

Agenda Item 7
Report PC22/23-23

Report to	Planning Committee
Date	9 Feb 2023
By	Director of Planning
Title of Report	Adoption of Easebourne Parish Design Statement as a Supplementary Planning Document
Purpose of Report	To recommend the adoption of the Easebourne Parish Design Statement as a Supplementary Planning Document

Decision

Recommendation: **The Committee is recommended to approve the adoption of Easebourne Parish Design Statement as a Supplementary Planning Document.**

Executive summary

- This report presents the Easebourne Parish Design Statement (EPDS) to Planning Committee for adoption as a Supplementary Planning Documents (SPD).
- The EPDS provides further detail to Local Plan policies SD4: Landscape Character and SD5: Design for the parish of Easebourne.
- The EPDS has been prepared by local volunteers and there has been considerable community input into the document. The EPDS has 33 Design Guidelines to assist applicants to make successful planning applications; they reflect local characteristics and are in keeping with existing design and characteristics of Easebourne
- Both the Parish Council and the SDNPA have previously consulted on the document. The most significant representation received at the first round of formal consultation was from the Cowdray Estate raising concerns about the prescriptive nature of some of the Design Guideline. Amendments were made to the document and the issues raised have been resolved, no further representation was received from Cowdray Estate at the second round of consultation.
- Six representations were received at the second round of consultation, the majority of comments supported the EPDS. Comments from West Sussex County Council and Arqiva have been addressed without further modification to the EPDS.
- Once adopted the EPDS will form a material consideration in the determination of planning applications in the parish of Easebourne.

I. Summary

- I.1 This report presents the Easebourne Parish Design Statement (EPDS) to Planning Committee for adoption as a Supplementary Planning Documents (SPD). The EPDS provides further detail to Local Plan policies SD4: Landscape Character and SD5: Design for the

parish of Easebourne.

- 1.2 Village or Parish Design Statements (VDS) describe the character of the landscape and built environment of their parish and include guidelines to help ensure that this character is conserved and enhanced by any new development in the area. They are eligible for adoption as SPDs, which once adopted form a material consideration when assessing planning applications. VDS provide more detailed information to supplement the Local Plan policies SD4: Landscape Character and SD5: Design.
- 1.3 If approved, the EPDS would be the ninth Community Led Plan to be adopted as an SPD by the SDNPA and the second to be adopted in the Chichester part of the South Downs National Park.

2. Background

- 2.1 The SDNPA has set out its commitment to support the development of high quality Community Led Plans in the South Downs Partnership Management Plan (PMP). The South Downs Local Plan (SDLP) reinforces the importance of Community Led Plans, particularly Local Landscape Character Assessments and Village Design Statements. Paragraph 5.10 of the SDLP requires development proposals to be informed by community led plans. The recently adopted Design Guide SPD also emphasises the importance of local design guidance, stressing that applicants should consider local design guides when preparing development proposals. This places even more importance on ensuring the community led plans are of the highest quality, and that the SDNPA endorse or adopt these plans where appropriate.
- 2.2 SPDs can be prepared by the Local Planning Authority or the local community to provide more detail on policies in adopted development plan documents (DPDs). As their name suggests, they are intended to supplement rather than replace policies. SPDs should align with policy contained in the DPD. They should also be consistent with national planning policy.
- 2.3 A recent update to the National Planning Policy Framework (NPPF) has placed more emphasis on good design and the importance of design codes and guidance. Paragraph 129 of the NPPF supports the preparation of design codes or guidance. The NPPF is clear that design guidance can be prepared at the neighbourhood level. Guidance should be based on effective local community engagement and reflect local aspirations for development. The NPPF goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 2.4 The Government's consultation on planning reform proposes that Planning Authorities will no longer be able to prepare SPDs. Instead they will be able to prepare Supplementary Plans, which will be afforded the same weight as DPDs. Under the current Government proposals existing SPDs will remain in force for a time bound period, until the Authority adopt the new style Local Plan. Officers will consider the implications for Parish and Village Design Statements under the new planning system, and consider whether the adoption of further design statements is necessary or appropriate.
- 2.5 While a community can prepare the material required for a SPD, the administrative process must be led by the Local Planning Authority to ensure that the Regulations relating to the preparation of an SPD are met.
- 2.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) set out the requirements necessary for a Local Planning Authority (LPA) to adopt a document as SPD and these have all been met.

3. Easebourne Parish Design Statement (Appendix I)

- 3.1 The Parish of Easebourne has until now not prepared a community led plan. The Parish Council actively work with their local community and seek to understand local views and opinions to inform their decision making. In the process of the South Downs Local Plan preparation the Parish Council considered that a Parish Design Statement was essential to inform future development in the Parish, in particular the allocations in the South Downs Local Plan.

- 3.2 The process to prepare the EPDS started in May 2018. The Parish Council invited local residents to register their interest in developing the EPDS. The Parish Council held a briefing session for volunteers to agree the scope of the EPDS and begin work on preparing a programme of activity to engage the wider community. A steering group of local residents and Parish Councillors formed to oversee the preparation of the EPDS.
- 3.3 The preparation of the EPDS has been informed by the wider community through Social Media channels, Parish Council meetings and other community events. The steering group drafted a community questionnaire to gather local views and opinions on design matters. The public consultation invited people to respond to the questionnaire or provide feedback through the social media channels. The steering group have gathered extensive feedback and used this to inform the draft EPDS.
- 3.4 The process of preparing the EPDS has been informed by SDNPA guidance on preparing a landscape led Design Guide. Easebourne Parish Council were a pilot parish in this new approach. The EPDS has been prepared whilst design guidance has evolved and this has caused some delay and challenges in progressing the EPDS. The experience of preparing a landscape led design guide has informed the SDNPA position on preparing local design guides. We have simplified the guidance and now encourage communities to use the SDNPA Design Guide SPD as a starting point when considering the preparation of design guides locally.
- 3.5 The EPDS, records the features of the built and natural environment of the parish and identifies those features which are valued by the local community. The document includes a detailed description of the landscape setting of the Parish as well as a comprehensive analysis of the settlement. The EPDS has 33 Design Guidelines to assist planning applicants to make planning applications, which reflect local characteristics and are in keeping with existing design and characteristics of Easebourne. The design guidelines are set out in 'The voice of the parish' section of the EPDS at **Appendix I**.

4. Consultation and adoption

- 4.1 Following the preparation of the first draft EPDS the document was submitted to the SDNPA for officer comment. The EPDS was circulated to relevant SDNPA officers and comments were compiled and submitted to the Parish Council. Following this, the working group made a number of amendments to the EPDS in response to comments made by the SDNPA. The EPDS was then formally submitted to SDNPA in March 2022 for consultation and adoption as an SPD.
- 4.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) require Local Planning Authorities to consult on SPDs for a minimum of four weeks. The SDNPA Statement of Community Involvement states that the preparation of SPD requires two formal stages of public consultation. The first stage requires SDNPA to publish the EPDS for a period of eight weeks. This consultation was carried out from 5 April 2022 to 17 May 2022. Seven representations were received.
- 4.3 The majority of representations supported the EPDS or requested minor typographical amendments to correct mistakes. Cowdray Estate made a representation which raised concerns regarding the EPDS being overly prescriptive and potentially discouraging innovation or change. The estate felt that the design guidelines could be modified to allow for a suitable degree of variety to be provided in new development. SDNPA officers have worked closely with the Parish Council to consider these matters and make amendments to the EPDS to address these concerns. Details of the representations submitted at the first round of consultation, the Parish Councils response and any subsequent modifications can be seen in the Consultation Statement at **Appendix 2**.
- 4.4 A further round of public consultation was carried out between 22 November 2022 and 17 January 2023. Six representations were received. The majority of these representations supported the PDS and urged the SDNPA to adopt the document. A representation was received from West Sussex informing the Parish Council that any request to remove street furniture or road signs would need to meet safety audit requirements. The PDS group accept that as the Highways Authority any change to signage or street furniture will need to

be considered and agreed by West Sussex County Council. A representation was received from Arqiva, who operate the transmission station located to the North East of the village, seeking clarification regarding the purpose and intention of the PDS. Officers and members of the PDS steering group met with Arqiva representatives and resolved that no further modifications were required to the PDS to address their concerns. Representations were also received from Historic England, Natural England, Midhurst Town Council and National Highways.

- 4.5 The EPDS will add further detail to Local Plan policies SD4: Landscape Character and SD5: Design.
- 4.6 The EPDS is in general conformity with National Planning Practice Guidance, and National Planning Policy Framework.

5. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	There are no direct resource implications arising from this report. Officer time and staff resources have been used in the production of the Easebourne Parish Design Statement.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. An Equalities Impact Assessment was prepared for the South Downs Local Plan and this SPD relates to Policies SD4 and 5 of that document.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy: 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly	The EPDS has been prepared under the governance of Easebourne Parish Council. Appropriate consultation with the wider community has been carried out in line with the NPPF.

6. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The content of the EPDS could conflict with the National Park purposes and/or duty.	Low	Medium	SDNPA officers have reviewed the EPDS on several occasions and made appropriate recommendations to the Parish Council; these amendments have been agreed by the Parish Council.
Potential reputational risk for the SDNPA associated with not adopting the EPDS.	Low	Medium	SDNPA to adopt the EPDS as an SPD.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices

1. Easebourne Parish Design Statement
2. Summary of representations received at first round of consultation and Easebourne Parish Council response

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning

External Consultees None

Background Documents

- [South Downs Local Plan](#)
- [SDNPA 15 October 2013 Agenda item 9 Report 34/13](#)
- [Adoption and/or Endorsement of Community-Led Plans](#)
- [South Downs Design Supplementary Planning Document](#)
- [Policy 34 of the Partnership Management Plan states that the Authority will support CLPs](#)
- [National Planning Policy Framework](#)
- [Town and Country Planning Act](#)



Easebourne Parish Design Statement





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Foreword:

In any community, change is brought about not only by new buildings, but also by smaller alterations to homes, gardens, roads, and open spaces, which can significantly affect the character and appearance of a Parish. A Parish Design Statement identifies the particular characteristics that establish local identity and sense of place. It gives those considering development in your village the information needed to ensure proposals are in harmony with the style, scale and setting of the parish. It will be as valuable to individual householders - wishing to build extensions or replace windows - as it will be in guiding planners, architects and engineers when they consider new buildings, highway projects and other forms of development.

A significant change to Parish Design Statements in the National Park is the inclusion of a section called 'Our place in The South Downs National Park'. The special qualities that make up the character & appearance of your parish also contribute towards the spatial portrait and natural beauty of the South Downs National Park. Our landscape-led approach to Parish Design Statements ensures that local landscape character and quality become material considerations when determining planning applications in your area.



"Your Parish Design Statement should have the landscape at its heart".

Ian Phillips, Chair

Acknowledgements:

Many thanks to the volunteers whose hard work and perseverance and resilience have delivered this document for the parish, especially:

Neil Sore (Chair), Colin Sanderson (representing the Parish Council), Frank Davies, James Green, Shane Quilter, Andy Cantlon, Carol Cantlon, Rupert Titchmarsh

Special thanks to all those who entered the Logo Design competition, especially the winner: Ara Perry. And also, to Abbey and Gemma who designed the frontispieces for our surveys.



Introduction:

*"It is a very beautiful and historic parish with lovely buildings and countryside". -
Parishioner*

Village and Parish Design Statements are intended to provide guidance for any development proposals and to inform planning decisions. They provide a way of ensuring that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value in their parish and surroundings. Local peoples' views have been vital in shaping the Easebourne Parish Design Statement, helping to determine how their community develops. The Working Group, responsible for pulling the Statement together, has implemented a process whereby all members of the local community have had an opportunity to contribute, including through public meetings and a questionnaire (and focus groups with all ages).

Easebourne Parish sits wholly within the South Downs National Park and is subject to the South Downs National Park Authority (SDNPA) which has taken over responsibility for planning matters from Chichester District Council. SDNPA is supportive of the development of a Design Statement and the Statement will guide the Parish Council and carry real influence in how Easebourne will change and develop. Without this, neither the Easebourne parishioners nor the Parish Council has a basis on which to judge the appropriateness of planning applications.

This Parish Design Statement has been approved by the Easebourne Parish Council and adopted by the SDNPA. It now provides Supplementary Planning Guidance to be referred to and considered as a material consideration for planning applications. It should also be used by those wishing to build, modify or extend property or develop the use of land within the parish. There is an intention that this Statement should be reviewed and updated every ten years to ensure that it remains representative of parish opinion.





Why a Parish Design Statement?

“The village should retain its character”. - Parishioner

A parish is a living, breathing community, which must adapt to the evolving requirements of its parishioners. A key element of the preparation of this document has been to establish how views might have changed in relation to the structure of the parish and the design of its buildings. This includes not only the physical structure and style of its buildings, but also its landscape setting and how its environment is to be conserved and where applicable preserved.

The Parish of Easebourne, being situated within the South Downs National Park, benefits from the overall protection provided by the 1949 National Parks and Access to the Countryside Act. National Parks are officially Protected Landscape Areas (PLAs), one of a series of categories of ‘protected areas’ set down by the International Union for the Conservation of Nature (IUCN).

They are defined as: ‘A clearly defined geographical space, recognized, dedicated and managed, through legal or other effective means, to achieve the long-term conservation of nature with associated ecosystem services and cultural values.’

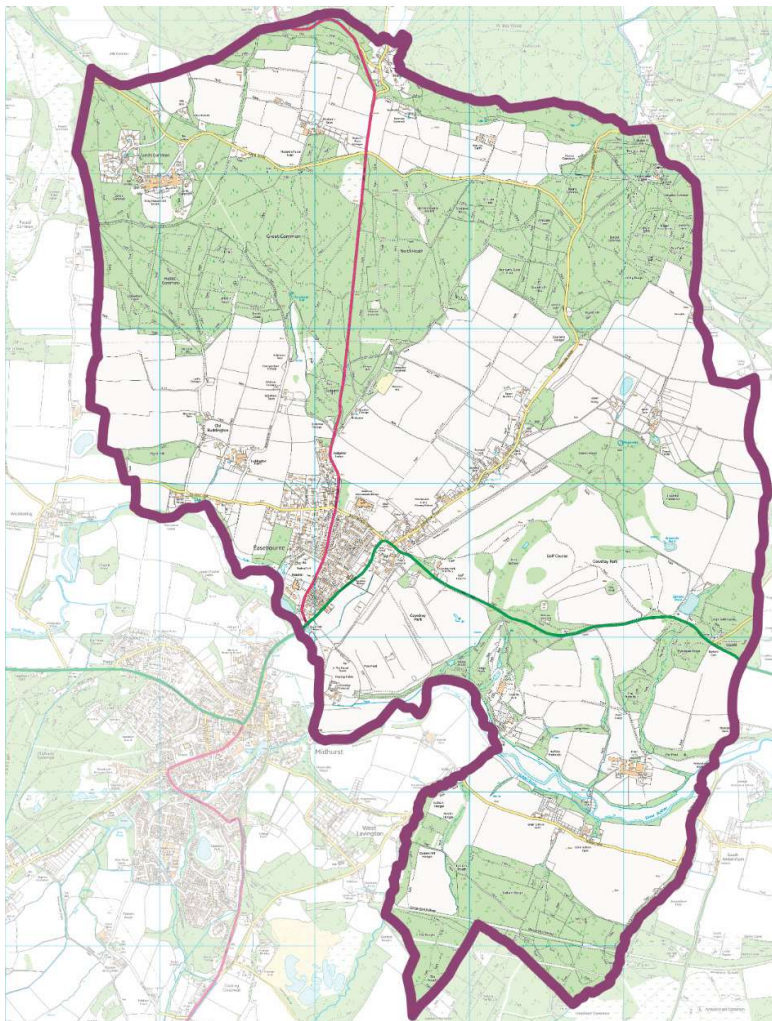


Who This Document is for:

“Generations of residents have ensured the survival of historic buildings, superb landscapes and a sense of community” - Parishioner.

- a) Parishioners and local businesses, providing guidance for keeping alterations and extensions in sympathy with the character that the community values, and providing comment on other issues such as the environmental impact, that should be considered. Alteration would include such things as considering the removal of a hedge and replacement with a different type of boundary treatment, or someone considering the resurfacing of their drive, or replacing windows or a new porch or putting in security lighting.
- b) Architects, designers, and developers, to explain what the community wants to see in new and altered buildings and land uses. See our website for more details on parishioners’ feedback: [Parish Design Statement – Easebourne Parish Council](#)
- c) The Parish Council, to assist it in commenting on planning applications.
- d) The SDNPA, as the local planning authority, which will adopt the Statement as Supplementary Planning Guidance, to be followed in considering and determining local planning applications and environmental issues in the parish.

Figure 1: Map of the Parish of Easebourne



About the Parish

"..love the place, being able to walk and roam the area is such a privilege.... all buildings and woods are a pleasure to see". - Parishioner

Easebourne is a large parish of nearly 5000 acres. The River Rother largely defines its southern boundary (which extends beyond West Lavington towards Heyshott), while the Lower Greensand ridge and the small village of Henley signify its northernmost extent. The Parish is in an area of the South Downs National Park called the Western Weald. The Parish is made up of three distinct settlements: Easebourne; Henley and the King Edward VII Estate.

Figure 2: Map of the South Dows National Park



Easebourne parish is bisected by the A272 to the East and A286 to the West, both are important routes for commerce and tourism.

The design principles identified within it will also apply to all three settlements within the Parish including the King Edward VII estate and Henley.



Easebourne Parish has a marked countryside and character:

“Beautiful countryside and old buildings; atmospheric woodland and breathtaking views. The definition of Old England.” - Parishioner

Our rural setting, situated in a nationally designated landscape; our unique heritage, the varied woodland and riparian environments, and the variation of distinctive buildings arranged informally along traditional lanes and streets, contribute enormously to the mental image of the parish for most residents.



It is important to the community that in the future, existing and new buildings and new development conserve and enhance the landscape setting of the parish, the beautiful and locally characteristic buildings and streets, and the relationships between those buildings and the landscape.



A Parish Structure Plan – Identifying key routes, important spaces, and local facilities can be found in [Appendix 2: Parish Structure](#)

Easebourne Village

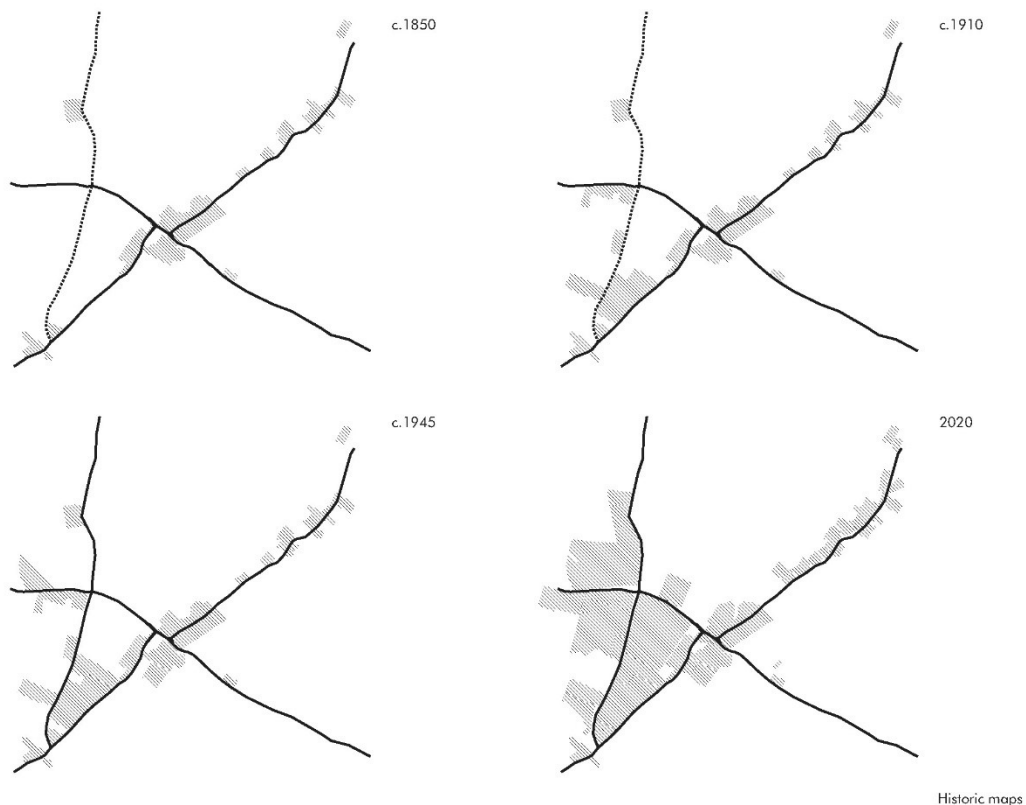
"I love driving into Easebourne from Petworth, seeing Cowdray ruins across the fields, then as you enter Easebourne the sight of the old bridge". - Parishioner

Easebourne village is one of the National Park's larger villages with a population of around 2500 people. It is an historic *estate village* north of Midhurst and the centre for the Cowdray Estate which includes Cowdray Park, a registered historic park and garden.

The earliest mention of Cowdray appears in 1160, noted in a land agreement between Henry II and the Fitzsavic brothers. After the Norman Conquest, West Sussex was divided into Rapes and then into Hundreds. Easebourne Village was at the centre of the Easebourne Hundred covering an area of some 35 square miles from the Surrey border to the foot of the South Downs. Farming seems to have been practised in the parish since 4000BC and it was thought to have been an important place in Anglo-Saxon times.

Various phases of the village's development between 1850 and 2020

Figure 3: Diagram showing in four phases the evolution of the village centre.



In the heart of Easebourne village is a conservation area made remarkable by its numerous sandstone buildings.

Figure 4: Easebourne Village Conservation Area

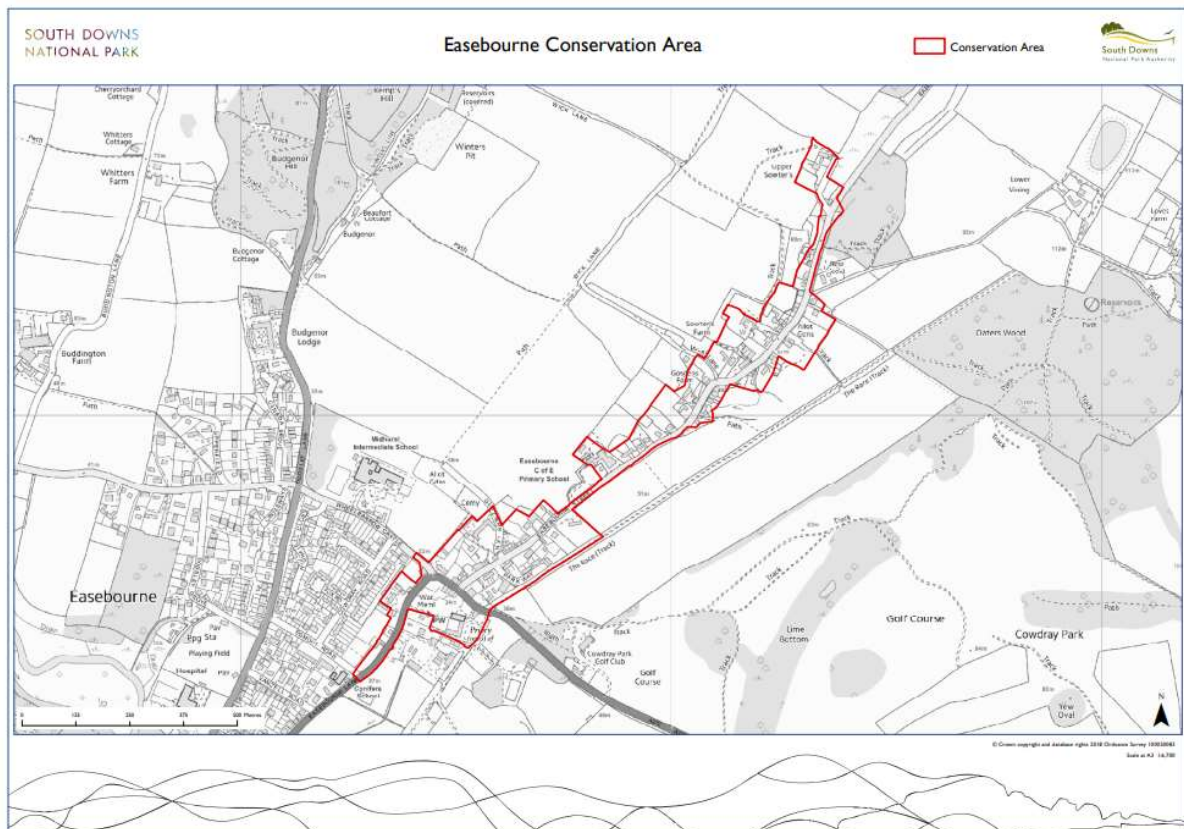


Figure 5: The Toll Bridge



Easebourne village uses locally sourced building materials like sandstone and timber, comprising many beautiful historic buildings in the parish. Buildings are typically simple dwellings, constructed with sandstone walls and pitched clay-tile roofs. Yellow painted window frames and doors are prevalent in the parish, denoting Cowdray Estate buildings from privately owned buildings.





Building materials are typically local sandstone, flint, and red and yellow brick, with clay tiles and, on occasion, thatch is used for roofing.



The consistent palette of building materials, including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles, provides a strong sense of place and unity.

The Ruins at Cowdray Park, the Priory, the Refectory and Easebourne Parish Church are all Grade 1 listed buildings – a high number of nationally important buildings for such a small community. The most important building in the parish is, in fact, a ruin. The Cowdray Ruins were originally a

Tudor mansion, constructed between 1520 and 1542.



It was said to rival Hampton Court Palace in beauty and design. Unfortunately, in 1793, it was devastated by fire; it has not been occupied since.

Another important building in the parish is Easebourne Priory, founded in 1238 by the de Bohun family, who were originally from St. Ann's Hill, in nearby Midhurst.



Many farms and geographical features reflect the names of past parishioners: John de Grevette (1288) is the origin of Grevatts; Alice de Holhurst (1296) of Hollist and Walter de la

More (1296) of Moor Farm; Gosdens, Kemps, Lockes Lores, Poors and Sowters all have medieval roots. More recently the Easebourne House of Industry (Workhouse) was built in 1792 for the surrounding parishes. This Georgian building, known as Budgenor Lodge, was used as a Bible Training Centre before being converted into houses and flats in recent years. The Easebourne First School was the gift of the 5th Earl of Egmont in 1872 and whilst extended over the years it still retains its original distinctive frontage.

Hamlet of Henley



Henley is a small hamlet to the North of the Parish tucked away below the A286. The pub, the Duke of Cumberland, is thought to be of 15th century origin, most of the dwellings were at one time owned by the Cowdray Estate.

Henley comprises 16 buildings in total, one of which is a converted mission hall.

The Hamlet, in the middle of the 15,000 acre Cowdray Estate, is well known for its idyllic setting on the side of a north-eastward facing sandstone hill; and the Duke of Cumberland - still largely as it was two hundred years ago - draws people from far and wide who appreciate its unusual rural setting amid levadas and watercourses sourced from a prolific local spring which never dries up, even in the hottest, driest of summers.

Up until after the second world war most houses in Henley were estate cottages belonging to Cowdray and sported their tell-tale mustard-yellow paint-work. Only two cottages remain in the ownership of the estate. Over half the buildings are Grade 2 Listed and date back to 1575 or before, which makes the hamlet a heritage site.

‘The Duke’ - as it is affectionately called - has several acres of woodland gardens, ponds, streams, rushets, sinks and troughs - with trout swimming in them - and a cobbled path which leads to the front door. It's difficult to imagine this, but up until the early 1950's the whole lane was made up of huge, pillow-shaped cobbles the origin of which is still believed to be Roman, though there is no evidence of the road pre-dating 1550.

(Description by John Trueman)

King Edward VII Estate



The King Edward VII Estate is set in the woodlands between Easebourne and Henley. The Sanatorium was converted to residential use in 2013, and when completed, the Estate will be home to over 800 people.

The initial inspiration for building the sanatorium may well have come from the Monarch of the day, as he was particularly interested in the treatment of pulmonary tuberculosis, and was determined that a hospital be set up in England, copying many leading German treatments concentrating on fresh air, exercise and good food. The King stated that the sanatorium should be for professional people of limited means; the rich could afford to look after themselves and there were existing TB hospitals for the poor. The 150 acre site on Lords Common, Easebourne, was acquired from Lord Egmont, and has a magnificent view south over Midhurst towards the Downs. The King laid the foundation stone on 3 November 1903 having been driven from Haslemere Station in an open carriage - the cost was estimated to be £96,000 with another £9,650 for a separate chapel, donated by a Portsmouth brewer, Sir John Brickwood. When completed the main building looked very much as it does today with administrative block to the North and the patients single south-facing rooms, each with a partitioned

balcony, to the South. Pevsner's guide described it such: "immense, but not at all crushing, certainly one of the best buildings of its date in the country... it always feels friendly and humane... a model of how to build very large institutions." The gardens were planted by Miss Gertrude Jekyll of Goldalming who had worked with Sir Edward Lutyens on over 120 houses. It was opened on 13 June 1906 by the King and Queen. The hospital played its part during both WW1 and WW2, treating civilian and military personnel. The arrival of new anti-tuberculosis drugs in the mid-1940s greatly reduced incidences of TB and the hospital became a more general hospital, finally closing in March 2006 amid a NHS financial crisis.

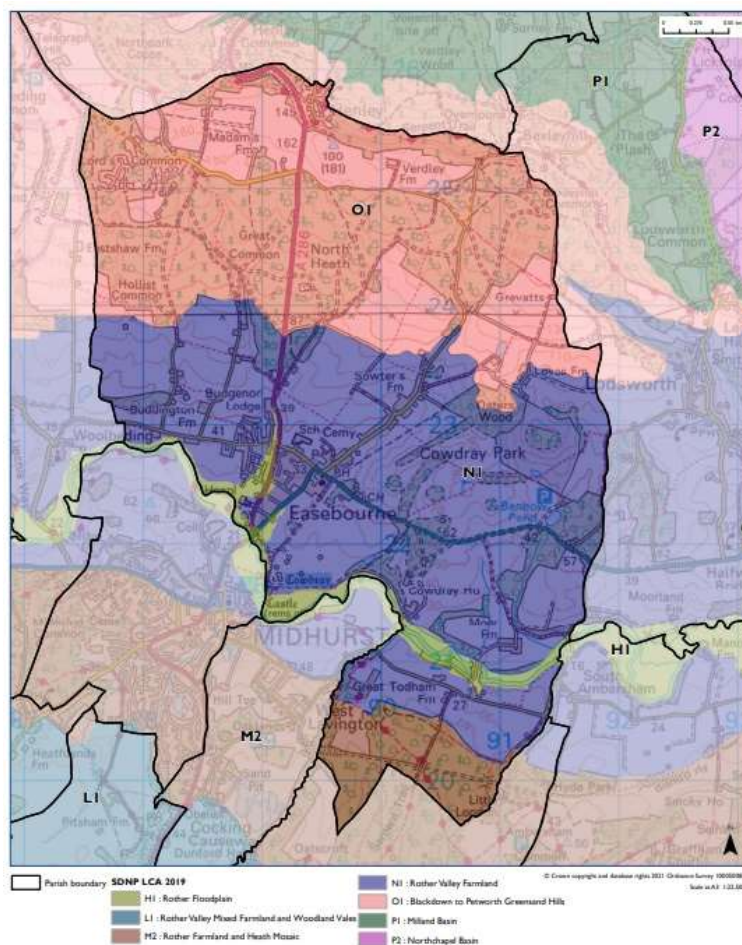
The hospital lay dormant as potential developers came and went until 2013 when planning permission was granted to convert the former sanatorium into just over 100 apartments. Additional development was permitted with over 50 houses built to date and the site, when complete sometime in early 2020's, will be home to over 800 people.

Easebourne Parish's Landscape Character:

"Easebourne's location is magical. Beautiful countryside and old buildings on the edge of a market town." – Parishioner

The Parish of Easebourne comprises four different Landscape Charters - they are O1, H1, N1 and M2.

Figure 5: Map of Landscape Character Areas



<https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2?item=1>

Here is a detailed description of the Landscape Character and how it manifests in the Parish.:

Landscape Character Type O: “Greensand Hills”

The Greensand Hills are steep, prominent hills formed by the resistant sandstones of the Hythe Formation. They form a horseshoe-shaped escarpment enclosing the Milland Basin, located in the northernmost part of the South Downs.

<https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2?item=16>



“Atmospheric woodland and breath-taking views” - Parishioner.

“Beautiful woodland and farming in keeping with the traditional feel. It is rare to find such a bucolic idyll so close to London” - Parishioner.

Specifically in our Parish...

‘The Greensand Hills’ to the North of the Parish comprise mature coniferous and deciduous woodland and mixed farming, with sweeping views to the south over a valley landscape in which the village of Easebourne subtly and unobtrusively nestles to, Northwards across the village of Henley, hidden in the fold of the hills, and along to the outwardly out-of-sight King Edwards Hospital Development area.

Landscape Character Type H: “Wealden River Floodplains”

The Rother Floodplain is located within the broad Rother Valley which lies between the Greensand Hills of the Weald to the north and the Chalk Downs to the south. The extent of the floodplain is consistent with the flood zone.

<https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2?item=9>



“lanes south of Cowdray house [are special and Unique]” - Parishioner.

“The Walks through the local woods river rother [are special and Unique]” - Parishioner.

Specifically in our Parish...

The river Rother passes through the parish and provides easy access to a naturally shaped meandering waterway often with high banks lined with trees or grasses and crossed by several old stone bridges with narrow lanes. The river is easily accessible to pedestrians through a number of easily navigable footpaths.

Landscape Character Type N: “Valley Farmland”

The Rother Valley Farmland is located at the foot of the Greensand hills of the Weald. The northern boundary represents a transition to the dip slope of the Greensand Hills and is drawn along a combination of woodland edges, field boundaries and contour lines. The southern boundary represents a transition to the elevated sandy ‘plateau’ of the Rother Farmland and Heath Mosaic where changes in woodland cover and topography define the boundary.

<https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2?item=15>



“I love driving into Easebourne from Petworth, seeing Cowdray ruins across the fields, then as you enter Easebourne the sight of the old bridge (next to Cowdray estate offices) and the church and surrounding buildings on the left, it’s beautiful.” - Parishioner.

“Views across the Downs from the Park ... The Cowdray Ruins. The views across the polo fields.” - Parishioner.

Specifically in our Parish...

The village of Easebourne itself sits amongst the designated ‘Valley Farmland’ which comprises a significant portion of the Parish. To the south of the river this is green pasture and narrow country lanes flanked by high banks and mature hedgerows and stone walls. To the north this is housing and fields with gentle gradients, again with thick mature hedgerows, often with ancient substantial earth banks. Footpaths cross these areas and provide clear views over the parish woodland and fields for walkers. Lanes are often narrow and have informally defined boundaries. Nearly all roads and streets in Easebourne have views of pasture and hills providing a persistent and consistent rural feel to the parish.

Landscape Character Type M: “Wealden Farmland and Heath Mosaic”

The Wealden Farmland and Heath Mosaic lies on the sandstones of the Folkestone Formation, to the north of the chalk escarpment of the South Downs. The geology gives rise to a well-drained, sandy lowland landscape supporting a mosaic of oak-birch woodland, conifer plantations, open sandy heaths, and rough grazed pasture.

<https://storymaps.arcgis.com/collections/b6120985f1184c3bb3d1c5df317478b2?item=14v>



“The Walks through the local woods” - Parishioner

“Many wonderful woodlands and commons. The peace of the countryside.” - Parishioner

Specifically in our Parish...

The southernmost part of the Parish is designated ‘Wealden farmland and heathland Mosaic’ and in the context of our parish comprises woodland with sandy walkways. An easy to navigate abandoned railway crosses the woodland and provides an easy cycling and walking route. A single crop field occupied the northwest corner which stand high above the ‘Rother Valley Farmland’ area.

THE VOICE OF THE PARISH: WHAT WE WISH TO SEE...

"I love driving into Easebourne from Petworth, seeing Cowdray ruins across the fields, then as you enter Easebourne the sight of the old bridge... and the church" - Parishioner.

In this document we have described the official Landscape Character designations of Easebourne Parish. We have also provided a clear description of the main settlements with pictures. In this section we will identify the Key Objectives described by our parishioners in our consultation and appropriate design guidelines that will meet those objectives as far as planning constraints permit.

Objective 1: Conserve the Rural Aesthetic and Nature of the Parish

Easebourne Parish is well endowed with a wide range of historic and contemporary buildings, large vistas, numerous open public footpaths and a built environment that has been sympathetically integrated into the working rural landscape. Development has (until very recently) happened piecemeal over hundreds of years creating, for the most part, an evolved (not planned) feel to the Parish – this had been described from consultation with parishioners as ‘Rural’, ‘Bucolic’, ‘Unique’, ‘Traditional’ and ‘Beautiful’. The landscape itself is not highly-managed, manicured or optimized for the convenience of human residents, but is broadly open to be shaped by nature and the seasons. The farmland is rugged, the waterways variable and at time unpredictable, the woodland is often wild and unkempt. Pathways get muddy, footpaths are at time narrow, hedgerows fill in the summer and die back in the winter, low-lying land floods seasonally.

The wildlife of the parish permeates the whole parish and has not been pushed to the margins by developments. Trees, fields, hedgerows and walkways abound, and fields or woodland are visible and accessible from almost every street in the Parish.

Easebourne Parish residents strongly resist unsympathetic suburbanisation: In favour of an "evolved" rather than "designed" feel. Parishioners favour buildings looking and feeling integrated into the landscape such that they don't 'Stand Out' as distinct or 'not belonging' to the built and natural environment

Local sensitivity in design is fundamental on all matters, specifically:

The overlooking of existing properties; the density and proportion of developments and changes along with their size and spacing; the look and feel of materials, colours and textures; windows, doors and roofs; parking; boundary partitions; roads, pavements, street furniture; lighting and noise; the retention of green features, open informal spaces and views.

They call for a scene of peaceful and piecemeal growth to be sensitively maintained, still characterised by open spaces, sweeping views, and non-enclosed, publicly accessible areas respectful of local wildlife, greenery, trees and hedgerows. New development should not dominate or adversely affect the parishes distinctive, informal character.

Design Guidelines for the preservation of the Rural Aesthetic:

RA1: Proposals that establish an intrinsic understanding of our landscape setting will be supported, specifically those that clearly demonstrate how new development will integrate with, respect and sympathetically complement the setting of the village

RA2: New developments should include native planting to integrate them into the village and the landscape, enhancing both their rural appearance and the visual and ecological character diversity of our landscape setting

RA3: New developments should take biodiversity and the landscape characteristics of the surrounding area into consideration. Existing landscape features should not only be retained and maintained but, where possible, enhanced and new characteristic habitats created. The life and movement of wild species of plants and animals should be accommodated and encouraged

RA4: Developments should be encouraged to plant or maintain native trees, shrubs, and hedges on plot frontages. Removal of hedgerows and banks should be kept to an absolute minimum

RA5: New developments should be landscaped to blend into the rural character of the village or hamlet in which they are situated.

RA6: New multi-functional designated open spaces are considered to be of vital importance and should be provide broad eco-system services* as a part of any significant development proposals.

*Ecosystem services are the benefits that people and society get from the natural environment. An ecosystems approach helps us to identify the benefits we get from nature, value them and build them into planning, decision making and management. For further details go to: https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

Objective 2: Enhance the settlements, buildings, and local design

The building stock of Easebourne Parish spans several centuries and is diverse in its designs. There are several areas where specific designs are prevalent and other areas where contrasting design are mixed and in close proximity. Developments have historically tended to be small in scale and for the most part tend to use traditional local natural materials. Like the undulating landscape in which they find themselves buildings vary in scale, spacing and orientation; but are brought together by a broadly common pallet. Diversity of design, scale, orientation and spacing withing that pallet is a key feature of the Parish as a whole. Particularly in the village of Easebourne and the hamlet of Henley, it is the characteristic materials rather than architectural forms that give a sense of place.

Residents are not therefore averse to appropriate contemporary architectural designs and ‘appropriate innovation’* where they are respectful of both their immediate and their wider context and showing due regard to neighbouring properties, local views into, out of, and across the parish, and footpaths that provide scenic walks throughout.

Parishioners welcome new developments that aim to integrate into and add to the values of the parish - avoiding demarcations of separateness, difference or exclusivity. Parishioners value friendliness and connection more than status and exclusivity.

***NPPF Para 130** - [National Planning Policy Framework - 12. Achieving well-designed places - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/616222/NPPF-2019-12-Achieving-well-designed-places-Guidance.pdf)

Design Guidelines for the Enhancement of the Settlements

ES1: The positioning of new developments on individual plots should be chosen to enhance visual variety, respect the neighbours’ privacy and avoid any undesirable intrusion into established views of existing open landscape

ES2: New building works should reflect and respect the scale, sizes and proportions of adjacent existing buildings, as well as incorporating components, such as doors, windows, dormers and porches which have regard to neighbouring homes.

ES3: Where possible, home owners should use traditional materials and repair techniques and carry out routine maintenance.

ES4: New development should incorporate materials that respond to their surroundings

ES5: Development should respect the scale, height, form, materials and proximity of neighbouring properties and the streetscape, and should not impact adversely on local distinctiveness or the rural nature of the settlements

ES6: The design of frontages and other boundary treatment in new developments should have regard to the established character of the area. The proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to the special character of the area

ES7: Materials used should be contextually appropriate for the settlement or local area.

ES8: Extensions should match the existing building and be in keeping with the locality in terms of colour, style and texture, unless the design qualities of a scheme justify departing from them.

ES9: Boundaries, accesses, demarcations, building scales and proportions should reflect a sense of 'belonging to' the parish and not a 'separation from' the parish - new developments should never be separated from the existing settlement by excessive boundary treatments.

Objective 3: Protecting views, open spaces, trees and hedgerows

Appendix 3 Illustrates the highly valued view that exist from all areas of the parish.

Easebourne Parish has extensive open spaces, sweeping views, to the north and the south, big skylscapes and an extensive network of very open footpaths. This gives a great sense of light and space and connection to the landscape by day and with the Dark Sky status an intimate rural seclusion by night. The views are not restricted to out-of-town locations but are common to virtually every street in the parish.

Footpaths are open, unenclosed, and not marginalised by development.

Our hedgerows are common across the developed and undeveloped areas of the parish and provide an important and much valued habitat for wildlife – this is not a trivial consideration for our parishioners. They soften the aesthetic of the parish and bring wildlife into the heart of the settlements.

The trees in the parish get a very special mention in our consultation and are very much valued by the parishioners.

Design Guidelines for the protection of Views, Open Space, Trees and Hedgerows

V1 - Views across, into and within the parish should be protected and enhanced.

V2 - New development should take account of views from the Greensand Hills to the north and Chalk Scarp to the south in relation to any change within the valley. Introducing uncharacteristic building materials, prominent roofs or large isolated buildings into these views will not be supported.

V3 - All new development including extensions and garden fencing should respect existing publicly accessible views into and out of the village, including views from local footways and residential areas.

V4 - Important public views in the parish should not be obstructed by new development. These are indicated on the map in appendix 3

V5 - Hedges should be of a traditional nature intermixed with other species characteristic of the local area

V6 - Boundary hedges (including roadside hedges) and trees should be retained and supported to provide habitat which will encourage wildlife, in addition to providing privacy, and maintaining an essential element of the character of the parish.

V7 - Hedges are preferred as a boundary treatment in order to maintain a 'soft' boundary and enhance biodiversity. Suitable native species include Yew, Beech, Hornbeam and Holm Oak; non-native species should be avoided. Boundaries should be designed to permit the movement of wildlife across and into the heart of settlements.

V8 - Public open spaces are encouraged within new developments

V9 - Developments should respect the biodiversity and recreational value of the open spaces identified in this PDS

Objective 4: Managing Roads, Routes, Gateways and Pavements

The character of the parish is significantly influenced by nature of the parking arrangements, roads, pavements, street furniture and footpaths of the parish. Being the point of intersection of the A272 and A286, and the site of a significant sporting venue the accommodation of the requirements of transport infrastructure is a significant area of concern.

Design Guidelines for the management of roads, routes, 'Gateways' and Pavements.

RR1: All new development should seek to mitigate the impact of the A272 on the rural character of the landscape through screening by planting native species and removal of unnecessary signs.

RR2: The rural character of all the approaches to the village should be conserved and enhanced through appropriate gateway measures.

RR3: Street furniture should be minimised in number, and where possible match with the existing traditional style

RR4: Street furniture should be sympathetic with local character and excessive clutter should be avoided. Where possible, utility companies should be asked to ensure that new lines are underground and to replace existing overhead lines wherever possible

RR5: Repairs or changes to roads, lanes and footpaths should maintain the local character of lanes and the rural nature of the parish, avoiding urbanisation

RR6: Road improvements should consider non-motoring road users. Opportunities to develop facilities for cyclists and pedestrians should be encouraged.

Objective 5: Protecting the Tranquility of the Parish.

Easebourne has some of the most tranquil areas and darkest skies in the National Park. Away from the A272 the landscape is calm and still, particularly by the river, whilst still including recreational opportunities and public access to nature. The river and parkland landscape has a strong sense of tranquillity with low noise levels and incredible dark skies.

Design Guidelines for the protection of the tranquility of The Parish

T1: Proposals which would adversely impact the relative tranquillity of the village and its countryside setting should not be permitted.

T2: Proposals that would adversely impact the tranquil, pastoral character of the floodplains and associated dark skies will not be supported.

T3: Due regard should be given to the SDNPA's 'dark skies' policy, taking account of the technical guidance note.

Appendix 1: Listed Building in Easebourne Parish

Listed Buildings List

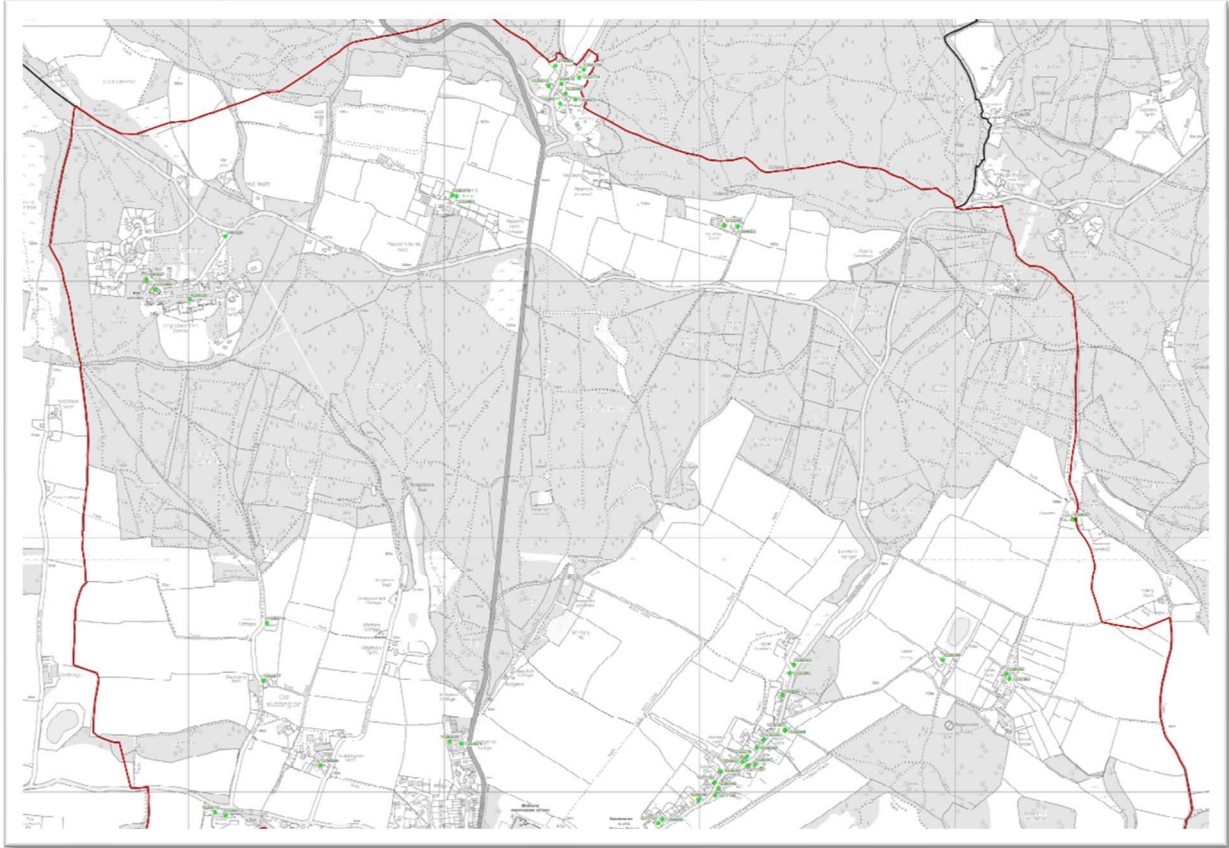
ListEntry	Name	Grade	Easting	Northing	Hyperlink
1025997	78	II	489474.4883	125735.4077	https://historicengland.org.uk/listing/the-list/list-entry/1025997
1026009	STORE HOUSE AT BUDGENOR LODGE TO THE WEST OF THE MAIN BUILDING	II	489020	123197.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026009
1026010	THE DUKE OF CUMBERLAND PUBLIC HOUSE	II	489409.1419	125765.5497	https://historicengland.org.uk/listing/the-list/list-entry/1026010
1026011	74	II	489453.1419	125697.7307	https://historicengland.org.uk/listing/the-list/list-entry/1026011
1026012	HOLLIST HOUSE	II	488144	122908.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026012
1026013	HOLLIST FARM BARN	II	488103	122920.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026013
1026014	LOCKS COTTAGES	II	488306	123661.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026014
1026015	YEWSLEY COTTAGE	II	489497.007	122618.6818	https://historicengland.org.uk/listing/the-list/list-entry/1026015
1026016	2 AND 3, PETWORTH ROAD	II	489548.174	122542.7508	https://historicengland.org.uk/listing/the-list/list-entry/1026016
1026017	THE REFECTORY	I	489489.2	122495.7732	https://historicengland.org.uk/listing/the-list/list-entry/1026017
1026018	GATEPIERS AT MOOR FARM TO THE NORTH WEST OF THE FARM HOUSE	II	491133	121188.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026018
1026019	MADAM'S FARMHOUSE	II	489030.4632	125337.2066	https://historicengland.org.uk/listing/the-list/list-entry/1026019
1026020	The former King Edward VII Hospital	II*	488003	124930.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026020
1026032	SYCAMORE HOUSE	II	489392.003	122597.0268	https://historicengland.org.uk/listing/the-list/list-entry/1026032
1026033	LYCHGATE	II	489356.676	122541.3678	https://historicengland.org.uk/listing/the-list/list-entry/1026033
1026034	IVY COTTAGE	II	489313	122461.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026034
1026035	MILL HOUSE NORTH MILL	II	488941	122060.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026035
1026036	GATES OF COWDRAY HOUSE	II	489045.5	121703.0708	https://historicengland.org.uk/listing/the-list/list-entry/1026036
1026037	THE FORMER STABLES OF OLD COWDRAY HOUSE	II	489045	121610.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026037
1026038	PAGE'S STORES THE WHITE HORSE INN	II	489554	122661.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026038
1026039	THE OLD VICARAGE	II*	489658	122720.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026039
1026040	PARK HOUSE	II	489995.715	122971.9321	https://historicengland.org.uk/listing/the-list/list-entry/1026040
1026041	HOLLY COTTAGE	II	490082.3609	123081.4505	https://historicengland.org.uk/listing/the-list/list-entry/1026041
1026042	SOWTER'S FARMHOUSE	II	490223	123174.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026042
1026043	UPHAMS COTTAGE	II	490367.5	123496.8371	https://historicengland.org.uk/listing/the-list/list-entry/1026043
1026044	20 AND 21, EASEBOURNE STREET	II	489709	122691.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026044
1026045	24, EASEBOURNE STREET	II	489728	122720.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026045
1026046	AVENUE COTTAGE	II	490072.9104	123013.6892	https://historicengland.org.uk/listing/the-list/list-entry/1026046
1026047	MAGNOLIA COTTAGE	II	490216	123108.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026047
1026048	ORCHARD HOUSE	II	490333	123240.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026048
1026049	57 AND 58 VININGS	II	490952	123515.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026049
1026050	LOVES FARMHOUSE	II	491202	123463.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026050
1026051	GREVATTS	II	491463	124069.3608	https://historicengland.org.uk/listing/the-list/list-entry/1026051
1232249	GRANARY ADJOINING THE RUINS OF COWDRAY HOUSE ON THE SOUTH WEST	II	489082.603	121641.8248	https://historicengland.org.uk/listing/the-list/list-entry/1232249
1232259	114 AND 116, EASEBOURNE LANE	II	489098.703	121618.9708	https://historicengland.org.uk/listing/the-list/list-entry/1232259
1232260	25 AND 26, EASEBOURNE STREET	II	489590	122672.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232260
1232267	BELLINGS FARMHOUSE	II	489662	122746.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232267
1232279	GOSDEN'S FARMHOUSE	II	490185.1303	123138.4366	https://historicengland.org.uk/listing/the-list/list-entry/1232279
1232283	NOBLES	II	490248	123204.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232283
1232290	47 AND 48, EASEBOURNE STREET	II	490351	123467.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232290

Agenda Item 7 Report PC22/23-23 Appendix 1

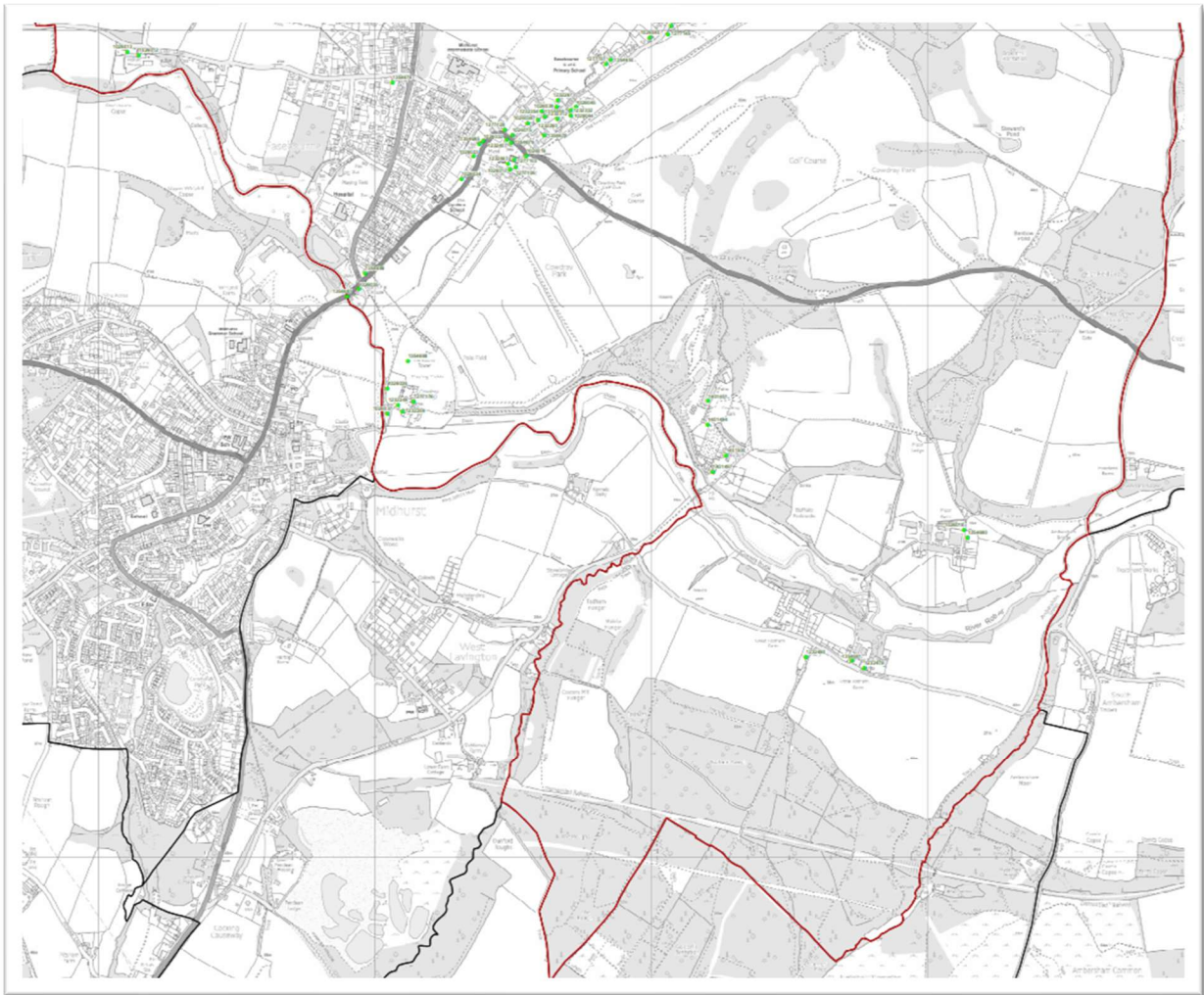
1232297	VERDLEY FARMHOUSE	II	490097	125221.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232297
1232312	17, 18 AND 19, EASEBOURNE STREET	II	489661	122677.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232312
1232332	22 AND 23, EASEBOURNE STREET	II	489710	122709.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232332
1232347	CHALLEN'S YARD	II	490333	123242.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232347
1232352	TWO BARNs AT LOVES FARM TO THE EAST OF THE FARMHOUSE	II	491213	123443.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232352
1232354	27, GLAZIER'S LANE	II	489604	122704.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232354
1232407	BEHAR	II	489478	122601.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232407
1232467	WALL TO THE NORTH OF THE REFECTORY	II	489481.409	122515.3478	https://historicengland.org.uk/listing/the-list/list-entry/1232467
1232478	LITTLE TODHAM'S FARMHOUSE	II	490772	120687.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232478
1232480	126 AND 127, LITTLE TODHAM, SELHAM ROAD	II	490561	120728.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232480
1232483	WELL HOUSE AT MADAM'S FARM TO THE EAST OF THE FARMHOUSE	II	489047.2171	125333.0013	https://historicengland.org.uk/listing/the-list/list-entry/1232483
1232485	Chapel to the former King Edward VII Hospital	II*	487866	124970.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232485
1232714	WOODLAND COTTAGE	II	489527	125799.3608	https://historicengland.org.uk/listing/the-list/list-entry/1232714
1276966	ROSE COTTAGE	II	489434.6666	125843.1578	https://historicengland.org.uk/listing/the-list/list-entry/1276966
1277103	THE PARISH CHURCH OF ST MARY	I	489503.96	122530.4298	https://historicengland.org.uk/listing/the-list/list-entry/1277103
1277106	PRIORY FLATS THE PRIORY	I	489509.49	122502.7672	https://historicengland.org.uk/listing/the-list/list-entry/1277106
1277128	SNOWHILL HOUSE	II	489470.345	122640.0268	https://historicengland.org.uk/listing/the-list/list-entry/1277128
1277145	BACHELOR'S GATE	II	490060.3921	122985.3663	https://historicengland.org.uk/listing/the-list/list-entry/1277145
1277147	374, EASEBOURNE STREET	II	490186	123103.3608	https://historicengland.org.uk/listing/the-list/list-entry/1277147
1277151	THE SCHOOLMASTER'S HOUSE ADJOINING THE SCHOOL ON THE SOUTH WEST	II	489836	122876.3608	https://historicengland.org.uk/listing/the-list/list-entry/1277151
1277153	35, 36 AND 37 EASEBOURNE STREET	II	490058.3867	123035.403	https://historicengland.org.uk/listing/the-list/list-entry/1277153
1277176	THE RUINS OF COWDRAY HOUSE	I	489139.8083	121653.2991	https://historicengland.org.uk/listing/the-list/list-entry/1277176
1354650	EASEBOURNE PAROCHIAL FIRST SCHOOL	II	489854	122892.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354650
1354651	THE HOLLY TREE INN	II	490166	123118.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354651
1354652	46, EASEBOURNE STREET	II	490323	123378.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354652
1354653	BARN AT VERDLEY FARM TO THE EAST OF THE FARMHOUSE	II	490148	125216.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354653
1354670	YEW TREE COTTAGE	II	489513	125712.3921	https://historicengland.org.uk/listing/the-list/list-entry/1354670
1354674	BUDGENOR LODGE	II	489067	123187.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354674
1354675	OLD SMUGGLERS	II	489458	125774.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354675
1354676	DAWSLEA COTTAGE	II	489063	122808.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354676
1354677	OLD BUDDINGTON	II	488290	123435.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354677
1354678	12, PARK WAY	II	489613	122619.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354678
1354679	THE MANOR HOUSE	II	489493.024	122590.0228	https://historicengland.org.uk/listing/the-list/list-entry/1354679
1354680	MOOR FARMHOUSE	II	491147	121160.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354680
1354681	BARN AT LITTLE TODMAN STABLES	II	490726	120714.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354681
1354684	BUDDINGTON FARMHOUSE	II	488515	123102.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354684
1354685	378, 379 AND 380, EASTBOURNE LANE	II	489378	122587.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354685
1354686	VANSELL'S COTTAGE	II	488964	122118.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354686
1354687	BRIDGE OVER THE RIVER ROTHER	II	488899	122036.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354687
1354688	THE ROUND TOWER OR WATER TOWER OF COWDRAY HOUSE TO THE NORTH WEST OF THE RUINS	II	489119	121801.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354688
1354689	29 AND 30, EASEBOURNE STREET	II	489615	122686.3608	https://historicengland.org.uk/listing/the-list/list-entry/1354689
1354709	WHITE COTTAGE	II	489544.694	125830.2919	https://historicengland.org.uk/listing/the-list/list-entry/1354709
1390500	Lodge at the former King Edward VII Hospital	II	488143.2827	125175.8835	https://historicengland.org.uk/listing/the-list/list-entry/1390500
1390657	Laundry at the former King Edward VII Hospital	II	487833.759	125010.6769	https://historicengland.org.uk/listing/the-list/list-entry/1390657
1401451	Cowdray Park	II	490206.58	121655.349	https://historicengland.org.uk/listing/the-list/list-entry/1401451
1401494	Kitchen garden	II	490205.0704	121571.7173	https://historicengland.org.uk/listing/the-list/list-entry/1401494

1401497	The Old Bothy	II	490222.67	121399.5239	https://historicengland.org.uk/listing/the-list/list-entry/1401497
1401500	COACH HOUSE, STABLE YARD AND ASSOCIATED COTTAGES 118 AND 119	II	490271.1	121460.3354	https://historicengland.org.uk/listing/the-list/list-entry/1401500

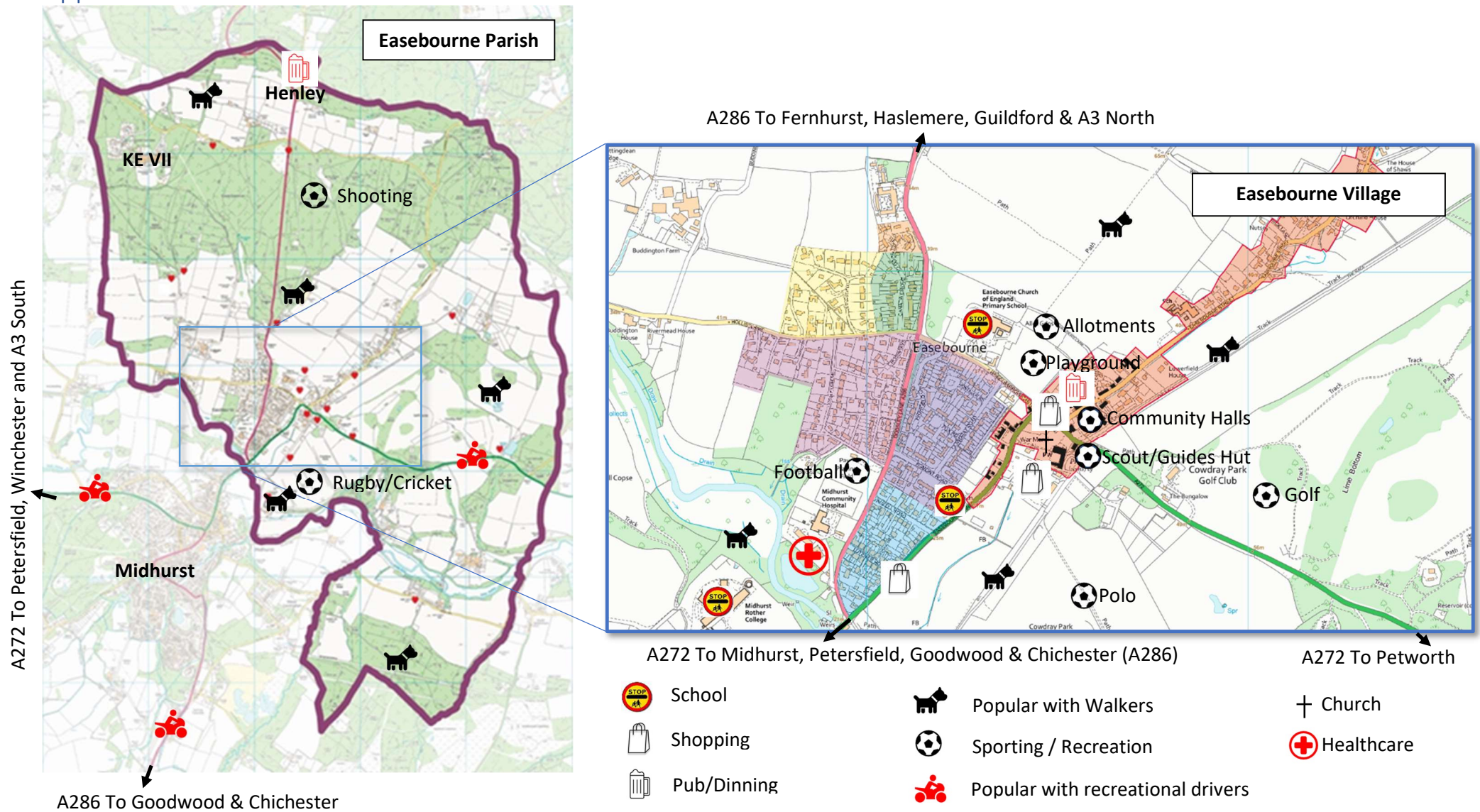
North of the Parish with Listed Buildings



South of the Parish with Listed Buildings:



Appendix 2: Parish Structure



Appendix 3: Valued Views



Appendix 4: Process followed to produce this Village Design Statement

1. Decision by Easebourne Parish Council to progress a Parish Design Statement
2. Advertisement through Parish Communication Channels (Maildrop, Website, Open Day) inviting interested parishioners to an information Sharing session with SDNP
3. Volunteers form Working Group
4. Chair Appointed, Meetings established, attendees agreed
5. Initial Scoping of work and stakeholder analysis performed
6. Research Only activities scheduled and Completed
7. Consultation and Community engagement approach agreed, and Scope defined
 - a. School Logo Design competition run
 - b. Community Survey Design competition run
 - c. Key questioned agreed with SDNP
 - d. Community Event agreed and Planned
8. Competition Winners agreed and announced
9. Survey produced and distributed to all homes in Parish by hand
10. Website Updated and Online Survey activated
11. Community promotion (formal and Informal) initiated
12. Village meeting held
13. Community event (Building a Construction from Marshmallows and Spaghetti) held and eligible attendees surveyed.
14. Surveying Closed
15. Results analysed
16. Key themes moderated for scope
17. Technical elements of document agreed
18. Document collated and written up
19. Iterative review with SDNP
20. Agreement in principle with SDNP
21. Sign off by Parish Council
22. Public Consultation 2
23. Sign off by SDNP
24. Document adopted

Further detail available form Parish Website: [Parish Design Statement – Easebourne Parish Council](#)

SOUTH DOWNS NATIONAL PARK



Easebourne Parish Design Statement (EPDS)

Consultation Statement

July 2022

- I.1 A Parish Design Statement (PDS) describes the distinctive character of a village and the surrounding countryside. They are prepared by Town and Parish Councils with the support of the wider community. Community consultation and engagement will establish the key design issues in a local area. This information is used to develop design principles based on the distinctive local character which helps planners, developers and individuals to understand local issues and design aspirations. Design Statements are also used to influence future local design policies and support good planning in order to improve design and support sustainable change.
- I.2 Subject to consideration and testing, a PDS can be adopted as a supplementary planning document (SPD) and will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities¹ when determining planning applications.
- I.3 This Consultation Statement has been prepared in accordance with Regulation 12(a) and (b) of the Town and Country (Local Development) (England) Regulations 2004.
- I.4 This statement sets out the details of the consultation. It sets out details of how, when and with whom the initial consultations with interested parties and organisations took place and how this has informed the PDS.
- I.4 The PDS has been prepared by volunteers with the support of Easebourne Parish Council. The volunteer group have carried out an extensive programme of public consultation in the preparation of the PDS separate to the former consultation undertaken by the SDNPA. This consultation has informed the preparation of the PDS and the design guidelines identified. Following the preparation of the draft PDS, the South Downs National Park Authority (SDNPA) resolved to undertake an eight week consultation from 05 April – 17 May 2022. As part of the consultation, the SDNPA:
 - Published the draft PDS on the SDNPA website.
 - Sent emails to our Statutory Consultees (including relevant town and parish councils), and other interested parties

Easebourne Parish Council also notified local residents through a letter drop, posters on local notice boards, Social Media and engagement with local schools.

¹ Host Authorities: Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council

- I.5 Consultation responses were received from seven individuals and organisations. The comments received are summarised in Appendix I. Responses to comments received and how the PDS has been amended in response to these are also set out in Appendix I.

Respondent List

Respondent number	Respondent Name / Organisation
R1	Cowdray Estate
R2	Midhurst Town Council
R3	Natural England
R4	Historic England
R5	West Sussex County Council
R6	National Highways
R7	Marine Management Organisation

Appendix I

Individual or Organisation making the Representation (Rep Number)	Issue raised	Easebourne Parish Council response	Proposed action
R I	<p>“The National Planning Policy Framework (NPPF) is clear that the planning process should achieve high quality, beautiful and sustainable buildings and places (NPPF paragraph 126). Indeed, to foster such well-designed, beautiful and safe places is to contribute to the 'social' objective of achieving sustainable development, as good design creates better places in which to live and work.!</p>	<p>We agree that NPPF Paragraph 126 is clear that <i>“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”</i> and that <i>“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”</i> We also recognise the paragraph’s assertion of the benefits of <i>“Being clear about design expectations”</i>. We believe this is what we have achieved with our comprehensive Parish-wide consultation and subsequent Parish Design Statement (PDS).</p>	None
	<p>“Whilst the Estate supports the Parish's overall design objectives, we have some concern that the draft document is overly prescriptive and risks being in conflict with the NPPF, which stresses the importance of not</p>	<p>We note Cowdray’s ‘concern’ about the ‘<i>Risk of Conflict</i>’ between the PDS and the NPPF but we don’t see any. We are however cognisant of the mandate from the NPPF for plans to <i>“at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to</i></p>	<p>Text Amended to:</p> <p>Residents are not therefore averse to appropriate contemporary architectural designs <u>and ‘appropriate innovation’* where they</u> are respectful of both their immediate and their wider context and showing due</p>

	<p>preventing or discouraging innovation or change.</p>	<p><i>be acceptable.</i>”. We believe we have, at a suitable level, captured and reported on the design expectations of Easebourne’s Parishioners, giving clear examples and preferences where appropriate.</p> <p>We don’t recognise the characterisation of the NPPF’s three references to ‘<i>Innovation</i>’ (Para. 8 – in reference to an innovative economy, Para 81 - in reference to an innovative economy, and Para 130 – in relation to ‘<i>appropriate innovation</i>’) as ‘Stressing’ the importance of ‘not preventing discouraging innovation or change’ which we believe to be a misrepresentation of the aims of the paragraphs. Indeed, by identifying ‘<i>appropriate innovation</i>’ the paragraph implicitly identifies the idea of inappropriate innovation and we hope we have captured and reported clarity from the Parishioners of Easebourne on the distinction between the two.</p> <p>‘<i>Appropriate Innovation</i>’ and change are accepted by the parishioners of Easebourne and encouraged where they add to and enhance the Parish. To emphasis this point we happily amend the text of ‘Objective 2’ from the PDS to read: “<i>Residents are not therefore averse to appropriate contemporary architectural designs and ‘appropriate innovation’ where they are respectful of both their immediate and their wider context and showing due regard to neighbouring properties, local views into, out of, and across the parish, and footpaths that provide scenic walks throughout.</i>” And “Parishioner welcome new</p>	<p>regard to neighbouring properties, local views into, out of, and across the parish, and footpaths that provide scenic walks throughout.</p> <p>Parishioner welcome new developments that aim to integrate into and add to the values of the <u>parish - avoiding demarcations of separateness, difference or exclusivity.</u> <u>Parishioners value friendliness and connection more than status and exclusivity.</u></p>
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		<p>developments that aim to integrate into and add to the values of the parish - avoiding demarcations of separateness, difference or exclusivity. Parishioners value friendliness and connection more than status and exclusivity” These objectives are reflected in our design principles which Identify the elements of the parish that are distinct and need protecting and those which can be enhanced and developed through appropriate innovation and change,</p> <ul style="list-style-type: none"> • Design Principle RA3 notes “Existing landscape features should not only be retained and maintained but, where possible, enhanced and new characteristic habitats created.” • Design Principle ES1 notes “The positioning of new developments on individual plots should be chosen to enhance visual variety”, • Design Principle RR2 notes “The rural character of all the approaches to the village should be conserved and enhanced through appropriate gateway measures.” • Design Principle ES2 notes “New building works <u>should reflect and respect</u> the scale, sizes and proportions of adjacent existing buildings, as well as incorporating components, such as doors, windows, dormers and porches which have regard to neighbouring homes.” • Design Principle ES6 notes “The design of frontages and other boundary treatment in new developments <u>should have regard to</u> the established character of the area. The proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to the special character of 	
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		<p>the area”</p> <p>We are confident that the aims and goals of the PDS and the NPPF are fully aligned, in that they (referencing NPPF paragraph 130) Look to developments that:</p> <ul style="list-style-type: none"> • Function well • Add to the overall quality of the area • Are visually attractive • Are sympathetic to local character and history • Are attractive, welcoming, and distinctive places to live, work and visit • accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. 	
	<p>In respect of the preparation of Design Guides, Paragraph 128 of the NPPF states that whilst their level of detail and degree of prescription should be tailored to the circumstances, they should also allow a suitable degree of variety. There is often more than one way to achieve good Design</p>	<p>In respect of NPPF Paragraph 128’s requirement we believe we have:</p> <ol style="list-style-type: none"> 1. provided maximum clarity about the design expectations of residents 2. been consistent with National Design Guide and National Model Design Code 3. captured and reflected the multiple local character and design preferences and various levels, sometime at a quite high level, sometimes in quite some detail. 	<p>None</p>

		<p>4. demonstrated that the people of the parish are open to a 'Degree of variety', indeed the opening design statement for the enhancement of the settlement states "ES1: The positioning of new developments on individual plots should be chosen to enhance visual variety". This reflects the feedback we received that recognises that Easebourne is not the same as other places and should be developed accordingly, as well as the fact that on the small scale its historic development has been piecemeal and full of variety giving the parish an 'Evolved' feel rather than a 'Planned' feel.</p> <p>We don't feel therefore we have been over prescriptive but have identified the characteristics of the town most beloved of the residents, which they feel <u>should be further enhanced</u>, and protected; as well as aspirations that provide the direction of travel for future change.</p>	
	<p>In our view, a number of the guidelines, including ES3 (for "home owners to use traditional materials and repair techniques and carry out routine maintenance where possible") and VS {"Hedges should be of a traditional nature intermixed with other species characteristic of the local area") are contrary to the NPPF's more flexible approach, unless it is made</p>	<p>We can't evidence any greater degree of flexibility in the NPPF than that documented in our PDS design principles. Aspirational design principles that look to maintain historic materials and methods are suitable caveated with 'Where Possible' in recognition of pragmatic constraints.</p>	<p>In the interests of clarity, we have rearranged the wording for ES3 to bring the 'Where Possible' caveat to the front of the sentence.</p>

	clear that some variation or innovation in design is not ruled out.		
	We would also observe that some development within the Parish is likely to take place through the benefit of Permitted Development Rights under the Town and Country Planning (General Permitted Development) (England) Order. Therefore, expectations that the guidance will control detailed matters such as fence design (for example, V3}, may be unrealistic. However, we agree that there is a role for the guidance to help encourage consistency in quality of design, and the approach to these finer details often makes a significant difference to overall effect.	As a team we recognise that not all the design principles will be enforceable in all situations, rather we see them as a self-consistent, policy-compliant reflection of the views of the parishioners on how they would like to see their parish evolve. As such we recognise that they may be of interest to residents, developers, and decisions makers such as the planning authority. Details of who may find the document of use are noted in the section: "Who this Document is For".	None
	The guidance should also respect other design considerations, including the need for security, safety, privacy and sustainable/low carbon design objectives, which all contribute to 'good design'.	There was some reference by parishioners to 'safety' and 'sustainability', but this was in reference to traffic and was therefore treated as out-of-scope except in the case of Gateway Measures under Section 4. There was no reference to 'privacy' or 'Low Carbon'. More broadly, 'Security' was mentioned twice in parishioners' feedback, both in terms of negative connotations associate with the	None

		impact on the parish of any new and large housing developments. These were broadly incidental to the major themes and therefore didn't make the final cut. There was no feedback in pursuance of a requirement for enhanced security measure in the town. We understand that these issues are considered and covered by the South Downs Local Plan and other planning Policy Documents.	
	We also note that some guidelines are unclear and therefore could be misinterpreted, for example ES9 which seeks for boundaries, accesses, demarcations, building scales and proportions to "reflect inclusion in the parish and not separateness or exclusivity", and RR2, which seeks for the rural character of the approaches to the village to be conserved and enhanced through "appropriate gateway measures"; both would benefit from further clarity.	We accept the ambiguity of the design Principle ES9 and have reworked it to provide further clarity. We also recognise that the reference to 'Gateway Measures' is not common parlance, but this is an established term in the planning world and can easily be googled by anyone unsure of the meaning of the term.	ES9 now Reads: <i>"Boundaries, accesses, demarcations, building scales and proportions should reflect a sense of 'belonging to' the parish and not a 'separation from' the parish - new developments should never be separated from the existing settlement by excessive boundary treatments."</i>
R2	None		
R3	None		
R4	None		
R5	None		
R6	None		

R7	None		
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