

# **Southwater Parish Design Statement 2011**



**Southwater Parish Council**



**Horsham  
District  
Council**

**Supplementary Planning Document**

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# 1 What is the Parish Design Statement ?

This Parish Design Statement (PDS) aims to set out clear and simple guide lines for the design of all development in the Parish of Southwater<sup>1</sup>, based on its particular Sussex character, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment. Unlike any other planning document it gives planning advice directly applicable to the statutory planning system and is a reflection of the qualities that residents value in their local area and its surroundings.

The PDS sets out the parish's vision for the future and provides guidelines to assist developers, planners, architects and members of the public wishing to build or renovate properties, open spaces and recreation areas. The aim is to encourage high quality design whether for a small house extension, large housing development or a commercial development. It will not stop change from happening, but it can help influence how any new building fits in to the parish. It is based on the views and opinions of residents distilled by the team who volunteered to collect and collate the material, and discussed at open meetings following responses to the Southwater Action Team questionnaire of 2008/2009.

This PDS, which has been adopted by Horsham District Council as a Supplementary Planning Document (SPD), will sit within the Council's Local Development Framework as a Local Development Document. An SPD has an indirect statutory status as it supplements statutory Development Plan Documents (DPD) such as the Core Strategy and Development Control Policies, providing further detail on policies and proposals not within the remit of DPDs.

## 2 History

As is well known in Southwater, Iguanodons, which first appeared 165 million years ago, roamed the mud-flats of the large lake or river estuary that covered this area. As far as human habitation is concerned, evidence from past detailed field work has revealed that humans have been living here since the Mesolithic period (Middle Stone Age), some ten thousand years ago.

### 2.1 Early times

In Saxon and medieval times, this part of the Low Weald was heavily wooded and the "estates" which had been apportioned to various lordships were attached to their manors in the south of the county to provide summer swine pasture (pannage), timber, firewood and charcoal. These seasonal settlements gradually became more permanent and a pattern of scattered farmsteads developed as each one acquired its own portion of arable land.

Evidence suggests that this has led to a unique landscape in Southwater of strips of land belonging to different manors; and each manor appears to be divided by trackways. Some of these trackways still



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<sup>1</sup> The Parish of Southwater includes Christ's Hospital, Tower Hill, Denne Park and Newfoundout

survive as both roads and paths and may be 500-1,000 years old. The banks on either side of these trackways, with their hedges and shaws<sup>2</sup>, can still be seen, giving the village a grid of green corridors.

The name “Suthwatre” (south of the water) appeared in the Calendar of Patent Rolls in 1346 and referred not to a single hamlet but to the whole area of Horsham that lay south of the River Arun, which flows through the town of Horsham. The history of Southwater Parish generally is, of course, inextricably linked to that of the ancient parish of Horsham, of which it was a part right up until the beginning of the 1850s; the growth of transport, trade and general social development, was, therefore, heavily influenced by that of its neighbouring market town.



On old maps, “Southwater” is written alongside Southwater Street and, indeed, by 1795 the largest concentration of buildings was shown here. The Cock Inn and its immediate surroundings appear to have been known as Southwater Green.



## 2.2 19<sup>th</sup> Century / Early 20<sup>th</sup> Century

By 1861 the village had its own church, a school, and a railway station, but it was the development of the brickworks from the 1890s onwards that provided the impetus for growth. To house the brick workers, many houses were built in the period from 1920 to 1950 on the Foxfield estate and in Church Lane behind the Cock Inn.



Foxfield Close

Christ's Hospital is a charitable coeducational independent boarding school located to the north of the parish. The school was originally founded in 1552 in Greyfriars, London and in Hertford. The original buildings in the parish date from 1902 when the school relocated from Newgate Street onto the 1,200 acres site. Architectural features from the old school buildings (the Grecians' Arch, the Wren façade and statues) were salvaged and incorporated in the new buildings. The School was built by Longleys of Crawley to a design by the renowned architects Aston Webb and Ingress Bell and using local bricks. The large houses in King Edward Road are built in Lutyens style with local brickwork detailing and high gables. The whole of the site is Grade 2\* listed.



## 2.3 Late 20<sup>th</sup> Century developments

Pockets of small development appeared during succeeding years (eg Woodfield in 1961 and Ash Road in 1968), but the large village seen today is the result of two major periods of expansion, the first in the 1970s with Timbermill, Anvil, Forge and Quarry Ways and the Ash Road Estate, and the second after the construction of the A24 bypass in 1983. Cedar Drive and Castlewood were completed in 1985 followed by Blakes Farm.

<sup>2</sup> Shaw - a thicket, small wood, copse or grove; a strip of wood or under wood forming the border of a field

The new homes, mostly taken by families with children, raised the need for a new school and this was built at Castlewood and opened in 1997.

## **2.4    *Contemporary developments***

The development of the Oakhurst Business Park at the north end of the village and the redevelopment of the village shopping centre and creation of Lintot Square were accomplished in 2006. The development includes a health centre, café, the Lintot family pub, shops, post office, affordable housing, car parking and Beeson House, which houses the library, youth club, council offices and police offices.

Lintot Square is now acclaimed as providing a focus for the community that was missing before in Southwater which in some terms is now no longer a Sussex village and largely farming community but a small market town from which in only a few minutes' walk one can be in the countryside from anywhere in the parish.



It is also fitting that in September 2008 a new War Memorial was unveiled on the green to one side of Lintot Square.



### 3 The Parish of Southwater

Christ's Hospital



Tower Hill



Denne Park



Two Mile Ash



Blakes Farm Area



Cedar Drive Area



Holy Innocents Church



Lintot Square



College Road



Turners Close



Country Park





## 4 Setting of Southwater Parish

Southwater lies in a shallow valley on the fell side of an escarpment falling into the Arun Valley close to the town of Horsham. Water from the Bourne Hill and Tower Hill sandstone ridges and most of the rest of the parish finds its way into the river Arun, with some springs on Great House lands feeding to the river Adur.



While nowhere in Southwater is high, walks around the footpaths and bridleways of the parish reveal its charm, giving delightful views of open fields, grazing livestock and the distant South Downs which are an enjoyment to local residents.

The highest point of the parish is in the area of Coltstaple and Kings Farm and is around 85-90m altitude. It then dips to where the village centre is at around 50m rising again to around 60m near the parish church/ Bonfire Hill area.

The Tithe map of 1840 shows that, outside the built up area, the landscape is little changed and remains open countryside with fields and paddocks broken up by ghylls, shaws and mature hedgerows. In 2010 more of these woodland and shaws have been identified as ancient and provide valuable habitats for wildlife.

Many of the older houses have ponds and some are home to Great Crested Newts. As this landscape was enclosed at an early date it has evolved a network of footpaths and bridleways some dating from the middle-ages much valued by local residents.

### 4.1 *Southwater features*

A distinctive feature of Southwater, as in many other Low Weald parishes, is its wooded ghylls, which have influenced industry, settlement and communications for centuries, and provide some of the best wildlife diversity. Biodiversity is featured most strongly in a patchwork of ancient bluebell woods, joined by wooded shaws and field boundaries, forming wildlife corridors. Coniferous plantations within deciduous woodland, unimproved pastures, arable field margins and village gardens complete the biodiversity. There are wild Service trees, Hazel and Lime coppices and recent mixed hard and softwood re-planting of woods destroyed in the 1987 storm.



There are many notable old oaks throughout the parish.

There is scope and a desire as evidenced in the Action Plan<sup>3</sup> to improve sustainable transport through more cycle ways around the parish and with access to and over the A24 at the Hop Oast Roundabout. In addition control of traffic speed through the lanes and estate roads is an issue that needs to be tackled sensitively.

Southwater is an area rich in countryside walks. The Downs Link which crosses the parish from Christ's Hospital in the north, passing the Bax Castle pub and skirting the Country Park, is one of the main areas for riding, cycling and walking.



#### **4.2 Southwater Country Park**

The 35 hectare Country Park was created on the site of the former brickworks at Lennox Wood and the old railway track became part of the Downs Link. These, together with Pond Farm Ghyll, the Shaw on the remains on Reeds Lane from Easteds Farm House to the bypass, serve to bring the countryside into the heart of the village. Despite the extensive development in the now central area of the village, the retention of the hedgerows, ghylls and shaws have enabled Southwater to retain a characteristic low weald wooded landscape. These features help to retain the characteristic rural nature of the village development.



The Country Park and the Downs Link have combined to provide a variety of habitats for both flora and fauna, some of which are listed as rare or in decline. These species include the Purple Emperor and Brown Hairstreak butterflies and the Downey Emerald damselfly. The following birds, also in serious decline, are to be seen in and around the village: Reed Bunting, Linnets, Bullfinches, Tree Sparrow and Skylark. These creatures enrich the environment and are dependent on the grassland, hedgerows and mature trees that stand within the parish boundaries.

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<sup>3</sup> Southwater Community Action Plan, May 2009



The wooded nature of the village is central to its character. The existing trees and hedgerows have, regardless of their location, high ecological and amenity value. Trees should only be cut down if they are diseased and have become a danger, as naturally rotting trees are valuable to wildlife. When a tree is lost another should always replace it.

#### ***4.3 Planning classification of Built Up Areas in the parish***

As set out in the adopted HDC Core Strategy of 2007, the parish contains two separate built up areas as defined in the Local Development Framework (LDF). The village of Southwater itself is a Category 1 settlement, stretching from the Hangman's Hill roundabout in the north to the parish boundary on the Shipley Road in the south. The hamlet of Christ's Hospital is a Category 2 settlement, and includes the Bluecoat Pond development, the 'Green' and the housing from King Edward Road up to the station, but excludes Christ's Hospital School itself.



## 5 Countryside Setting and Leisure Areas

Southwater Parish includes many areas of natural beauty best enjoyed on foot or cycle





Complementing the country side are the specific leisure facilities in the parish – including the Play Areas, Country Park, Leisure Centre, Village Hall and Sports Club





## 6 Transport and Accessibility

Southwater may be accessed by road (bus, car and taxi), bridle path (horse and cycle), footpath, the “Downs Link” and by rail (to Christ’s Hospital Station).

Significant among transport developments in the 20th Century were the closure of Southwater Railway Station and the opening in 1983 of the A24 bypass.

Access to the two industrial parks in the village by lorry is unrestricted.

Limitations to accessibility are presented by steps and slopes in certain areas and developments in the village have improved accessibility for mobility impaired people (MIP).

Southwater has many advantages with good access to the motorway system giving direct road links to both Gatwick and Heathrow airports. Two railway stations, Horsham and Christ’s Hospital are less than five miles away.

There are currently six road routes into and out of the parish with the main route into the village of Southwater being the Worthing Road, which prior to December 1982 was the A24. This runs north to south through the village and is joined by Southwater Street south of the Hen and Chicken, Church Lane immediately south of the disused railway bridge and Shipley Road at the point where Worthing Road becomes Mill Straight.

Traffic calming measures are currently provided on various roads in the village of Southwater:

- Single sided ‘right-of-way’ narrowings just south of the Hen and Chicken and near the two schools on Worthing Road (20 mph limit)
- ‘Chicane’ narrowing on Blake’s Farm Road (restricting the use by buses)
- ‘Plateaux’ brick style junctions and crossing on Blake’s Farm Road and others
- Full width relatively aggressive tarmac plateaux on Cedar Drive
- Centre lane bumps on Worthing Road between Southwater Street and Blake’s Farm Road junctions.

The aggressive plateaux and single sided narrowing styles cause congestion which detracts from the amenity and existing parish character. They should only be considered where other styles (such as the less congesting brick plateaux and centre lane bumps or more visual techniques such as orange road paint) are not sufficient. For access roads such as Cedar Drive, control bumps should limit speed to 30 mph



for comfortable passage, whereas restrictions in residential side street should restrict to a comfortable 20 mph where the need is proven.

For residential areas the brick built full junction plateaux should be used in favour of simple bumps or chicanes as they accentuate the existing open character of the parish.

Parking on the road detracts from the amenity of the area and has been detrimental to the provision of public transport by bus in the parish.



## **7 Industry**

A basic level of employment within the parish is essential to maintain its vitality and economic independence from Horsham. Historically, farming has been the industry in the village and surrounding hamlets. However, over the years the parish has been the home of timber and Horsham stone production and more recently brick making. Today the village has two industrial estates, one alongside the Country Park housing the IBM computer centre and a Sony DVD and Blu-ray manufacturing facility, the other, at the north end close to the A24 where units benefit from full B1 planning consent allowing a range of uses to include office/high tech, studio, laboratory and research & development. Currently most are engaged in light industry and the service sectors.

In view of its close proximity to old established residential areas, the Oakhurst Business Park has been landscaped so as to be sympathetic to its location while being attractive to modern industry. The approach to the area retains original woodland. Extensive shrub planting and the use of Alder trees, a species native to low land Sussex, along the roadside verges add interest and help break up the geometric outline of the commercial buildings.

Situated in the Oakhurst Business Park, the RSPCA headquarters employs 350 people.

Christ's Hospital School and Foundation is the largest employer in the parish with just under 500 staff, with about 150 (mostly teaching staff) living on site.



## 8 Signage and Street Furniture

The parish has many examples of good signage and other street furniture, shown in the examples below. All street lighting should be in keeping with the rural nature of the area.





## 9 Landscape character

The following general statements characterise the landscape of the parish and set the back drop for this design statement.

Overall this is a rural area with a growth in housing developed over more recent years in two areas: Southwater village and Christ's Hospital. Development, large or small, needs to recognise the area's intrinsic qualities, views of the South Downs, its rural character and moreover peoples' stated needs and expectations for access and enjoyment of the countryside. Many say that that is why they moved here. The young people say too that they enjoy the woods, Downs Link and Country Park<sup>4</sup>.

The landscape itself has a gently changing topography forming low, raised areas and very shallow valleys. Expansive views are possible. The landscape presents these features as a harmonious whole with obvious change where it meets built up areas. There are localised small blocks of woodland, many of which are recorded as Ancient Woodland<sup>5</sup> for example Pond Farm Ghyll, Courtlands Wood, Blunts Copse and Sparrow Copse<sup>6</sup>.



As per the Landscape Character Assessment for Southwater<sup>7</sup> one may describe the mostly rural terrain as:

- Large modern mostly low density residential estates divided by strong woodland tree belts
- Remnant historic settlement pattern with few remaining cottages on lanes
- Extensive areas of informal green space
- Open water and woodland of Southwater Country Park on former brickworks site
- Disused railway line of Downs Link forms a distinctive linear feature through the settlement

Elsewhere in the parish one can add <sup>8</sup>:

- Gently undulating strongly wooded landscape
- Many small to medium sized woodland blocks enclosing an irregular pattern of pasture fields
- Small hamlets and isolated farms
- Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs
- Visual and noise intrusion from the A24

Also

- Distinctive field trees and farm ponds
- Narrow lanes, sunken in places with farms and cottages dispersed along lanes.

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<sup>4</sup> Southwater Community Action Plan, May 2009

<sup>5</sup> Land which has been continuously wooded since 1600AD and valued for its rich ecology

<sup>6</sup> See Multi Agency Geographic Information for the Countryside

<sup>7</sup> HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates

<sup>8</sup> HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates

## 10 Historical Building character

The Parish of Southwater is privileged to have a number of Listed historic buildings, timber-framed 13<sup>th</sup> to 16<sup>th</sup> century former open hall houses and 16<sup>th</sup> to 18<sup>th</sup> century chimney houses. Nearly all exhibit many changes over the centuries, with additional bays or wings added, some with a Georgian façade.

There is a strong historic vernacular of half timber with plaster, tile hanging and weatherboarding as shown in the examples below.



## 11 Key design issues and sensitivities for Southwater Parish

There are many issues and sensitivities to consider for a parish which has seen extensive development in recent years. A lot has been learnt and there is a clear focus of what works and what is problematic.

One can list the **key issues** as:

- Noise intrusion from vehicular traffic.
- Introduction of high fencing, elaborate gateways and other suburban features.
- Loss of hedgerows and parkland features.
- Maintaining biodiversity in arable fields and field edges.
- Recreation pressure, and need for maintenance of the Downs Link and other rights of way.

With those issues in mind the **key sensitivities** in Southwater Parish are:

- Potential impact of large scale development on existing village character<sup>9</sup>.
- Loss of specimen trees and tree belts.
- Cumulative impact of small scale change.
- The effect of agricultural practices on landscape character, natural field corner ponds, and intensive arable land use.
- Loss of tranquillity and the rural nature.

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<sup>9</sup> HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates



## 12 Key Character Guidelines

The Parish Design Statement is an advisory document, produced by the parish community, showing how development can be carried out in harmony with the parish and its rural setting. The use of such design statements is promoted by the Countryside Agency. Planning Guidelines for Southwater Parish are listed below.

- CG1 Ensure any appropriate small scale development responds to historic settlement pattern and reflects local designs and building materials.
- CG2 Ensure medium and larger scale development layout provides traditional housing layout combined with small close styles such as Fletchers, The Fieldings or Castlewood area.
- CG3 Ensure medium and larger scale development provide street scenes with attractive, open, stepped house frontages, and preserve and use pre-existing streams, hedgerows and trees as natural boundaries.
- CG4 The design of vertical structures such as masts and buildings over two storeys should be appropriate to character and nature of the area.
- CG5 Ensure any development is well integrated into the existing landscape pattern of small woodlands, hedgerows and shaws, and do not disconnect or isolate patches of hedgerows and woodland.
- CG6 Look to conserve the rural undeveloped character, particularly in the hamlets where any large scale development is likely to damage character through loss of small scale field patterns and woodland.
- CG7 Look to conserve established woodland, hedges and shaws, and the open character of the parish landscape.
- CG8 Encourage native species screen planting around any visually intrusive developments.
- CG9 New or revised traffic management should seek to use the design schemes preferred by the community.
- CG10 Development should seek to maintain the good mix of housing stock, including affordable and social housing.

## 13 Design Guidelines

The design guidelines within this section are numbered for easy reference. This however does not exclude current policy and guidelines published by Horsham District Council and West Sussex County Council regarding development, such as Listed building consent. Further information can be found at [www.horsham.gov.uk](http://www.horsham.gov.uk) and [www.westsussex.gov.uk/ccm/portal/](http://www.westsussex.gov.uk/ccm/portal/).

This document, which has been adopted by Horsham District Council, has been subject to a public consultation period and was formally agreed by Council Members.



### 13.1 Architecture

The key farmhouses and cottages aside, and some properties in Tower Hill, little of the village dates from before Victorian times. Notable exceptions are Wheelwrights and Jasmine Cottages, the Cock Inn, Pump Cottage and possibly the cottage called Woodman's Hall.

Southwater has no specific architectural style but has, in general, followed the Sussex vernacular style of the original farmhouses and cottages. These are, in the main, timber framed, tile hung or weather boarded. Successive generations have clung to the hung tile style and to a lesser extent, weather boarding, although this is extensively reflected in modern manner in the Lintot Square development. There is some influence of Lutyens style at Christ's Hospital and elsewhere.



Roofs are generally pitched either plain, gabled or hipped of the Sussex barn style. The exceptions to these are the flats and houses in College road where some three storey, flat roof blocks were built. Most people appreciate the old buildings in the village but they also appreciate good modern design with Weald House at the entrance to Southwater Park and both the Infant and Castlewood schools highly regarded.



Not surprisingly, clay bricks and tiles are the most common building materials and a good number of houses boast local Southwater bricks and tiles. These bricks and tiles, of course, are no longer available and softer bricks are now in use. Slate is rare and manufactured tiles are the most common. Several of the older buildings have Horsham stone roofs unique to the Horsham area and today rare in the town. Fortunately modern development has tended to mimic the past and where

concrete or other modern composite has been used, this has been dressed to give the appearance of the three styles previously mentioned.

The pre-1980 estates give a clear impression of open space and most houses have reasonable sized gardens. The estates built since then have, in some areas, a much higher density. Houses have been built right up to the edge of what would have been the walkway/pavement. This is an undesirable feature and should be discouraged in future.

However, even here, in many places, a semi-rural effect has been obtained by grouping together similar houses in small closes, for example Fletchers and Allendale and Bakers Close, shown here.

In view of the diversity of design, the parish does not seek to single out any specific characteristic other than to say that the three key styles (timber framed, weather boarded and tile hung), pitched roofs and gardens are preferred options. Should the village be the subject of further development, the companies involved should be encouraged to continue in the current trend of grouping in multiple close (cul-de-sac) style, or around a central garden area. The scale of such grouping should match adjacent existing developments.



Future Developments should seek to maintain the current good mix of housing stock.

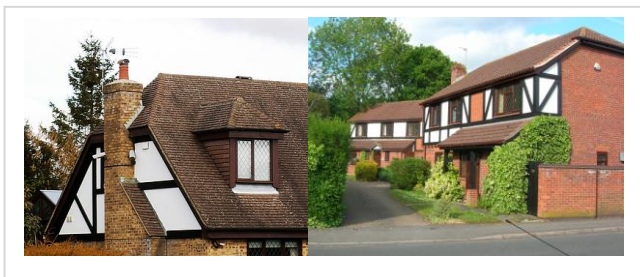


## 13.2 Styles

The details of a building's frontage can turn an ordinary house into something altogether more pleasing. On an older building many features assist in dating it, and enable a series of additions from different periods to blend into an attractive whole.

**DG 2.1** There should be a variety of complementary styles in each street, rather than rows of identical houses and in this respect the colour of materials is important too.

There are many ways in which historical styles may be reflected in modern form, including variety of roofline and height. Equally, there may occasionally be opportunities for contemporary architecture which succeeds in blending the old with contemporary style without detracting from neighbouring structures or the landscape as in Bluecoat Pond.



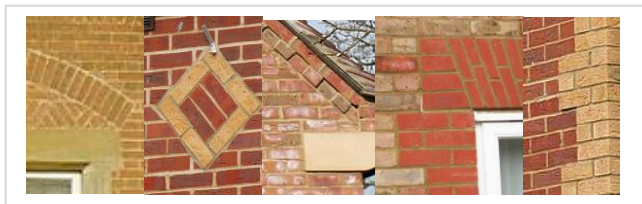
Barn style cladding or clapboard as an alternative to tile hanging is not out of place in Southwater, with old examples in Marlpost and more modern ones at Easteds Barn community hall, but it is more suited to rural barns or barn conversions, which are a valued element of many farmsteads.

**DG 2.2** Developers should use architectural details such as chimney shapes and types, which complement the whole and which sit well in the overall street scene, when imitating historical styles.

**DG 2.3** Buildings should be built, where possible, of sustainably produced local materials. Designs should embrace new sustainable building techniques to improve economy of resources, while respecting existing designs and styles.

### 13.3 Building Materials

**DG 3.1** Brick should be the main building material, complemented by a mix of tile-hanging, timber frame and weatherboard.



**DG 3.2** New or reclaimed brickwork should match existing frontages. A number of outlying cottages and houses display an attractive chequered pattern of darker and lighter brick, for example Fletchers Cottage, Two Mile Ash. Perhaps the most distinctive local style is half tile hung walls, easily achieved with modern tiling, but on older buildings best achieved with reclaimed hand-made tiles, and when combined with brick, or brick and timber, or lightly coloured rendering, quintessentially of the Sussex Weald.

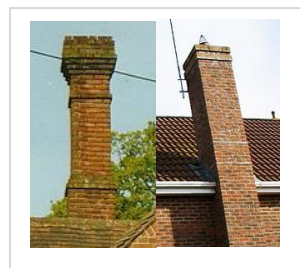


**DG 3.3** Tiles are the most acceptable roofing material, whether traditional hand-made or modern imitations, with the exception of existing 19<sup>th</sup> century slate roofs which should be extended in the same material.

### 13.4 Building Features

**DG 4.1** Rooflines should be hipped or half hipped with gables, perhaps with an outshot and a catslide<sup>10</sup> roof. These and chimneys are easily replicated. Dormer windows, although common, are seldom original on older houses. They represent previous additions, and should be used sparingly. Chimneystacks added to the variety of interesting rooflines of older houses. It seems appropriate that developers should continue a tradition that began in the 17<sup>th</sup> century.

**DG 4.2** Developers should seek to continue the Sussex tradition of chimneystacks that include a corbelled 'Sussex stack'.



**DG 4.3** Buildings higher than two-storeys are generally inappropriate in a village setting.

**DG 4.5** Styles of windows, doors and porches should match originals where possible, and reflect that of neighbouring properties, especially in the case of semi-detached buildings.

The importance of windows and doors to the frontages of houses should not be underestimated. Fitting those of an inappropriate style may alter the character of a house in the process.



<sup>10</sup> A roof with one side longer than the other, or continuing at the same pitch over an extension to a building



### **13.5 Street scene and frontages**

**DG 5.1** Whatever their size or setting, buildings should enhance the landscape and maintain the building line. All our houses, whether in the more built up or rural areas of the parish, are part of the street scene.

**DG 5.2** The materials used for frontages should be sustainable and local to the area, minimising runoff, using native species planted where possible.

**DG 5.3** Planted frontages and boundaries should be integral to the design of an attractive street façade. .

**DG5.4** Parking provision and traffic calming should not limit access by public transport or services. All future development should provide safe routes for pedestrians and cyclists while ensuring that shops and businesses have good vehicular access for both deliveries and customers

**DG5.5** Road, footpath and other signage should be constructed of natural materials. Kerbing and pavements are obvious forms of suburbanisation which should be avoided in truly rural locations.

**DG 5.6** Street furniture should be kept to a minimum, and should blend in.

**DG 5.7** Bus stops and shelters should be in keeping with their surrounds, unobtrusive and practical. The design should allow for those seated in the shelter to see approaching buses through a window if necessary.

**DG 5.8** Street lighting and intrusive signage should be kept to a minimum.

**DG 5.9** Traffic calming measures should be appropriate to the level of risk and nature of the road. Aggressive speed restrictions that limit speed below 20 mph or cause stopping / congestion should only be considered where other styles (such as the less congesting centre lane bumps or more visual techniques such as orange road paint) are not sufficient. For access roads any control bumps should limit speed to 30 mph for comfortable passage, whereas restrictions in residential side street may restrict to a comfortable 20 mph where the need is proven.

**DG 5.10** Development should preserve trees and other nature features adjacent to roads, and seek to add trees to new roads and closes. Approach roads and boundaries could be maintained and considerably improved by the addition of roadside tree planting.

### 13.6 Boundaries

Hedges are much more appropriately rural, though some kinds of fence and low walls are also liked, particularly in the village areas.

Native hedging species abound in the parish, whether in a mixed hedge, or as the graceful line of a well-cut single species. Hedges can give seasonal interest and add to bird cover and are often used for reasons of sound insulation or privacy.



Whilst retention of ancient hedgerow trees is one of the delights of Southwater, the planting of young trees, especially if they are natives, is also of benefit to wildlife.

**DG 6.1** High hedges and fences detract from the residential street scene and should not be encouraged. While not good for cattle, yew, in particular, provides a native evergreen hedge if privacy is sought all year round.

**DG 6.2** Use of non-native evergreens should be avoided.

Laurel (not native) is vigorous and better suited to large gardens. Of the deciduous species, hornbeam grows well in the parish woodlands. In the 19<sup>th</sup> century it was the timber of choice for the iron furnaces, and is an effective screen year round, whilst hawthorn is also a very effective barrier hedge.

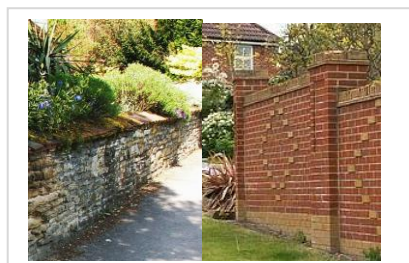
The traditional local village fence was a low picket fence (palisade), but for a more open feel post and rail fences, including the traditional Sussex cleft oak rail, may be appropriate.

**DG 6.3** Panels or close boards, although acceptable for boundaries with neighbours are not suited to a rural frontage.



If a brick wall is chosen, the low wall found in many older properties in the village is attractive. It should reflect the style of brick used in the property itself, and its neighbours. Though they can look

attractive, sandstone walls are rare in the parish and so should be discouraged.



**DG 6.4** The use of non-local materials such as limestone, igneous and reconstituted stone should not be encouraged.



**DG 6.5** Where included, entrance gates should match the boundary in style, height and materials. The traditional wooden five- barred gate between wooden gateposts is popular, functional and attractive, whether in a double or single version. Picket gates are an alternative especially for pedestrian access.



**DG 6.6** Sustainable drive and hard-standing construction should consider soak through rather than runoff, particularly if the slope is to the highway. On level ground shingle is appropriately permeable, and may even be planted up sparingly. Hard surfaces, when laid new, can be made relatively porous, or drain to tanks for use as 'grey water'. The use of paving or flags, in local stone, if available, or York stone, which is similar, is attractive. Modern brick paving is popular but ideally should complement the surrounding building materials. Brick paths in older properties look attractive. Tarmac creates undesirable rapid runoff. Another option for hard-standing is to use plastic mesh in-filled with soil and grassed over, which, if properly laid and maintained, will remain green and porous.



**DG 6.7** Erection of communications or energy producing equipment on chimney stack, roof or frontage should be as unobtrusive as possible.

**DG 6.8** Development should respect and use natural drainage and adopt measures to maintain and improve the flow of water in existing drainage ditches and culverts.

### **13.7 Open Spaces**

In public open spaces good design is about creating a place that functions well, both now and in the future<sup>11</sup>. It should also be attractive, providing an inspirational and special place for people. If not designed well, poorly defined places will be created that may cause conflict between different activities and users such as the needs of elderly and young people. If development creates spaces that lack character and identity people will not want to use them. If the public cannot see in and out of an open space people will use it less and crime and anti-social behaviour may creep in.

A public space is continuously changing; planting matures and changes over time. The way a place is managed and maintained can have a great impact on how it looks and feels. A well-designed public space will also need to be well-managed. This is particularly important when considering access and how traffic and public transport may use a space.

Every public space has different uses and means different things to different people. A well-designed public space meets the needs of all the people using it without favouring one particular group of people. It should be flexible enough to meet different needs now and in the future.

A well-designed place has the following qualities: sustainability; character and distinctiveness; definition and enclosure; connectivity and accessibility; inclusiveness; and biodiversity.

**DG 7.1** These are the features expected when creating new public spaces in Southwater Parish. For example, an enclosed area is likely to attract graffiti and anti-social behaviour. To discourage this it is better that public areas are open and overlooked by windows, and attract passersby.

**DG 7.2** Improvements to or creation of playing fields and recreation grounds should encourage wildlife through additional planting and habitat improvements

**DG 7.3** Large or small scale developments should seek to integrate with the landscape by safeguarding, preserving and extending field boundaries, hedges, and adjacent woodland.

**DG 7.4** Open spaces and recreational areas should provide access for the mobility impaired and wide child buggies.

**DG 7.5** Screening and bunds should be used to address noise and visual intrusion from vehicular traffic to open spaces and housing.

**DG 7.6** New developments should increase access to the countryside and community facilities via footpaths and cycle routes.

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<sup>11</sup> CABE

## 14 Commercial / Agricultural Buildings

This document is aimed primarily at individual and commercial developments, and at the alteration of domestic and agricultural properties within the Parish of Southwater, as Supplementary Planning Guidance to the Planning Policy of Horsham District Council. Its entire ethos is to ensure that development of new properties, or any change to existing ones, complements or enhances the look and feel of Southwater Parish.



To the extent that they are practical or relevant, the Design Guidelines are intended to also apply to Commercial, Agricultural and Retail developments.

Different planning policies govern Commercial / Light Industrial and Agricultural Buildings, but the Design Statement Steering Group and the Parish Council would expect that owners of these understand and share this underlying strategy and ethos and would add to or alter such structures in keeping and in sympathy with their surroundings and neighbours.





## 15 Summary of Design Guidelines

The following points summarise the characteristic features that exist and that the parish residents would like to see maintained and enhanced by any future development.

- The major natural characteristics of the village are the hedgerows, ghylls and shaws. These are complementary to the Downs Link and the Country Park. It is therefore important that these features are protected, properly managed, and at every opportunity extended to form networks between wooded sites.
- Trees should only be taken down if they are diseased and threaten to become dangerous. When removed they should be replaced. Ecological value should supersede visual amenity. Where appropriate tree protection orders should be obtained.
- A diversity of architectural styles is a characteristic of the parish, with each area typical of the period in which it was developed. This should continue in the case of any future development. Extensions or individual buildings should be in accord with the style of their surroundings. Pitched roofs are the accepted standard.
- A good mix of housing stock should be maintained with suitable provision of social and affordable housing.
- The amount and method of parking provision should be suitable for the development proposed and should not adversely affect road safety. Maintenance and extension of footpaths and cycle paths to promote healthy and sustainable transport routes should be continued.
- The industrial estates should remain for the industrial and service sectors. Any new industrial developments or extensions to the existing estates should be low rise and the example of the RSPCA building roof line not taken as setting a precedent, with the design of any new estate primarily influenced by the character of the rural village location.

## 16 Acknowledgements

Parish Map Courtesy Horsham District Council, OS Licence No 100018563

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