



Parish Design Statement



Supplementary Planning Document 2016 to the Nuthurst Parish Neighbourhood Plan



Horsham
District
Council



Map A: Nuthurst Parish

Nuthurst Parish Design Statement

Contents

	Title	Page No.
	Title Page	1
	Map A: Nuthurst Parish	2
	Contents	3
	The Aims of the Parish Design Statement	4
	An Introduction to Nuthurst Parish	7
Section 1	Development Sites	10
1.1	The Layout of Sites and Size of Plots	10
1.2	Size of Houses	11
Section 2	Building Materials and Design	13
2.1	Building materials	13
2.2	Walls	13
2.3	Roofs and Chimneys	16
2.4	Porches	18
2.5	Doors and Windows	20
2.6	Garages	22
2.7	Energy Efficiency	23
2.8	Extensions	24
Section 3	Landscape	25
3.1	Boundary Markers	25
3.2	Gates, Drives and Verges	28
3.3	Ponds, Ditches, Trees and Fields	35
3.4	Open Spaces, Views and Landmarks	40
3.5	Street Furniture	44
Section 4	Guidance	45
Section 5	Appendices	50
	Appendix A: List of 8 Sites allocated for Development in the Nuthurst Parish Neighbourhood Plan	50
	Appendix B: Landscape Character Assessment	51
	Appendix C: Ancient Woodland	57
	Appendix D: Lists of Ancient Routeways and Ancient Farms	58
	Appendix E: Verges – who owns them and is responsible for them?	59
	Appendix F: Evidence Base	60
	Appendix G: Acknowledgements	61

The Aims of the Parish Design Statement

The Parish Design Statement is applicable to the new housing developments in the Parish on the 8 sites allocated in the Neighbourhood Plan (Appendix A). These houses are grouped into small developments which are spread across the Parish. They may be built any time between now and 2031. The Parish Design Statement is also applicable to residents who wish to extend or re-build their houses.

During the preparation of the Neighbourhood Plan, research and surveys indicated that the vast majority of residents were keen to retain the unique and largely rural nature of the Parish. The Parish Council decided that the best way of achieving this was to produce a Parish Design Statement as an adjunct to the Neighbourhood Plan, which is now part of Horsham District Council's Planning Framework. The guidance in this Parish Design Statement is consistent with that Framework and, in particular, policy 33 of the Framework dealing with Development Principles. **Both the Neighbourhood Plan and the Parish Design Statement will be used by Horsham District Council to determine planning applications.**

The Parish Design Statement is relevant to:

- **Developers:** to inform them of the results of the research and surveys carried out during the preparation of the Neighbourhood Plan, for instance, regarding housing design and building materials, open spaces and the provision of drives/garages that makes street parking less likely, so that developments do not harm the existing unique rural nature of the Parish. Developers could, for instance, place **covenants** on purchasers of new houses, forbidding gates and fences in order to maintain the Parish's rural character.
- **Horsham District Council (HDC):** to inform HDC when it is considering planning applications. HDC could place **conditions** on planning permissions, such as requirements on the design of buildings and whether there should be verges, open spaces, no street lamps etc.
- **Residents of the Parish:** who, for example, may wish to extend or alter their property or remove/erect high fencing, all of which could affect the character of the property and the street scene. Also, to provide a

reference for residents who may wish to make comments to HDC on any planning applications.

- **Parish Council:** to assist the Council when it makes comments to HDC on planning applications

Every choice or decision made by these four groups potentially affects the character of the Parish and therefore everyone living in it.

What does the Parish Design Statement say?

The guidance in the Statement is very largely based on research and surveys carried by out the Parish Council during the preparation of its Neighbourhood Plan, including its open days and exhibitions. This evidence is recorded in the State of the Parish Report (April 2014). The Statement covers, amongst other things, matters that affect the nature of the Parish: building design and building materials; solar panels; boundary markers (fences, hedges, walls and gates); drives; verges, trees and street furniture; and the preservation of old buildings, open spaces and views.

The format of the Parish Design Statement

The format was chosen to make it **quick and easy for its audiences to read, thereby making it more likely that the guidance is implemented.**

The text is therefore brief. The Appendices give additional information for those who need it.

Guidance is enclosed in green boxes and is repeated fully in Section 4.

This guidance is augmented by photographic examples. Some illustrate what is recommended, other photographs illustrate what is not recommended. This is the main criterion that was used:

Is this choice/decision sympathetic to the immediate environment?

Does it help retain the largely rural nature of the Parish?

Whilst this photographic approach may appear blunt, we believe it achieves the main purpose of ensuring that the Parish Design Statement is quick and easy to use and therefore, more likely to be implemented.

Residents are thanked for giving permission for the Parish Council to use photographs of their properties. With the exception of 5 photographs which do not identify individual properties, all those that are not recommended were taken at locations well away from the Parish.

An Introduction to Nuthurst Parish

Nuthurst is a geographically large Parish, covering some 1,700 hectares (just over 4,000 acres) (Map A). Its underlying geology has largely determined the Parish's landscape character (Appendix B). The Parish is in the High Weald Fringes and is characterised by many small fields, hedgerows, streams, broad ridges, and woodland, much of it ancient (Appendix C). It is also characterised by a network of historic lanes, bridleways, droveways (Appendix D) and footpaths that afford walkers views to the South Downs and sightings of wildlife. A small part of the Parish in the north of Mannings Heath is in the High Weald Area of Outstanding Natural Beauty.



Although the Parish has six settlements scattered within its boundaries, it still retains its largely rural nature. Thirteen farms manage to remain viable by rearing sheep, cattle and deer, growing arable crops and producing dairy products. Increasingly, fields are used as paddocks, reflecting the popularity of horse-riding in the Parish.

Approximately 1,800 people live in some 750 houses in the Parish's six settlements – the hamlets of Copsale, Maplehurst, Monks Gate and Sedgwick and the villages of Mannings Heath and Nuthurst.

Mannings Heath is the largest settlement with some 1,100 people and is situated mainly to the north east of the A281 Horsham to Brighton Road. It has four main streets intersecting at a central crossroads, two of which are designated as “ancient routeways”. Along these four streets and the A281 there are mainly Victorian and Edwardian houses, including small terraces, cottages and larger detached houses. The remainder of Mannings Heath consists largely of small developments of detached houses with a few semi-detached houses and bungalows. These were built during the 1950s to 1990s in minor streets accessed from the four main streets.

The other five settlements have primarily linear developments along their rural lanes and consist of a mix of houses built at various times going back to Tudor times. They include terraces, cottages, bungalows, semi-detached houses and some substantial detached houses. In the last 30 years, only a few houses have been built in these smaller settlements.

Houses in the Parish are traditionally built of brick with tiled roofs and with some walls hung with tiles, thereby reflecting the clay soil of the area. The walls of some houses are decorated with wooden clapper boarding and the roof lines with barge boards, echoing the large number of trees in the Parish. The historic nature of the Parish is evidenced by 40 Grade II listed buildings and two historic parklands at Sedgwick and Swallowfield.



About a quarter of the Parish's residents are retired. Those of working age mainly travel by car into the town of Horsham, approximately 2 to 6 miles away, to Gatwick Airport, or by train into London. Services in the Parish are limited and reflect the relatively low population. The Parish has only a Church of England primary school, two churches, two pubs, a village shop and a garage/shop. There are no playgroups, secondary schools, doctors' surgeries, dentists or hospitals. All of these services have to be accessed in Horsham or further afield. But, public transport is limited with only Mannings Heath and Monks Gate having a regular bus service between Horsham and Brighton.

When the Parish's Neighbourhood Plan was in preparation, it became evident that residents were concerned by the possibility of large-scale, speculative development in the Parish, and the urbanisation that would accompany it. The Neighbourhood Plan sought to address those concerns and protect the largely rural nature of the Parish, whilst providing some new homes, as required by central government. The Neighbourhood Plan made provision for approximately 50 new homes to be built in only small developments across the Parish between 2015 and 2031. It contains policies to mitigate against urbanisation. Policy 10 on Housing Design requires the scale, density, massing, height, landscape design, layout and materials of all developments, including alterations to existing buildings to reflect the architectural and historic character and scale of the surrounding buildings. Also the conditions associated with the policy for each site allocation require the landscape proposals to include the retention or planting of trees and bushes.

Following a Parish referendum, the Neighbourhood Plan became an important and legal component of Horsham District Council's Planning Policy in October 2015. This new Parish Design Statement is an adjunct to that Neighbourhood Plan and it aims to ensure that these new houses fit in well with our unique and largely rural Parish.

SECTION 1

DEVELOPMENT SITES

Aim: to make sure new developments fit in well with the unique and largely rural nature of the Parish

1.1 The Layout of Sites and Size of Plots

The Parish is predominantly rural, with many green fields, hedges and trees. Residents wish to avoid any developments that urbanise the Parish's character.

Houses, even terraced and semi-detached, should be complemented by sufficient open green space to avoid massing and an over-developed suburban effect. The size of the open green spaces, including front and back gardens, should reflect the layout of existing nearby housing. Some of the open green space should be planted with green living hedges, bushes and trees to help to maintain a rural feel.

In a new development, the houses should not all be of the same design, as this also gives an urbanised feel. The houses should complement one another and yet be built of different materials that reflect those used in existing houses in the Parish. For example, houses should be built of brick with clay tiled roofs and some may be tile-hung, whilst others may have wooden feather edge boarding (or clapboard) reflecting the clay of the High Weald and the wooded nature of the Parish. The architectural style of development should fit in with the character of the surrounding area and not have a detrimental impact on the neighbouring properties or the street scene.

Developers should meet the guidance issued by West Sussex County Council for Car Parking in New Residential Developments, published September 2010, and any further up-dated guidance. In addition to this, it is preferred that all houses should have at least one garage which should either be attached to the house or alongside the house. Siting garages in front of houses has a detrimental effect on the street scene and should be avoided. The drive should be capable of taking at least one car to avoid unsightly street parking. The drive should not occupy the whole of the frontage of the house so that there is garden left in which to plant flowers, bushes and trees to enhance the street scene.

Verges between the road and pavement are preferred to relieve the urbanising effect of too much hard surfacing. Verges should be left unmown, mown or part mown and planted with spring bulbs, bushes or trees to encourage wild life. Open neighbourhood spaces (17 m² per person) should also be left for people to meet and children to play in accordance with the guidance in HDC's Sport, Open Space and Recreation Assessment published in 2014. Further information on verges can be found on page 33.

GUIDANCE 1:

1(a). New houses should preferably:

- **Have sufficient open space, including front and back gardens, to avoid massing and a suburban effect and to reflect the layout of existing nearby houses**
- **Have at least one garage and a drive capable of taking at least one car and meet WSCC guidance on parking**

1(b). New developments should preferably:

- **Have houses of varied design which are sympathetic to the locality and neighbouring houses**
- **Have some open space for people to meet and children to play in accordance with HDC guidance on neighbourhood space**
- **Have verges that can be mown or part mown and planted with spring bulbs, bushes or trees**
- **Not automatically have street lights**
- **Have a designated area for wheelie bins that is not visible from the street**

1.2 Size of Houses

The Neighbourhood Plan specifically provides for some smaller houses such as two/three bedroomed semi-detached houses and bungalows that younger people can afford and to which older people can down-size. This is because in recent years, the stock of smaller houses in the Parish has reduced due to extensions to existing houses. For example, bungalows have been converted into two storey houses. The Neighbourhood Plan also recommends that

houses should be no higher than two storeys in order to reflect existing buildings.

GUIDANCE 1: CONTINUED

1(c). New developments should:

- Contain some smaller houses such as 2/3 bed roomed semi-detached houses or bungalows
- Not have houses higher than two storeys
- Preferably have covenants forbidding the extension of new, smaller houses in order to maintain a supply of such houses



A detached bungalow



A pair of semi-detached houses



A pair of semi-detached bungalows



Three storey houses like this are inappropriate in the Parish

SECTION 2

BUILDING MATERIALS AND DESIGN

Aim: to ensure that new houses and extensions fit in well with existing houses

2.1 Building materials

The Parish lies partly in the High Weald with its underlying clay soil which encourages the growth of trees. Consequently, the Parish is heavily wooded.

Houses in the Parish traditionally reflect the underlying geology. The walls of many houses are tile-hung and the use of clay tiles for roofs is common. Often, the use of differently shaped and coloured tiles gives these walls and roofs attractive patterns and textures.

In the past, bricks have been heavily used as a building material and there are many examples of them being used imaginatively to create patterns in local colours, such as warm reds and light browns, sometimes interspersed with grey (see photographs for examples). Other materials commonly used in the Parish include Hythe Sandstone, Horsham Stone and Ardingly Sandstone.

Wood has also been used either structurally or as feather edge boarding (or clapboards)) to cover the upper storeys of houses, or as barge boards to embellish the roof lines.

2.2 Walls

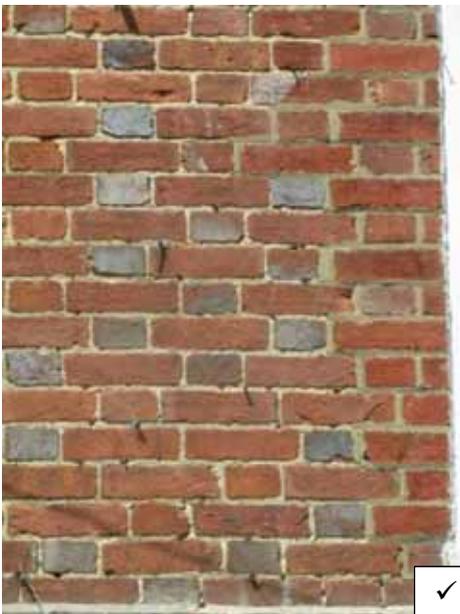
Many houses in the Parish have brick walls where traditional methods of laying bricks have been employed for example using stretchers and headers. The use of different colours and sizes of bricks laid in patterns relieves the “flat” appearance of walls and is to be encouraged.

Traditionally, the upper storeys of houses in the Parish have been tile-hung. When different coloured and shaped tiles have been used, the patterns and texture add interest to walls. This too is to be encouraged. However, the over-use of very large areas of tiles in one colour and shape is not encouraged.

In the past, wooden feather edge boarding has been used instead of tiles on upper storeys. This has been painted either cream or brown, or left to weather to an attractive silver hue. It forms a good model for new housing and allows houses to be varied in appearance by decorating some with tiles and others with feather edge boarding.

GUIDANCE 2:

- 2(a). Natural materials in keeping with the locality are preferred**
- 2(b). Preferably walls should be of brick in a warm reddish or light brown colour. Ideally there should be a complementary colour chosen for detailing such as corbelling, quoins (corner stones) etc.**
- 2(c). Traditional methods of laying bricks are encouraged, such as using stretchers and headers**
- 2(d). Unrelieved walls in a single brick colour are discouraged**
- 2(e). Tile-hung upper storeys are encouraged, ideally with tiles of two colours and shapes**
- 2(f). Feather edge boarding (or clapboard) can be used judiciously to provide variety in a development**
- 2(g). Materials that are not characteristic of the Parish (such as slate) are not encouraged**



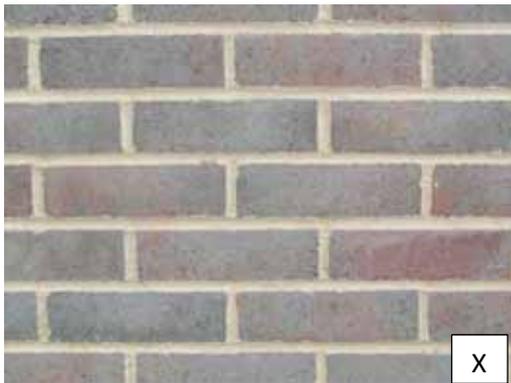
Example of traditional laying using stretchers and headers



Contrasting quoins (corner stones)



Another example of traditional laying using stretchers and headers



Plain walls



Complementary colour of bricks



Two colour tile-hung wall



Wooden feather boarding



An American style house with much use of synthetic clapboards



Patterned tile-hung wall

2.3 Roofs and Chimneys

Traditionally, roofs in the Parish have been constructed with clay tiles and often embellished with ridge tiles. Because roofs have a large area, different shaped and coloured tiles are sometimes used to create distinctive patterns that relieve the plain effect. Sometimes gable ends and dormer windows have been used to introduce variety into an otherwise plain roof. Wooden barge boards are often seen in older houses and their use in new houses is to be encouraged to embellish the roof line.

Older houses have traditionally had chimneys to serve their fires. The design of these chimneys with intricate brickwork is often a distinctive feature of houses and adds character to the roof line. Where chimneys are needed in new houses, they should use these older chimneys as models.

GUIDANCE 2: CONTINUED

2(h). Preferably, roofs should have a slope of at least 45° and flat roofs should be avoided

2(i). The continued use of clay tiles (not concrete tiles) for roofs is encouraged, ideally using two colours or shapes to create patterns

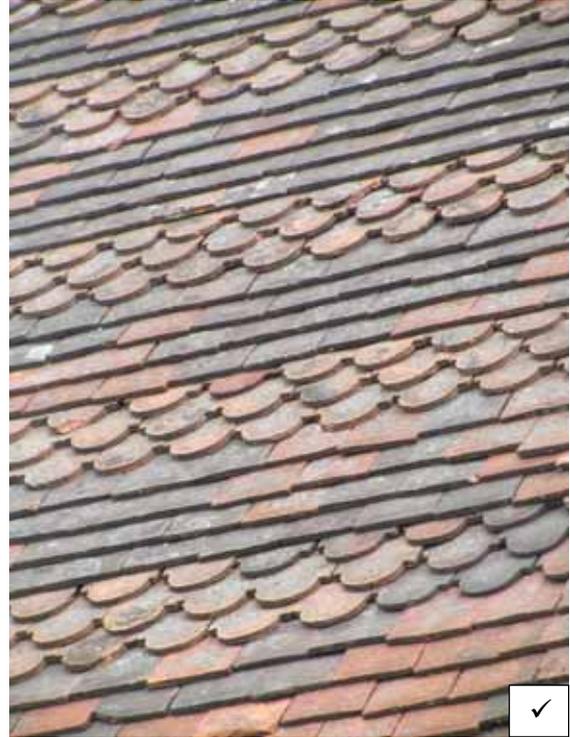
2(j). Detail such as ridge tiles, gable ends and wooden barge boards are encouraged

2(k). Dormer windows with pitched roofs are encouraged but flat roofed dormers are not

2(l). Chimneys should contain some detailing to give an interesting roof line



Barge board enhancing roof line



Patterned two coloured clay roof tiles



Plain clay roof tiles used to create an eye-brow effect



A decorative brick chimney



Plain clay roof tiles with dormer window with wooden feather boarding

2.4 Porches

Sensitively designed porches can add greatly to the appearance of houses. There are many examples of very attractive porches in the Parish and these should serve as models for developers, and residents wishing to embellish their existing houses. Flat roofed porches are generally less successful than those with pitched roofs.

Porches can either be 'open' or 'enclosed' and they look much better if made of natural materials such as brick, wood and tiles. .

GUIDANCE 2: CONTINUED

2(m). Porches should be sympathetic to the existing house

2(n). Generally, porches constructed of natural materials are preferred

2(o). Porches with pitched roofs are encouraged and flat roofs should generally be avoided





A flat roofed porch

2.5 Doors and Windows

Traditionally, houses in the Parish have doors and window frames made of wood that are painted or stained. Windows visible from the street scene tend to be small to medium sized. Large areas of glass should preferably be confined to French windows or patio doors where they are not visible from the street scene.

GUIDANCE 2: CONTINUED

2(p). The use of wood for doors and window frames is preferred and encouraged, but it is recognised that the use of uPVC has become standard

2(q). Large areas of glass are discouraged except, for example, for French windows, picture windows or patio doors





A dormer window with decoration



A traditional window

2.6 Garages

In an effort to reduce street parking, new houses should ideally have at least one garage and one parking space on the drive. The number of car parking spaces should meet the guidance West Sussex County Council's Car Parking in New Residential Developments, published September 2010.

GUIDANCE 2: CONTINUED

2(r). Preferably, developers should provide at least one garage and one car parking space for each house so as to limit the amount of street parking since this is not only unsightly, but potentially unsafe for road users. They should meet the WSCC guidance on parking

2(s). Garages should preferably not be built in front of houses or in their back gardens. They should be sited alongside the house, or set slightly back in order to minimise their impact

2(t). Garage doors, being large and obtrusive, should preferably be painted in muted colours in keeping with the rural characteristics of the Parish



2.7 Energy Efficiency

New houses should be designed with energy efficiency, carbon reduction and sustainability in mind as these are important for protecting the environment. The use of solar power, ground source heat pumps, air source heat pumps, for example, should be considered. Any of these methods should be as unobtrusive as possible to the street scene and the environment. Most solar panels are “permitted development” and do not need approval from HDC.

Unfortunately, bulky solar panels that have been installed on roofs that face the street scene are unattractive. However, more recently solar tiles have become available and are preferred. These tiles form part of the roof and merge in with the conventional roof tiles. They are much less obtrusive and affect the street scene to a much smaller degree.

GUIDANCE 2: CONTINUED

2(u). New houses should be designed with energy efficiency, carbon reduction and sustainability in mind

2(v). The use of more attractive solar tiles, rather than solar panels, is preferred



Solar tiles which contrast with the existing roof tiles



Solar tiles which merge almost imperceptibly with the existing roof tiles

2.8 Extensions

As family circumstances change, extensions such as “granny annexes” are sometimes desired. The opportunity can sometimes be taken to improve the look of a house with a cleverly designed extension. However, in general terms, there is concern about the disappearance of smaller and cheaper housing in the Parish.

GUIDANCE 2: CONTINUED

2(w). Extensions should be sympathetic to the existing house and those nearby and preferably use natural building materials such as brick, tile and wood

2(x). Flat roofs should be avoided, especially where the original building has a predominantly pitched roof



A sympathetic extension and updating of a property



An extension that is not sympathetic to the original property

SECTION 3

LANDSCAPE

Aim: to protect and promote the rural character of Nuthurst Parish

3.1 BOUNDARY MARKERS (hedges, walls, fences, railings)

In Mannings Heath, the more modern estate type developments generally do not have boundary markers. In the rest of Mannings Heath and the linear developments in the other settlements, boundary markers are traditionally hedges, mainly deciduous, with small trees along the roadside. Sometimes post and rail and picket fencing are used in keeping with the rural nature of the Parish.

Retaining our hedges, trees and verges was important to 93% of residents who took part in the Neighbourhood Plan General Survey.

The type of boundary marker used by developers and residents has a significant impact on the visual appearance of the street scene. Therefore, an individual's choice of boundary marker affects everyone.

Living green hedges have several important advantages over other types of boundary markers.

- They promote a rural character, are traditional to the Parish and provide a link to the past. But, the number of hedgerows is sadly in decline.
- They offer good habitats for birds, small mammals, insects and wild flowers and enable wildlife to travel in search of food.
- Deciduous hedges provide visual interest to everyone as they alter in appearance with each passing season.
- However, hedges should be trimmed so as not to impede footpaths and roads.
- Low hedges are advised so as not to obscure views. The police advise that keeping homes visible to neighbours and passers-by is important as it serves to deter crime.
- Suitable hedging species include: blackthorn, hawthorn, beech, wild cherry, field maple and dog rose. To maximise wildlife, a mixed

species hedge is recommended. Evergreen hedges support less wildlife. Post and rail or picket fencing along with wire mesh can be used whilst the hedge grows.

- Low wooden post and rail and picket fencing without hedging are also acceptable if the trimming of hedges is thought to be too onerous.

High, close-boarded fences and brick walls create a suburban appearance in a locality and change the character of the Parish. Additionally, they do not support wildlife and impede their foraging movements. Their use should be avoided where they would impact on the street scene. However, sometimes, back gardens run parallel to the road and if a high wall or fence is used to give some privacy, then the effect can be softened by the use of hedging, (see photo for an example). Sometimes, when a house is on a very busy road (such as the A281), a high wall or fence or gate may be used to minimise traffic noise.

The maintenance of traditional, Victorian iron railings as boundary markers is applauded and to be encouraged. Low walls constructed from brick or natural stone, perhaps enhanced by planting, could sometimes be appropriate (see photo for an example).

In some circumstances, at the front of houses in a close for example, it may be appropriate for there to be NO BOUNDARY MARKER. This can be achieved by either a covenant on the sale of houses or a condition of planning permission. This avoids a plethora of different boundary markers which can have an unsightly visual impact.

GUIDANCE 3:

3(a). Boundary markers should be sympathetic to their locality. A plethora of different types of boundary markers along a road/lane is best avoided

3(b).When used, boundary markers should preferably be living green hedges and kept low. Deciduous species are more beneficial to wildlife.

3(c). Close boarded, high wooden fences and high walls are best avoided if they impinge on the street scene

3(d). Sometimes it is appropriate for there to be no boundary markers



✓

A green living hedge with post and rail and wire mesh fence



✗

A high brick wall



✗

A close boarded high fence



✓

A high brick wall, with planting to shield a back garden from the road.



✓

A wooden picket fence



✗

A close boarded fence which is unsympathetic to the nearby hedges and open space



Sometimes the street scene is better without boundary markers



Low brick wall with planting

3.2 GATES, DRIVES AND VERGES

The type of gate, drive and verge used by developers and residents also has a significant impact on the visual appearance of the street scene and rural character of the Parish and therefore affects everyone.

(i). Gates

For new developments, where there may be a few houses in a new street, it may be appropriate for there to be no boundary markers and therefore no gates. This can be achieved either by a covenant on the sale of houses or a condition of the planning permission. This avoids a muddle of different types of gate spoiling the street scene.

In other circumstances, where residents wish to install gates, there are a wide variety of gates to choose from. Some gates are sympathetic to the boundary marker (hedge, wall fence etc.) and the surrounding environment, but not all. Over-ornate, high metal gates and high close-boarded gates that “shut away” the dwelling from its environment create a suburban appearance. Traditional five-barred wooden gates are generally in keeping with the rural nature of the Parish, as are wooden picket fences and simple wrought iron gates. Generally these gates should not exceed 1.5 metres in height.

GUIDANCE 3: CONTINUED

3(e). Gates should be sympathetic to the boundary marker and the locality

3(f). When used, gates should preferably be wooden five-barred or wooden picket/paling or simple wrought iron

3(g). Close boarded high wooden gates and over-ornate high metal gates are less sympathetic to the rural nature of the Parish

3(h). Sometimes it is appropriate for there to be no gates



A large five-barred gate



A small picket gate



A small wrought iron gate



A large wrought iron gate



A high close boarded gate



A small wrought iron gate



A small five-barred gate

(ii). Drives

All dwellings should have drives that enable off-street parking and allow pedestrian access to the dwelling. But, attempts should be made to avoid a suburban appearance by the imaginative use of grass, flowers, trees and bushes around the hard standing. Drives have hard surfaces which replace ground which would naturally allow surface water to soak away. Therefore drives should be constructed from a porous material or incorporate alternative sustainable drainage systems (SuDS), such as drainage to a soakaway within the curtilage. Various materials are available for the construction of drives. The chosen material should be sympathetic to the surrounding environment and maintain the rural character of the Parish.

GUIDANCE 3: CONTINUED

3(i). Generally, the area of driveway should be as small as practical and not cover the whole frontage of the dwelling

3(j). The material should be either porous (shingle/gravel, including resin bound gravel) or incorporate a sustainable drainage system. Both will mitigate flooding

3(k). Tarmac or brick setts are suitable in appropriate settings, but with sustainable drainage incorporated



A shingle drive (porous)



Over extensive drive



A non-porous concrete drive



A shingle drive with paving



Brick setts

(iii). Verges

Verges are an important part of the street scene and can help to create a rural feel if managed sensitively. Grass verges mitigate the effect of grey/black tarmacked roads and paths. They are also important habitats for wild flowers, insects, small mammals and birds. Close-mowing of verges is not sympathetic to wildlife or a rural aspect, but it is recognised that in certain locations, such as new streets, verges look better mown, especially if they are used as a path in lieu of a paved walkway. At road junctions, where safety is paramount, short sections of verges should be mown to permit good visibility. When not used as a path, planting of spring bulbs, small trees or bushes in verges enhances the street scene. In rural lanes with houses, verges look better if allowed to support wild flowers in order to maintain the rural aspect of the lanes. Drivers of vehicles should take care not to damage verges in our rural lanes. See Appendix E for information from West Sussex County Council on ownership and maintenance of verges.

GUIDANCE 3: CONTINUED

3(l). Where close mown verges are appropriate, such as in new streets, planting of spring bulbs, small trees or bushes is encouraged to enhance the street scene, provided they do not obscure vision

3(m). In other situations, a halfway measure by mowing the part of the verge next to the road and leaving the rest wild is encouraged (see photo of a good example at Monks Gate)

3(n). In rural lanes, verges should remain uncut to allow wildflowers to proliferate. Cutting should only take place for safety reasons, for example to ensure good visibility at junctions



A wild flower verge



Part mown/part left unmown



Close mown verge



Trees planted in narrow, mown verges

3.3 PONDS, DITCHES, TREES AND FIELDS

(i). Ponds and ditches

There are numerous ponds and ditches in the Parish. They are very important because they help to mitigate flooding by collecting and disposing of rain water. They are also important for supporting wildlife. However, to mitigate flooding, it is necessary for ponds and ditches to be properly maintained by being regularly cleaned out so that they effectively carry out their function. In very many instances, it is residents who are responsible for ditches outside their property, not West Sussex County Council.

GUIDANCE 3: CONTINUED

3(o). Owners of ponds and ditches should clear them out regularly to mitigate flooding



Well maintained pond at Monks Gate



Well maintained ditch with planting on the bank

(ii). Trees

There are many ancient woodlands in the Parish and many species of trees flourish, especially oak trees. All trees are important habitats for wildlife and oaks support more wildlife than any other species of tree. Trees also help to give the Parish its rural character. It is important to manage, protect and preserve our trees and especially to discourage the unnecessary felling of trees. The planting of more new trees is encouraged, especially when mature trees die. Suitable trees are indigenous species including oak, beech and maple. It is illegal to fell trees that are protected by a Tree Preservation Order (TPO) without permission from Horsham District Council (HDC). Where trees are not covered by a TPO, it should be noted that there is a requirement to obtain a felling licence from the Forestry Commission for the removal of greater than 5 cubic metres of trees in the countryside in any calendar quarter. Anyone can apply to HDC for a TPO on a tree that is under threat of felling from potential developments. Certain criteria need to be met for HDC to make a TPO.

GUIDANCE 3: CONTINUED

3(p). Tree preservation orders (TPO) should be applied for when trees are under threat of felling from potential developments

3(q). Trees should not be felled unnecessarily (if it happens it should be reported to the Parish Council's clerk or Horsham District Council's tree officer)

3(r). New young trees should be planted where appropriate





Planting a new tree



The unacceptable felling of trees fronting a property without any discernible reason.

(iii). Fields

Fields are important in the Parish as they help to create the rural character. Their main use is for agriculture and associated businesses, for example, growing arable crops or grazing of animals, such as sheep, cattle, deer and horses. Fields and their trees and boundary hedges support a variety of wildlife. They are also host to footpaths where residents can walk in the countryside for the benefit of their health and well-being. It is important that our children see crops being grown and animals grazing so that they understand where our food comes from.

Traditional agriculture has become less viable but farmers are encouraged to cultivate fields, even if it means diversifying. Fields can be used to grow vines or fruit bushes or used as paddocks for leisure activities, for example. Farmers are encouraged to establish buffer strips around fields for wildlife and wild flowers. Farmers are discouraged from allowing fields to deteriorate into scrubland with noxious plants such as ragwort and giant hogweed. Advice to landowners on managing land for wildlife can be obtained from the Sussex Wildlife Trust <https://sussexwildlifetrust.org.uk/what-we-do/landowner-advice>.

Farms and historic estates are under threat from splitting up into small holdings with the concomitant erection of numerous sheds and other structures which can spoil the landscape. Whilst it highly preferable to retain

farms and estates as single units, if they have to be split up, any structures necessary to support the small holdings should be sympathetic to the surroundings and screened to protect the landscape and views.

Fields near our settlements are also under threat from housing development. Our Neighbourhood Plan, which allocates sites for development, aims to protect the vast majority of our fields from unwanted development.

GUIDANCE 3: CONTINUED

3(s). Wherever possible, fields should continue to be used for agricultural purposes and farmers are encouraged to diversify, if necessary, by growing vines or fruit trees, for example. Fields should not be allowed to deteriorate into scrubland

3(t). Any structures necessary to support smallholdings should be designed in keeping with the surroundings, using local materials and not detract from the landscape character and views



A field now being used as a vineyard



A field spoiled by unsightly buildings and other litter



It is important for children to see where their food comes from



A field used for grazing to facilitate horse riding

3.4 OPEN SPACES, VIEWS AND LANDMARKS

(i). Open spaces

Open spaces in, or adjacent to, our settlements are important in order to maintain the rural character of the Parish and to mitigate the effects of housing developments. A number of open spaces called “local green spaces” have been protected from future development in our Neighbourhood Plan. Open neighbourhood spaces (17 m² per person) should also be left in developments for people to meet and children to play in accordance with the guidance in HDC’s Sport, Open Space and Recreation Assessment published in 2014.

Whilst most of an open space may be closely mown grass, small areas of wildflowers or spring bulbs and small trees or bushes help to maintain the rural appearance.

GUIDANCE 3: CONTINUED

3(u). All new developments should have some open space for people to meet and children to play in accordance with HDC guidance on neighbourhood space. Open spaces should be suitably landscaped with grass, small trees or bushes and some small areas of wild flowers or spring bulbs. Suitable arrangements should be made for the care and maintenance of open spaces



Open spaces for people to meet and children to play





Open spaces for people to meet and children to play

(ii). Views and Landmarks

Views and landmarks should be valued. The ridgeway paths, other footpaths and lanes in the Parish provide distant views for everyone to enjoy. For example, Chactonbury Ring can be seen from footpaths on the Sedgwick Estate and the spire of St Andrew's Church can be seen from the ridgeway above Nuthurst. Proposals to erect structures that impinge on views and landmarks, such as pylons and overhead wires, solar farms and unsympathetic agricultural buildings and sheds, should be resisted.

GUIDANCE 3: CONTINUED

3(v). Any structures should be sympathetically designed and, if necessary screened, to protect views and landmarks. Electricity poles and pylons and overhead wires should be resisted



Unightly structures spoiling view



A wild flower meadow



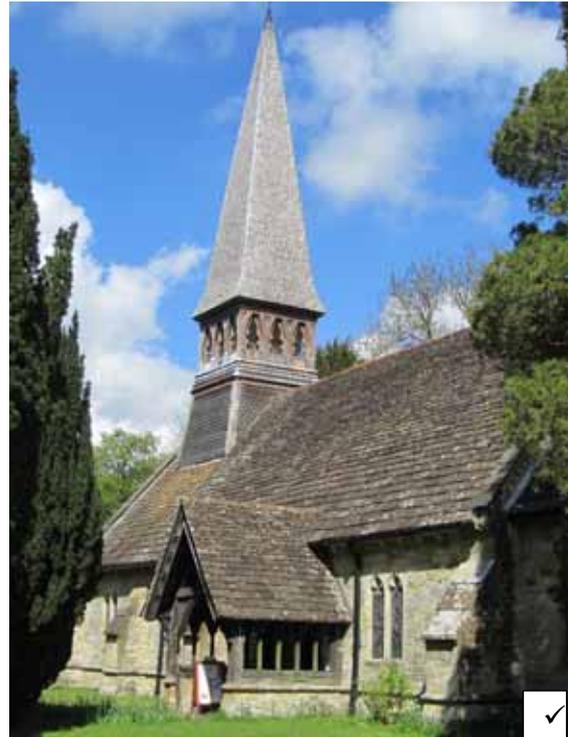
Electricity poles spoiling a view



View of a landmark worth preserving.
Cottages and the Black Horse pub



A view from the ridgeway above Nuthurst to St Andrews Church, Nuthurst



View of a landmark worth preserving – St Andrews Church, Nuthurst



A view from the ridgeway above Nuthurst to Chactonbury Ring

3.5 STREET FURNITURE

Street furniture includes road signs, street names, street lights, telephone and electricity poles, cabinets for utility services and advertising boards etc. These are often seen as necessary features of modern society but there are probably too many of them in our Parish. They tend to form “visual litter” creating a suburban look to our settlements. For new developments an assessment should be made of the need for street lighting taking into account safety and security. Street lighting may not be necessary in some developments. Structures associated with utility services, as far as practical, should be underground. New road signage should only be considered when strictly necessary on safety grounds and superfluous road signage should be removed. Traditional wooden finger posts for direction signage should be retained and maintained as they are appropriate to the rural character of the Parish. Roadside advertising notices and boards should be kept to a minimum and should not create a safety hazard by restricting vision on our roads.

GUIDANCE 3: CONTINUED

3(w). Street lights should not automatically be provided in new developments

3(x). Structures associated with utility services, as far as practical, should be underground

3(y). New road signs should only be installed when strictly necessary on safety grounds. Advertising boards should be minimised and not create a road safety hazard



Unightly street furniture



Traditional rural style finger post

SECTION 4

GUIDANCE

Guidance 1: Development Sites

- 1(a). New houses should preferably:
- Have sufficient open space, including front and back gardens, to avoid massing and a suburban effect and to reflect the layout of existing nearby houses
 - Have at least one garage and a drive capable of taking at least one car and meet WSCC guidance on parking
- 1(b). New developments should preferably:
- Have houses of varied design which are sympathetic to the locality and neighbouring houses
 - Have some open space for people to meet and children to play in accordance with HDC guidance on neighbourhood space
 - Have verges that can be mown or part mown and planted with spring bulbs, bushes or trees
 - Not automatically have street lights
 - Have a designated area for wheelie bins that is not visible from the street
- 1(c). New developments should:
- Contain some smaller houses such as 2/3 bedroomed semi-detached houses or bungalows
 - Not have houses higher than two storeys
 - Preferably have covenants forbidding the extension of new, smaller houses in order to maintain a supply of such houses

Guidance 2: Building Materials and Design

Walls

- 2(a). Natural materials in keeping with the locality are preferred
- 2(b). Preferably walls should be of brick in a warm reddish or light brown colour. Ideally there should be a complementary colour chosen for detailing such as corbelling, quoins (corner stones) etc.

2(c). Traditional methods of laying bricks are encouraged, such as using stretchers and headers

2(d). Unrelieved walls in a single brick colour are discouraged

2(e). Tile-hung upper storeys are encouraged, ideally with tiles of two colours and shapes

2(f). Feather edge boarding (or clapboard) can be used judiciously to provide variety in a development

2(g). Materials that are not characteristic of the Parish (such as slate) are not encouraged

Roofs and chimneys

2(h). Preferably, roofs should have a slope of at least 45° and flat roofs should be avoided

2(i). The continued use of clay tiles (not concrete tiles) for roofs is encouraged, ideally using two colours or shapes to create patterns

2(j). Detail such as ridge tiles, gable ends and wooden barge boards are encouraged

2(k). Dormer windows with pitched roofs are encouraged but flat roofed dormers are not

2(l). Chimneys should contain some detailing to give an interesting roof line

Porches

2(m). Porches should be sympathetic to the existing house

2(n). Generally, porches constructed of natural materials are preferred

2(o). Porches with pitched roofs are encouraged and flat roofs should generally be avoided

Doors and windows

2(p). The use of wood for doors and window frames is preferred and encouraged, but it is recognised that the use of uPVC has become standard

2(q). Large areas of glass are discouraged except, for example, for French windows, picture windows or patio doors

Garages

2(r). Preferably, developers should provide at least one garage and one car parking space for each house so as to limit the amount of street parking since this is not only unsightly, but potentially unsafe for road users. They should meet the WSCC guidance on parking

2(s). Garages should preferably not be built in front of houses or in their back gardens. They should be sited alongside the house, or set slightly back in order to minimise their impact

2(t). Garage doors, being large and obtrusive, should preferably be painted in muted colours in keeping with the rural characteristics of the Parish

Energy Efficiency

2(u). New houses should be designed with energy efficiency, carbon reduction and sustainability in mind

2(v). The use of more attractive solar tiles, rather than solar panels, is preferred

Extensions

2(w). Extensions should be sympathetic to the existing house and those nearby and preferably use natural building materials such as brick, tile and wood

2(x). Flat roofs should be avoided, especially where the original building has a predominantly pitched roof

Guidance 3: Landscape

Boundary markers

3(a). Boundary markers should be sympathetic to their locality. A plethora of different types of boundary markers along a road/lane is best avoided

3(b). When used, boundary markers should preferably be living green hedges and kept low. Deciduous species are more beneficial to wildlife.

3(c). Close boarded, high wooden fences and high walls are best avoided if they impinge on the street scene

3(d). Sometimes it is appropriate for there to be no boundary markers

Gates, drives and verges

3(e). Gates should be sympathetic to the boundary marker and the locality

3(f). When used, gates should preferably be wooden five-barred or wooden picket/paling or simple wrought iron

3(g). Close boarded high wooden gates and over-ornate high metal gates are less sympathetic to the rural nature of the Parish

3(h). Sometimes it is appropriate for there to be no gates

3(i). Generally, the area of driveway should be as small as practical and not cover the whole frontage of the dwelling

3(j). The material should be either porous (shingle/gravel, including resin bound gravel) or incorporate a sustainable drainage system. Both will mitigate flooding

3(k). Tarmac or brick setts are suitable in appropriate settings, but with sustainable drainage incorporated

3(l). Where close mown verges are appropriate, such as in new streets, planting of spring bulbs, small trees or bushes is encouraged to enhance the street scene, provided they do not obscure vision

3(m). In other situations, a halfway measure by mowing the part of the verge next to the road and leaving the rest wild is encouraged (see photo of a good example at Monks Gate)

3(n). In rural lanes, verges should remain uncut to allow wildflowers to proliferate. Cutting should only take place for safety reasons, for example to ensure good visibility at junctions

Ponds, ditches, trees and fields

3(o). Owners of ponds and ditches should clear them out regularly to mitigate flooding

3(p). Tree preservation orders (TPO) should be applied for when trees are under threat of felling from potential developments

3(q). Trees should not be felled unnecessarily (if it happens it should be reported to the Parish Council's Clerk or Horsham District Council's tree officer)

3(r). New young trees should be planted where appropriate

3(s). Wherever possible, fields should continue to be used for agricultural purposes and farmers are encouraged to diversify, if necessary, by growing vines or fruit trees, for example. Fields should not deteriorate into scrubland

3(t). Any structures necessary to support smallholdings should be designed in keeping with the surroundings, using local materials and not detract from the landscape character and views

Open spaces, views and landmarks

3(u). All new developments should have some open space for people to meet and children to play in accordance with HDC guidance on neighbourhood space. Open spaces should be suitably landscaped with grass, small trees or bushes and some small areas of wild flowers or spring bulbs. Suitable arrangements should be made for the care and maintenance of open spaces

3(v). Any structures should be sympathetically designed and, if necessary screened, to protect views and landmarks. Electricity poles and pylons and overhead wires should be resisted

3(w). Street lights should not automatically be provided in new developments

3(x). Structures associated with utility services, as far as practical, should be underground

3(y). New road signs should only be installed when strictly necessary on safety grounds. Advertising boards should be minimised and not create a road safety hazard

SECTION 5

APPENDICES

Appendix A

List of the 8 Sites allocated for Development in the Nuthurst Parish Neighbourhood Plan

Policy 2: Swallowfield Nursery, Mannings Heath (4 to 7 dwellings, primarily 2/3 bedroom semi-detached houses and bungalows)

Policy 3: Holly Farm, Mannings Heath (up to 5 dwellings, primarily 2 and 3 bedroom semi-detached or detached houses)

Policy 4: Opposite the Dun Horse public house, Mannings Heath (8 to 10 dwellings, primarily maisonettes, 2 bedroom semi-detached and/or terraced houses)

Policy 5: Great Ventors, Monks Gate (9-12 dwellings, a mix of 1 to 4 bedroom houses)

Policy 6: Saxtons Farm (6 dwellings, an even mix of 2, 3 and 4 bedroom houses)

Policy 7: Micklepage Leigh, Nuthurst (3 dwellings, primarily 2 and 3 bedroom houses or bungalows)

Policy 8: Land adjacent to Heathtolt Cottages, Maplehurst (3 to 4 pairs of 2 or 3 bedroom semi-detached houses)

Policy 9: Land behind the White Horse public house, Maplehurst (the number of dwellings to be determined by a mixed use scheme that retains and improves the public house)

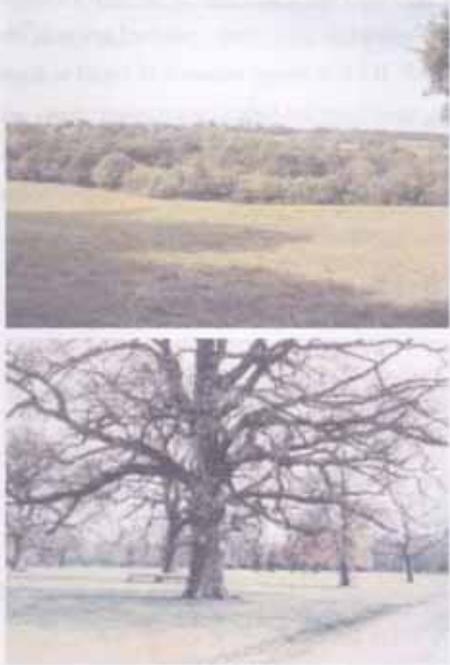
The Neighbourhood Plan can be found on the following websites:

- nuthurstplan.wordpress.com
- nuthurst.parishcouncil.net

Appendix B

Landscape Character Assessment (Source: Horsham District Council 2003)

M1 CRABTREE AND NUTHURST RIDGE AND GHYLL FARMLANDS




Key Characteristics

- Steep wooded ridges and ghylls.
- Strong pattern of woodlands, shaws and hedgerows.
- Ancient hedgerow oaks.
- Small to medium size irregular and regular-shaped pasture fields.
- Field ponds and small lakes.
- Numerous historic parks and gardens, e.g. Leonardslee, Sedgwick Park, Denne Park.
- Dispersed settlement pattern of farmsteads, and small hamlets, e.g. Nuthurst.
- Confined views.
- Traditional local building materials of sandstone, brick and tile hanging.



Overall Character

This is a well wooded and enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. The relief becomes slightly more subdued towards the west of the character area with a transition to the Low Weald. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result views are generally very confined, although there are occasional long views over the undulating ridges. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. Despite some localised suburban pressures the area retains a strong rural unspoilt character.

Historic Features

- Small medieval and larger 18th Century/19th Century field carved out of woodlands.
- Prehistoric ridgetop roads and droveways.

Biodiversity

- Extensive ancient semi-natural woodlands, including ghyll woodland and coppiced hornbeam woodland.
- The hedgerow and shaw network provides important wildlife corridors.
- Small areas of heathland

Key Issues

- Decline in coppice management of woodlands.
- **Decline in hedgerow management** associated with expansion of horse paddocks.
- **Introduction of suburban features** in localised areas, e.g. intrusive gates, **fences.**

Landscape Condition

Overall condition is good, although there are localised areas where it is declining due to **loss of hedgerows.**

Sensitivity to Change

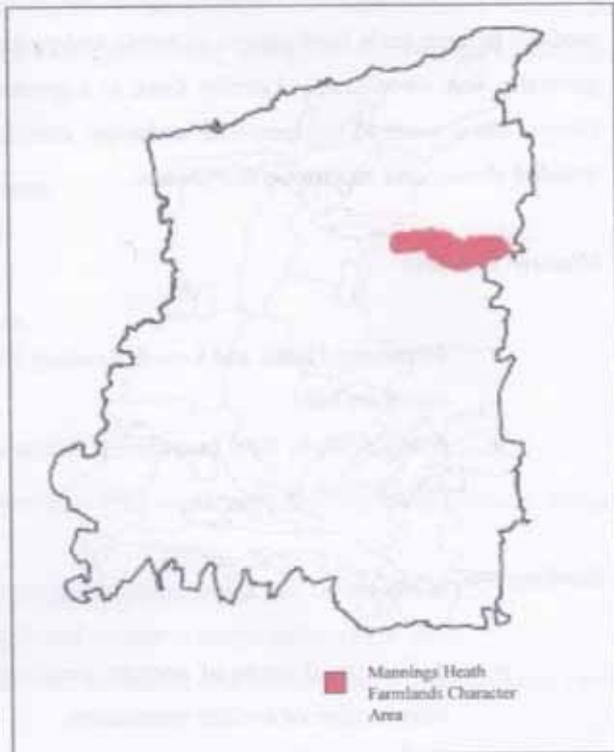
Overall sensitivity to change is high due to the many landscape qualities of the area, and locally visually prominent topography. Key sensitivities are to:

- Any large scale housing development.
- Incremental improvements to the character of the minor roads.
- Suburbanisation.
- Changes in traditional land management.

Planning and Land Management Guidelines

- Conserve the strongly rural unspoilt character.
- Ensure any new development responds to the historic dispersed settlement pattern and local building design and materials. Infill development between looseknit groups of cottages along lanes would erode character.
- **Conserve** the strong pattern of woodland, shaws and **hedgerows** through coppice management, planting and natural regeneration.
- Plant new woodlands in the Prings Hill and Bulls Farm areas.
- Encourage the planting of tree groups around modern farm buildings.
- Maintain and manage small field ponds and lakes.
- Conserve and restore historic parklands as appropriate.

N1 MANNINGS HEATH FARMLANDS



Key Characteristics

- Broad flat topped ridge and undulating valley.
- Open character.
- Mixed arable/pasture farmland with a fragmented hedgerow pattern
- Hammer ponds and field ponds.
- Patches of remnant heathland.
- Local historic vernacular of sandstone, tile hanging and brick.
- Scattered farmsteads along roads. Small linear villages/hamlets of Mannings Heath and Lower Beeding.



Overall Character

This area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Locally there is a greater degree of enclosure around Mannings Heath. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.

Historic Features

- Mannings Heath and Lower Beeding developed from 19th Century encroachments onto common land.
- Many straight field boundaries indicating parliamentary enclosure or more recent field rationalisation.

Biodiversity

- A few small areas of ancient woodland, some of which have been degraded by the introduction of conifer plantations.
- Ecological character is weakened by intensive arable agriculture with relatively few hedgerows.

Key Issues

- Past loss of hedgerows.
- Recreational pressures, e.g. golf course development.
- Introduction of suburban features along main roads.

Landscape Condition

The condition of the landscape is considered to be declining due to the extent of intensive arable agriculture, loss of hedgerows and visual intrusion of urban development.

Sensitivity to Change

Overall sensitivity to change is moderate, reflecting moderate intervisibility and moderate landscape qualities. However, areas with a stronger network of hedgerows and woodland are of higher sensitivity.

Key sensitivities are to:

- Large scale recreational development.
- Introduction of suburban features.
- Infill development along roads.
- High density housing development.

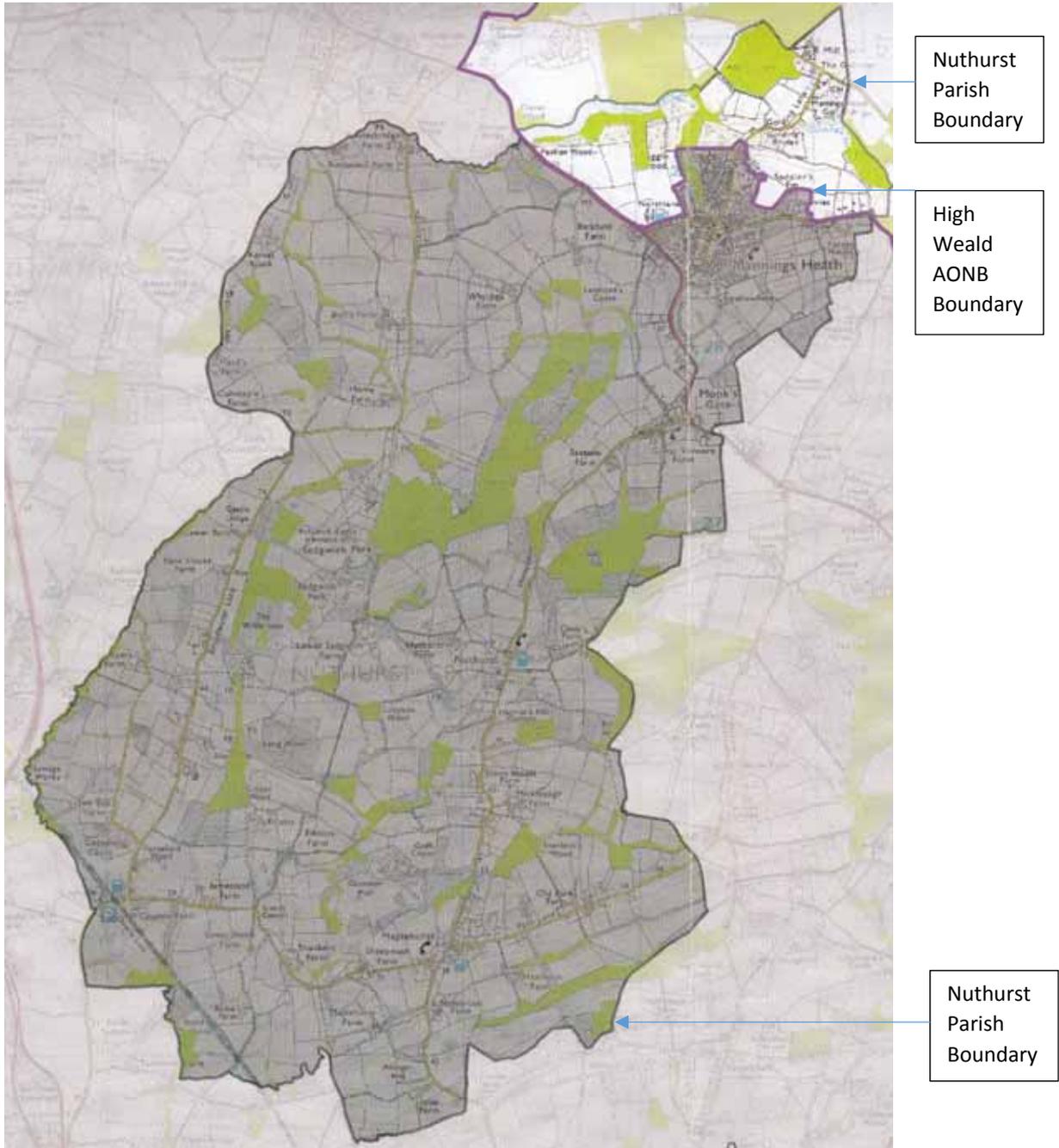
Planning and Land Management Guidelines

- Ensure any new development responds to the historic settlement pattern and local design and materials.
- **Conserve and enhance tree cover around village fringes** and on approach roads.
- **Restore lost, fragmented hedgerows** and conserve single oaks within them.
- Conserve and manage existing ancient woodland, and restore where conifers have been introduced.
- Conserve remnant patches of heathland and seek opportunities to restore heathland.
- Conserve and manage ponds.

Appendix C

Ancient Woodland

Map extracted from High Weald AONB Landscape Character: Ancient Woodland, Nuthurst Parish



Ancient Woodland 

Appendix D

Lists of Ancient Routeways and Ancient Farms

These are extracted from the maps of historic routeways and historic settlements in the High Weald AONB Landscape Character series of maps for Nuthurst Parish. The map of historic routeways only shows the ancient routeways that pass through the High Weald AONB. The map of historic settlements, including ancient farms, only notes those ancient farms in the part of the Parish that lies in the AONB, ie the northern fringes of Mannings Heath. There are likely to be other ancient routeways and farms in other parts of the Parish.

Note: that the aim of the High Weald AONB is to protect the historic pattern of settlements in its designated area.

Ancient routeways:

- Hammerpond Road, Mannings Heath to Doomsday Green, Horsham
- Goldings Lane and Church Road, Mannings Heath
- Winterpit Lane, Mannings Heath
- The Brighton Road (A281) from Horsham to Monks Gate, and beyond.
- Sedgwick Lane from the A281 past Bulls Farm to Home Farm, Sedgwick

Ancient farms: (some of the buildings have since disappeared)

- Northlands Farm, off Pound Lane, Mannings Heath
- Pavilion Farm, to the east of Gaggewood, Mannings Heath
- Goldings Lane Farm, Mannings Heath, on the site now occupied by "Lower Goldings"
- Mill Farm, Hammerpond Lane, Mannings Heath (now used by Mannings Heath Golf Club for storage)

Appendix E

Verges – who owns them and is responsible for them?

Note: this is the current position (June 2016) as advised by West Sussex County Council, Highways Department.

West Sussex County Council (WSCC) says that a few verges are privately owned but for the most part, WSCC is responsible for them.

Verges along urban roads (30mph sections) are cut 7 times per year by WSCC. Verges alongside other roads are cut 3 times per year. Generally, only a metre width is cut so that verges can also serve as a footpath.

WSCC says that residents can cut verges, even though they do not own them, provided that they do not put themselves and road-users at risk of accident. However, this will not save WSCC any money as contractors receive a fixed, lump sum for cutting all the verges.

WSCC no longer install bollards to protect verges and does “not support” residents who place objects such as stones or wood upon verges. Residents should be aware that this action could leave them open to legal challenge in the event of vehicle damage or injury.

Appendix F

Evidence base

The list below contains the documents reviewed in the process of preparing this Parish Design Statement.

- Nuthurst Parish Council, State of the Parish Report 2014
- Nuthurst Parish Council, Neighbourhood Plan Community Survey 2014
- Nuthurst Parish Council, Neighbourhood Plan 2015
- Horsham District Council, Horsham District Planning Framework 2015
- Horsham District Council, Landscape Character Assessment 2003
- Horsham District Council, Sport, Open Space and Recreation Assessment 2014.
- West Sussex County Council, Car Parking in New Residential Developments, September 2010.
- West Sussex County Council, Landscape Management Guidelines, HW4, High Weald Fringes, undated
- High Weald Area of Outstanding Natural Beauty, Landscape Character maps for Nuthurst Parish created on 2016-03-24

Appendix G



ACKNOWLEDGEMENTS

The Parish Council acknowledges with thanks the following members of the Working Group who made contributions to the Parish Design Statement:

Councillor Owen Hydes OBE (Chair), Councillor Jill Chayter, Dennis Livingstone and Richard Webber

Carol Hydes took the photographs