village is unlit. External lighting including floodlighting, bright external lights on properties and in gardens, or any lighting positioned at street level should be avoided.
- N. The green and open areas surrounding the Church and graveyard shall retain their open aspects and continue to enhance the setting of the Church.
- O. Development proposals must seek to subsume their parking requirements within the site boundary.
- P. Solar panels, meter boxes, satellite dishes etc should be sited on walls that do not front the public highway.
- Q. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.



6. The Common

6.1 The built-up area now known as West Chilmington Common was originally a farming area of heath, bracken and gorse. The historic buildings were all agricultural (for example Mawkins, Daux and Haglands Farms) but now the farm houses have given up their land and are homes whose outbuildings have been converted or demolished. The Common is centred on the crossroads with its own shops, garage and post office and was the main area for residential development.

6.2 In the 1920s there was a shortage of accommodation which resulted in many local families living in caravans or converted railway carriages. To alleviate this situation The Birches was built by the Rural District Council from 1926-36, but many of the houses have now been privately sold off, reducing the available stock of houses for rent. In 1962 Kensington Close, a block of one and two bedroom flats was built. By accommodating older people from The Birches in these flats, their houses became available for rent by younger couples with children.



6.3 From 1945 onwards the increasing use of the car resulted in West Chilmington becoming a favourable place for private development; substantial estates were built. With the present emphasis on greater housing density, gardens are being developed, and sometimes an existing house in a large plot is demolished to build more houses thereon; many consider the original home on the plot should be retained, particularly if it contributes to the existing character of the area.



6.4 Design considerations for the preservation of The Common

- R. Proposals should reflect the density of their surroundings and recognise that the capacity for further plot subdivision is limited due to the harmful impact upon the area's character. Infill development should only be allowed where the loss of space is not detrimental to the overall quality, amenity and streetscape of the area and where it respects the character and appearance of the area.
- S. Proposals for a new dwelling should seek to position it centrally on the plot with adequate provision for soft landscaping (trees, bushes, hedges etc) to effectively screen between neighbouring properties. Verdant landscaping is a key feature of many of the properties. Terraced and semi-detached dwellings should be avoided, unless already a key feature of a road as they are generally out of character with the area and unlikely to protect or enhance local distinctiveness.
- T. The scale and layout of any new development should recognise and reflect the area's character, including the irregularity in building lines, and should maintain a balance between small, medium and large dwellings and their respective plot sizes within the area. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.
- U. Development should be in keeping with the original building style with particular reference to existing materials and detailing e.g. roofs, doors, windows, chimneys, bricks. Re-use and use of red brick, stone, clay tile and slate should be used for repairs and any new development shall maintain the character of the environment in which it is located.
- V. Curtilage and retaining walls are important linear features which should be retained. Repairs should be carried out in materials which reflect the building they enclose wherever possible.
- W. Bay windows, traditional wooden sash and casement windows, and traditional gable or hipped dormer windows should be retained, repaired or reinstated.
- X. The introduction of driveways should respect the strong sense of enclosure which should not be reduced by the loss of walls and planting.
- Y. Development proposals must seek to subsume their parking requirements within the site boundary.
- Z. The most appropriate form for new buildings is two-storey buildings of a scale to those existing.

- AA. Any new building should seek to reflect the topography of the site and nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible, proposals should use the topography of the site to reduce the impact of ridge lines.
- BB. The narrow sunken lanes are an important feature and should be retained. The creation of additional access points onto the sunken lanes should be avoided. New development or alterations to existing properties should seek to use existing access points rather than create additional access onto the sunken lanes.
- CC. Road margins and surfaces should remain informal. Any traffic calming measures must be in materials that respect the rural character of The Common
- DD. Most of The Common is unlit. External lighting including floodlighting, bright external lights on properties and in gardens, or any lighting positioned at street level should be avoided.
- EE. Solar panels, meter boxes, satellite dishes etc should be sited on walls that do not front the public highway.
- FF. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.



6.5 The Wells Houses

6.6 In the 1920s and 30s Reginald Fairfax Wells bought two parcels of land in the southern part of The Common and developed them, and the area between, which together became known as Roundabout, after the local farm. There was no infrastructure: no roads, shops or central recreational area; it was devised simply as collections of cottages: one centred on Sunset, Spinney, Heather and Westward Lanes, and the other on Grove, Bower, Threals, Fir, and Birch Tree Lanes. Wells' idea was to build rural retreats for the retired, the Bohemians and the artists of London, for individuals, and for many ex-colonials who retired to Roundabout. Most of the cottages had garages, and, unusually for the period, many of these garages were built in sympathy with the houses. Some even had outbuildings to be used as studios. His factory at the end of Spinney Lane produced or procured materials locally.

6.7 The Roundabout Estates are of local, and national, historical interest; there are still articles about the cottages in the broadsheet papers, and Wells' various talents are recognised internationally. His many and varied activities characterise a fascinating entrepreneur who moved in 1930 to Spinney Lane, and house building. This is truly a cameo of post-Edwardian/Art Deco society. Many of the houses have been up-dated and extended over the years, but the overall density has remained low. This density looks luxurious in comparison with modern urban development, but it is important that it is retained because it adds a unique character to the Parish, and enhances the rural feel.

6.8 The gardens of the original properties were sufficiently large to allow some infilling without detriment to the environment, however any further infilling would seriously detract from the character of the area. The original plot sizes in The Grove Lane/Bower Lane/Birch Tree Lane area have been largely untouched except for the sale of a tract of land in the 1960s, and would probably still be recognised by Wells were he alive today.

6.9 Design considerations for the preservation of The Wells Houses

GG. Proposals should reflect the low-density of the roads containing Wells Houses and recognise that the capacity for further plot subdivision is limited due to the harmful impact upon the areas unique character. Infill development should only be allowed where the loss of space is not detrimental to the overall quality, amenity and streetscape of the area and where they respect the character and appearance of the area.

HH. Proposals for a new dwelling should seek to position it centrally on the plot with adequate provision for soft landscaping (trees, bushes, hedges etc) to effectively screen between neighbouring properties. Verdant landscaping is a key feature of many of the properties. Terraced and semi detached dwellings should be

avoided, unless already a key feature of a road, as they are generally out of character with the area and unlikely to protect or enhance local distinctiveness.

- II. The scale and layout of any new development should recognise and reflect the area's character, including the regularity in building lines, and should maintain a balance between small, medium and large dwellings and their respective plot sizes within the area. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.
- JJ. Development and repairs should be in keeping with the original building style with particular reference to existing materials and detailing, e.g. irregular brick sizes, whitewashed slurry, thatched roofs, eyebrow windows and chimneys. New development shall maintain the character of the environment in which it is located.
- KK. Curtilage and retaining walls and fences are important linear features which should be retained.
- LL. Bay windows, eyebrow windows, traditional wooden sash and casement windows, and traditional gable or hipped dormer windows should be retained, repaired or reinstated.
- MM. The introduction of driveways should respect the strong sense of enclosure which should not be reduced by the loss of walls and planting.
- NN. The most appropriate form for new buildings is two-storey buildings of a scale to those existing.
- OO. Any new building should seek to reflect the topography of the site and nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible proposals should use the topography of the site to reduce the impact of ridge lines.
- PP. The narrow unmade lanes are an important feature and should be retained. The creation of additional access points onto the lanes should be avoided. New development or alterations to existing properties should seek to use existing access points rather than create additional access onto the sunken lanes. Road margins and surfaces should remain informal.
- QQ. All of the roads where Wells Houses are located are unlit. External lighting including floodlighting, bright external lights on properties and in gardens, or any lighting positioned at street level should be avoided.

- RR. Solar panels, meter boxes, satellite dishes etc. should be sited on walls that do not front the public highway.
- SS. Development proposals must seek to subsume their parking requirements within the site boundary.
- TT. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.



7. The Nyetimber Vineyards

7.1 Nyetimber is the producer of a premium sparkling wine and now has around 200 hectares of vineyards growing Chardonnay, Pinot Noir and Pinot Meunier grapes. The Nyetimber Estate has grown rapidly over the last five years and its land holdings now surround the northern part of the old village.

7.2 There are several Listed Buildings within the Vineyard area, often timber framed infilled with brick or stone, with good views of the South Downs.

7.3 Design considerations for the preservation of the Vineyard Area

UU. All of the Vineyard land lies outside of the settlement boundary where Local Plan policies restricting development apply.

VV. Development proposals must retain wherever possible the historic landscape features of hedges, mature trees, coppices and ditches.

WW. Development and repairs should be in keeping with the original building style, with particular reference to existing materials and detailing.

XX. Views to the South Downs should be maintained.

YY. External lighting including floodlighting, bright external lights on properties or businesses, or any lighting positioned at street level should be avoided.

ZZ. The re-use, conversion or adaptation of rural buildings must respect the local character of the surrounding area and/or buildings and not result in a significant increase in the building footprint or height.



8. Land between the Settlements

8.1 The land lying between the settlements of West Chilton Village and Common is largely unpopulated. The sloping farmland area rises gently to the north from The Common. Churchfield Farm and Johnsons Farm sit at the northern edge and nurseries lie to the east. A small area of business units and a vineyard are located near the eastern edge. Small/medium sized pastoral fields are bounded by an historic hedgerow network. There are pockets of Traditional Orchard. On the western edge there is an area of development along Mill Road lying within the Conservation Area, characterised by large plots with irregular spacing and mature planting. A cluster of Listed Buildings includes 17th century timber framed and stone rubble buildings and an 18th century smock mill. West Chilton Recreation Ground and associated buildings extend to the parish boundary.

8.2 Design considerations for the preservation of the land between the settlements

- AAA. All of the land lies outside of the settlement boundary where Local Plan policies restricting development apply.
- BBB. Development proposals must retain wherever possible the historic landscape features of hedges, mature trees, coppices and ditches.
- CCC. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.
- DDD. Development should be in keeping with the original building style with particular reference to existing materials and detailing, e.g. roofs, doors, windows, chimneys, bricks, timber framing and stone rubble.
- EEE. Wherever possible the painting of unpainted exterior natural materials, such as stone, flint, timber and brick on dwellings and buildings within their curtilage should be avoided. Such painting could harm the natural colours which are important to the character of the area.
- FFF. Curtilage and retaining walls are important linear features which should be retained. Repairs should be carried out in traditional materials wherever possible and the use of hard impervious concrete mortars should be avoided.
- GGG. Bay windows, traditional wooden sash and casement windows, and traditional gable or hipped dormer windows should be retained, repaired or reinstated.

- HHH. The most appropriate form for new buildings is two-storey buildings of a scale to those existing.
- III. Any new building should seek to reflect the topography of the site and nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible proposals should use the topography of the site to reduce the impact of ridge lines.
- JJJ. The narrow sunken lanes, and in particular Mill Road which is located within the Conservation Area, are an important feature and should be retained. The creation of additional access points onto the sunken lanes should be avoided. New development or alterations to existing properties should seek to use existing access points rather than create additional access onto the sunken lanes.
- KKK. Road margins and surfaces should remain informal. Any traffic calming measures must be in materials that respect the rural character of the Conservation Area.
- LLL. External lighting including floodlighting, bright external lights on properties or businesses and in gardens, or any lighting positioned at street level should be avoided.
- MMM. Development proposals must seek to subsume their parking requirements within the site boundary.
- NNN. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.





9. The northern farmland

9.1 The largest land areas in the Parish is an undulating valley plain which rises steadily until it reaches Woods Hill then flattens out as it runs north. Eleven areas of Ancient Woodland lie amongst scattered farmsteads and agricultural land. Many Listed Buildings sit amongst small pastoral fields retaining historic field patterns. The area is crossed by two rural roads, both single track in places as well as a number of farm tracks and public rights of way.

The West Sussex Literary Trail runs the full length of the area. The feeling is of an open rural landscape.

9.2 Design considerations for the preservation of the northern farmland

OOO. All of the land lies outside of the settlement boundary where Local Plan policies restricting development apply.

PPP. Development proposals must retain wherever possible the ancient co-axial field pattern with long axial boundaries of hedges, mature trees, coppices, Ancient Woodlands, tracks, footpaths, streams and ditches.

QQQ. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.

RRR. Development should be in keeping with the original building style with particular reference to existing materials and detailing, e.g. roofs, doors, windows, chimneys, bricks, timber framing and stone rubble.

SSS. Wherever possible the painting of unpainted exterior natural materials, such as stone, flint, timber and brick on dwellings and buildings within their curtilage

should be avoided. Such painting could harm the natural colours which are important to the character of the area.

- TTT. Any new building should seek to reflect the topography of the site and nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible proposals should use the topography of the site to reduce the impact of ridge lines.
- UUU. The narrow sunken lanes are an important feature and should be retained. The creation of additional access points onto the sunken lanes should be avoided. New development or alterations to existing properties should seek to use existing access points rather than create additional access onto the sunken lanes. Road margins and surfaces should remain informal.
- VVV. External lighting including floodlighting, bright external lights on properties or businesses and in gardens, or any lighting positioned at street level should be avoided.
- WWW. Development proposals must seek to subsume their parking requirements within the site boundary.
- XXX. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.



10 Business and Commercial

10.1 Maintaining a vibrant local economy is very important. Opportunities for employment are limited and appropriate commercial activities will be supported.

10.2 Design considerations for business and commercial uses.

- YYY. New commercial activities are encouraged provided that they have a low impact on the surrounding infrastructure, particularly in respect of heavy goods vehicle movements.
- ZZZ. Residential sites for the use of working from home activities will be encouraged, provided that there is no detriment to neighbouring properties through increased traffic, parking and noise.
- AAAA. Shops or commercial premises must use signs in traditional style and colour appropriate to their location. Illuminated fascia signs/boards will not be permitted.



11. Environment and sustainability

11.2 Landscaping throughout the Parish plays an important part in the character and supports biodiversity. Gardens developed over the years have matured and provide a backdrop to the housing.

11.3 It is essential that any new developments meet the highest possible standards of environmental and energy efficiency. This should include systems that minimise the wastage of water, heat and light, as well as energy self-generation through various technologies including biomass and solar capture.

11.3 Design considerations for the environment

BBBB. Development which has a negative impact upon important trees will be discouraged. All new development must assess the impact upon trees.

CCCC. When planting new trees and hedges, native species should be used.

DDDD. Verges should be retained and parking on or resurfacing should be denied.

EEEE. Nature conservation should be a significant consideration when any new development is proposed. Protection of the identified biodiversity corridors should be paramount.

FFFF. Solar panels mounted on a house or on a building within the grounds of the house must be sited, so far as practicable, to minimise the effect on the external appearance of the building and the amenity of the area. Panels should not be installed above the highest part of the roof slope (excluding the chimney) and should not present an unbalanced or cluttered appearance to the roof.

GGGG. Energy-generating infrastructure must be sited to minimise its impact on the local amenity of residents, landscape character, streetscape, heritage assets, views and wildlife and not adversely impact in terms of noise, vibration or electromagnetic interference. The proposed site must use grade 3,4 or 5 quality agricultural land in preference to grade 1 or 2 quality agricultural land.



