



# Easebourne Parish Design Statement

Adopted: 2023







*E A S E B O U R N E*

Easebourne

*R S T*

*MIDHURST*

*COWDRA*

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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.



*"This Parish design statement, with landscape at its heart, is a testament to the community's involvement, allows them to be heard and provides a design framework for future residents to aspire to".*

Vanessa Rowlands, SDNPA 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.’



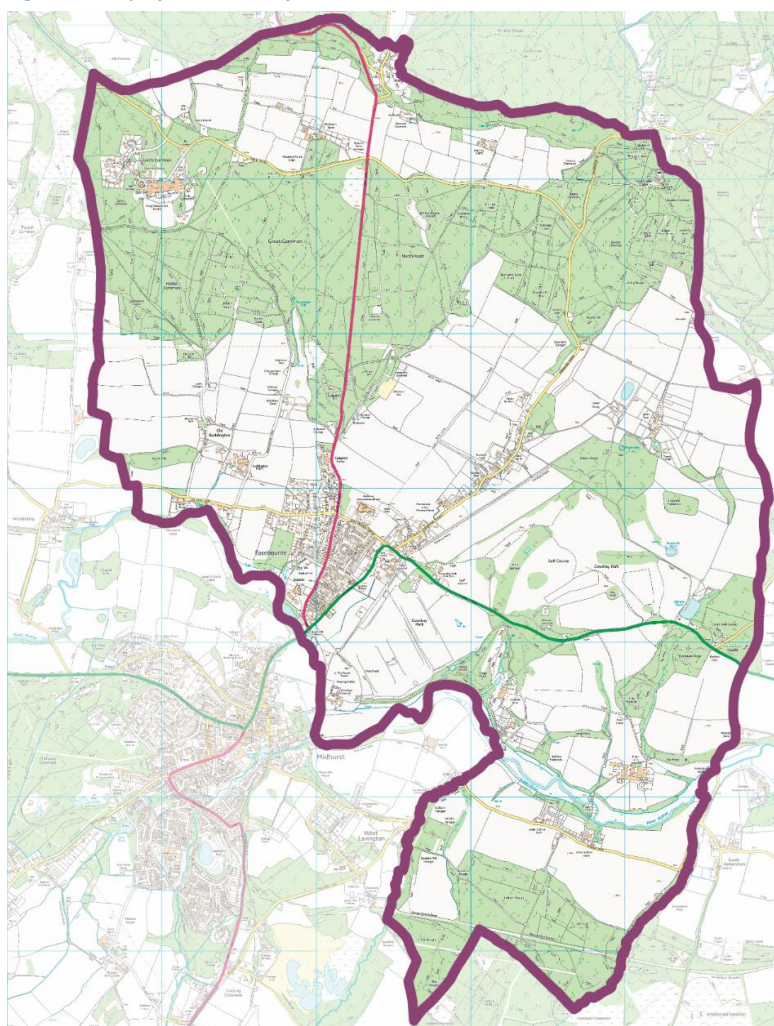


## Who This Document is for:

*“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 breath-taking 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

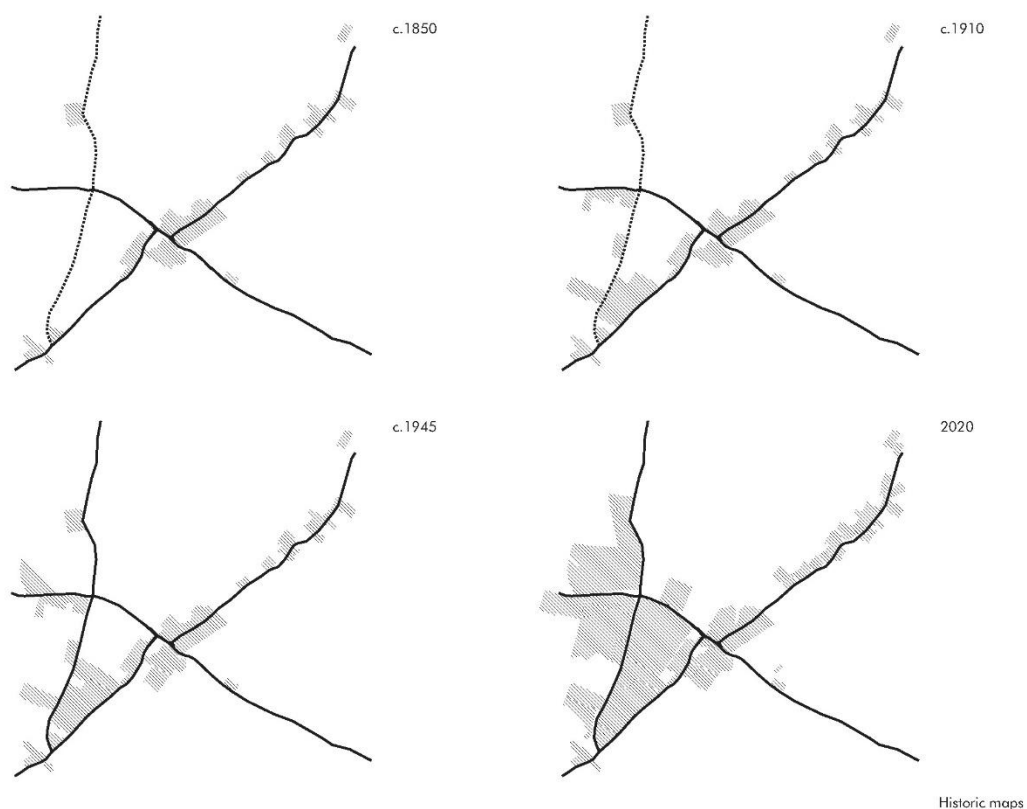
*"I love driving into Easebourne from Petworth, seeing Cowdray ruins across the fields, then as you enter Easebourne the sight of the old bridge". - Parishioner*

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

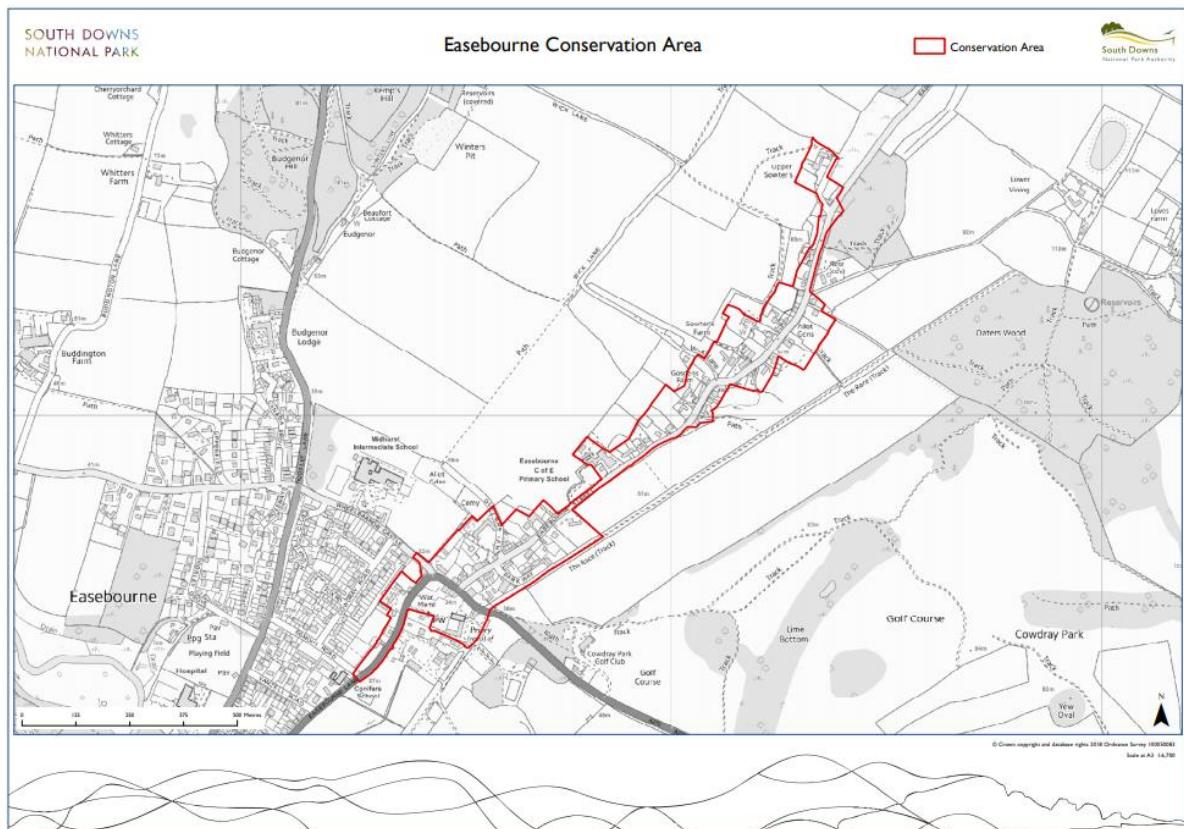


Figure 5: The Toll Bridge



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.

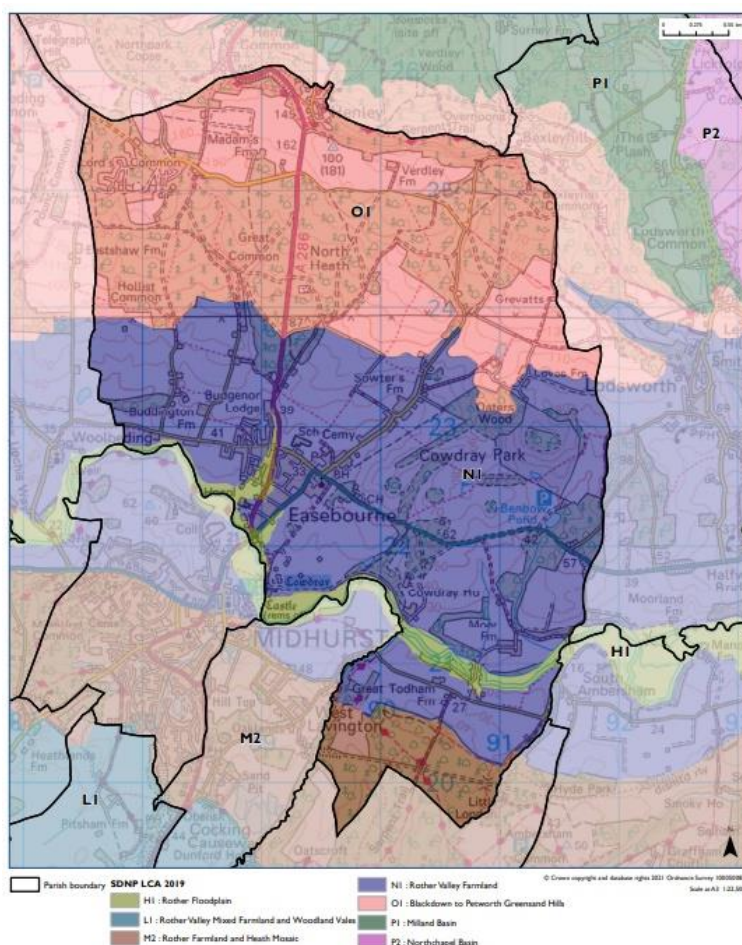
The hospital lay dormant as potential developers came and went until 2013 when planning permission was granted to convert the former sanatorium into just over 100 apartments. Additional development was permitted with over 50 houses built to date and the site, when complete sometime in early 2020's, will 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](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 within 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/617612/NPPF-130-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

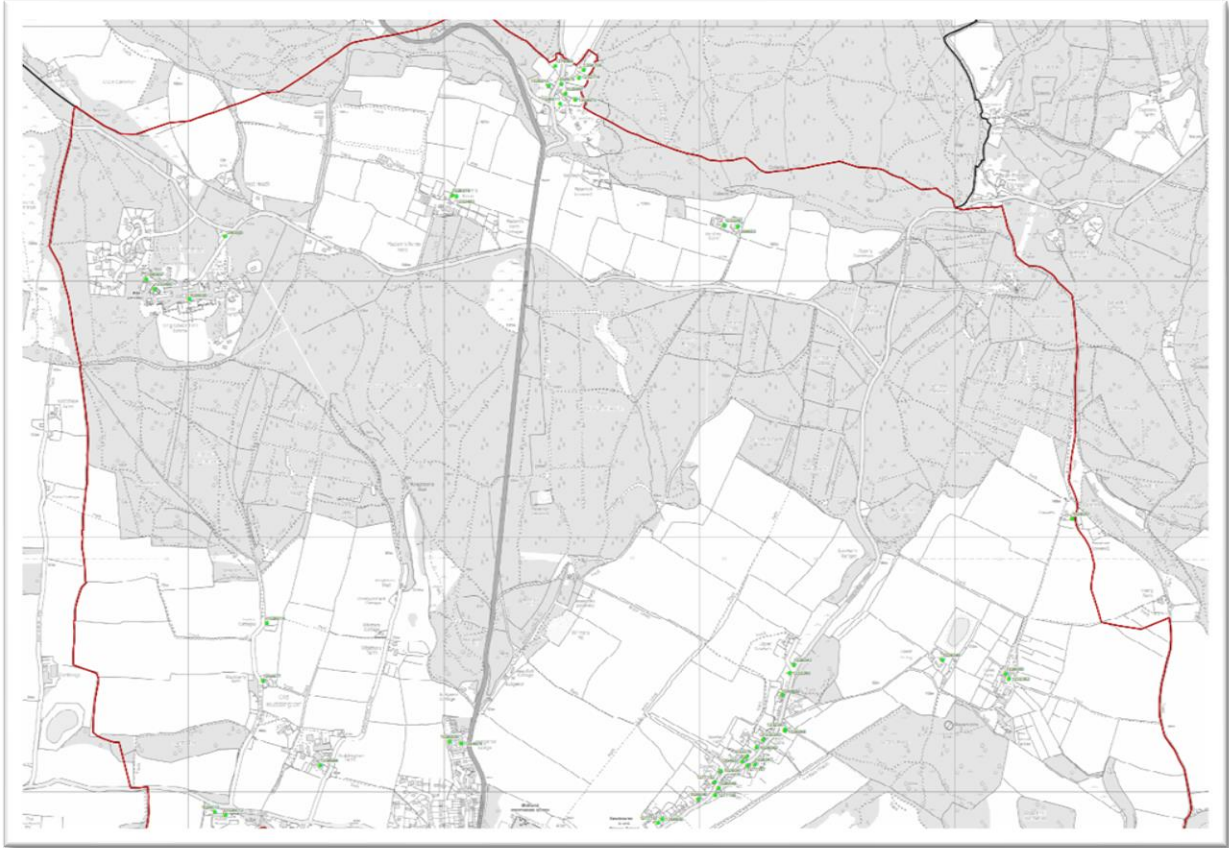
ListEntry	Name	Grade	Easting	Northing	Hyperlink
1025997	78	II	489474.4883	125735.4077	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1025997">https://historicengland.org.uk/listing/the-list/list-entry/1025997</a>
1026009	STORE HOUSE AT BUDGENOR LODGE TO THE WEST OF THE MAIN BUILDING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



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

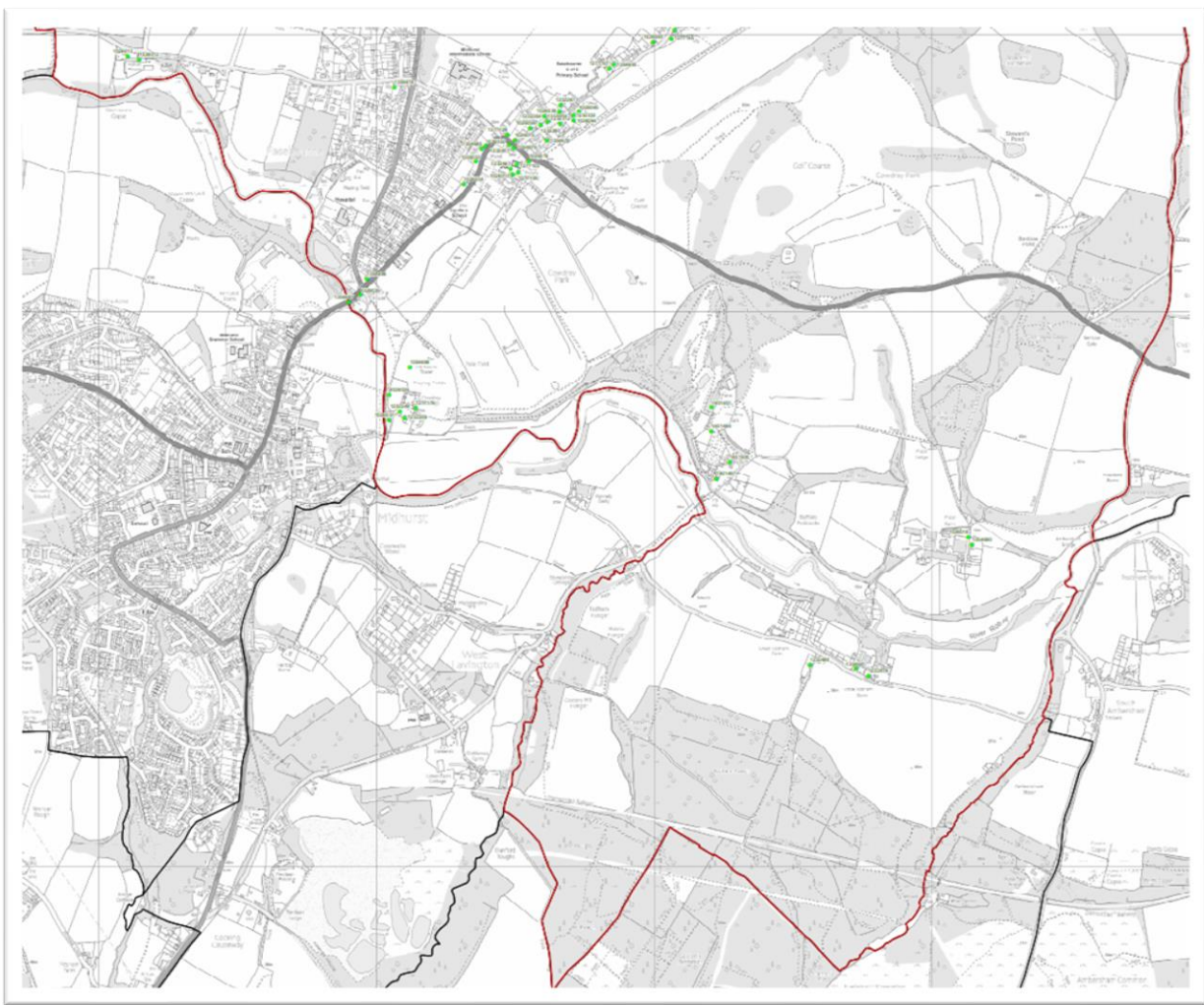
1401497	The Old Bothy	II	490222.67	121399.5239	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1401497">https://historicengland.org.uk/listing/the-list/list-entry/1401497</a>
1401500	COACH HOUSE, STABLE YARD AND ASSOCIATED COTTAGES 118 AND 119	II	490271.1	121460.3354	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1401500"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

## North of the Parish with Listed Buildings

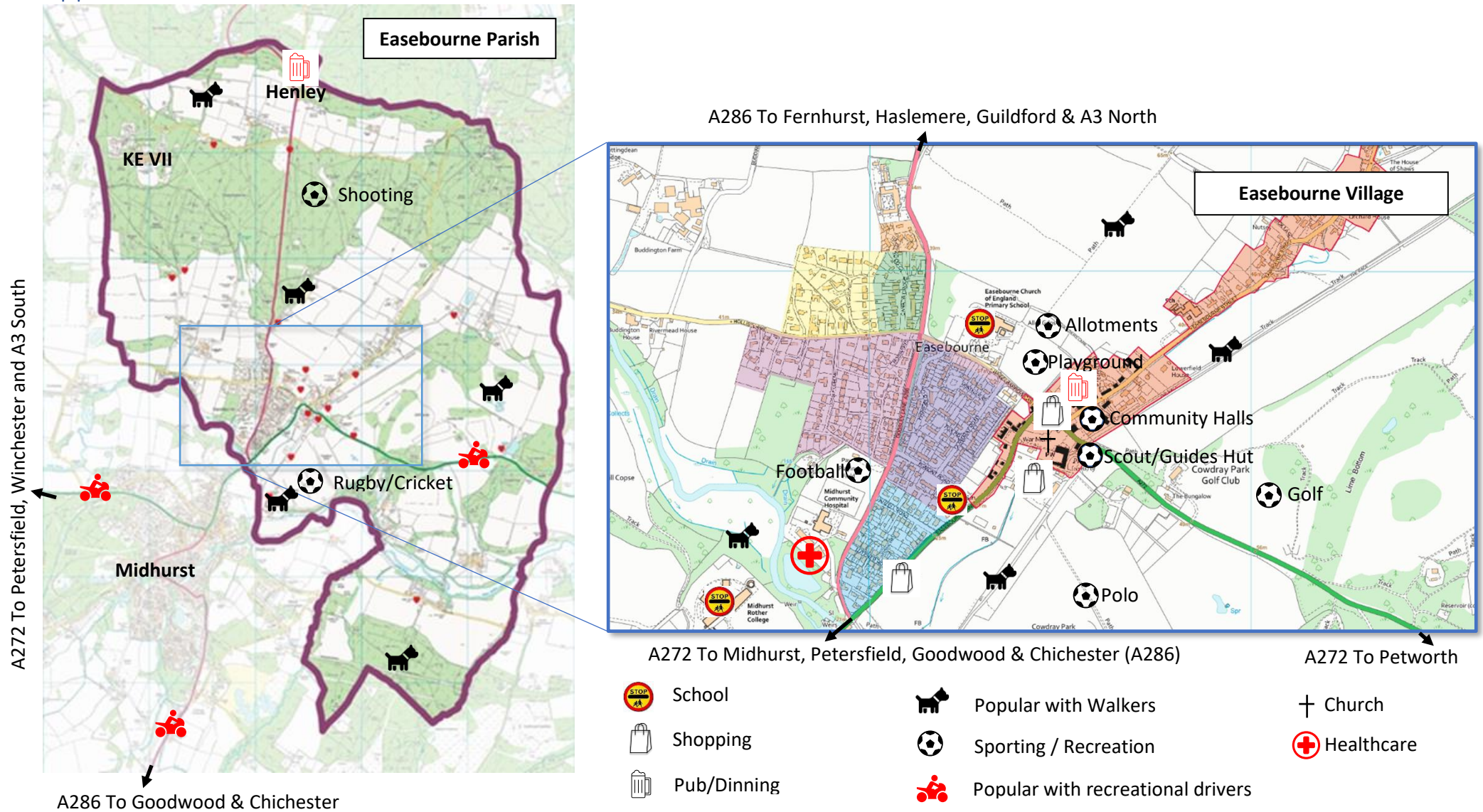




## South of the Parish with Listed Buildings:



## 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](#)