



Horsham District Council

16th March 2011

To: Councillors:

John Bailey; Leonard Crosbie; Sheila Dale; Alan Fisher; David Holmes; Sally Horner; Ian Howard; Elizabeth Kitchen; Gordon Lindsay; Sheila Matthews; Claire Vickers; Leonard Warner

Strategic Planning Advisory Group
22nd March 2011, 5.30pm, Council Chamber

You are invited to attend the Strategic Planning Advisory Group meeting to consider the items set out below.

If you are unable to attend the meetings please advise Natasha Robinson by email or on (01403) 215398 so that your apologies may be recorded.

All Members of the Council are invited to attend these meetings; those wishing to speak may do so by prior agreement with the Cabinet Member for Strategic Planning.

The purpose of this meeting will be for Members to have an update on the consultation on the draft Interim Statement and revised Statement of Community Involvement which will have closed on the 18th March. The Southwater Design Statement will also be presented before it is considered by Cabinet and adopted by the Council. Work being undertaken on other Local Development Framework documents and background work will also be discussed.

David Jenkins
Cabinet Member for Strategic Planning

Strategic Planning Advisory Group – 5.30pm

Agenda

1. Apologies for absence
2. Notes of previous meeting: 8th February 2011 SPAG (attached)
3. Draft Interim Statement: Managing Development in Horsham District and Draft Statement of Community Involvement Consultation update (oral presentation)
4. Southwater Parish Design Statement (report attached)
5. The Future Prosperity of Horsham: Town Framework Report (presentation)
6. Local Development Framework work update (oral presentation)
7. Dates of Next Meetings:

14 th June 2011	26 th July 2011
27 th September 2011	8 th November 2011
31 st January 2012	13 th March 2012
8. Any other items of business that the Cabinet Member for Strategic Planning wishes to raise.

Strategic Planning Advisory Group
Notes from
8th February 2011, 5.30pm, Council Chamber

Attendees: John Bailey; Leonard Crosbie; Alan Fisher; David Holmes; Ian Howard; Elizabeth Kitchen; Gordon Lindsay; Sheila Matthews

Brian Donnelly; Duncan England

1) Apologies for Absence: Claire Vickers; Leonard Warner

2) Notes of previous meetings: 23rd November 2010 (attached to agenda)

Barbara Childs, Spatial Planning Manager advised that there had been an error on page 3 of the notes; the correct name of the Chair of Southwater Parish Council is a Mr Tony Bull.

Members queried why the agenda did not include any further details in relation to the Future Prosperity of Horsham Draft SPD as stated under Item 2 of the previous agenda. Officers advised that the final report from the consultants had been delayed. Members would be updated as soon as Officers are able to do so.

Questions were also raised in relation to Item 8 of the previous agenda. Members queried how much the commissioning of consultants would cost Horsham District Council; would it be under £10,000? Officers advised that this would probably not be the case as very little can be achieved for this fee.

3) Draft Interim Statement: Managing Development in Horsham District and Draft Statement of Community Involvement Consultation update (oral update)

The Draft Interim Statement was published on the 21st January 2011 for an eight week period of consultation that will close on the 18th March 2011. The 'What are your priorities' leaflets were delivered to all dwellings within the Southwater and Billingshurst Parishes on the weekend of the 22nd January. To date there have been three exhibitions; two were held at Billingshurst village hall and one within the Council offices. Representatives from Billingshurst Parish Council and Save Billingshurst attended both of the events at the village hall. Representatives of Southwater Parish Council and Keep Southwater Green attended the event held at Horsham District Council. Officers also provided details of the three additional consultation events.

Officers gave a brief update in relation to representations and questionnaires received. Two weeks into the consultation period there have been 30 online comments and approximately 200 questionnaires. Members were advised that an analysis of representation received will be reported at the Strategic Planning Advisory Group on the 14th June 2011.

4) Decentralisation and Localism Bill – Planning Policy Implications (report followed agenda)

Officers provided details of the current status of the Regional Spatial Strategies (RSS). In November 2010 a letter was received from the Chief Planner at the Government's Department for Communities and Local Government to confirm that the High Court challenge to the revocation of the regional strategies lodged by Cala Homes was successful. However, the letter also made it clear that the Government's intention remains to abolish Regional Strategies in the Decentralisation and Localism Bill and that this intention should be considered as a material consideration in planning decisions. In addition, earlier this year a further appeal was lodged and the subsequent Judgement confirmed that the revocation of RSS was a material consideration in determining planning applications.

The Government published its Localism Bill on the 13th December 2010. A second reading of the Bill took place in January 2011. The Bill would, in its current form, lead to a fundamental change in relationship between central government, local government, communities and individuals, with the potential for individuals and communities to have more responsibility and more freedom in determining the shape of the District and the settlements where they live. However, Ministers are clear within the Localism Bill that future homes must be built. The Draft Interim Statement: Managing Development in Horsham District sets out the housing needs and will ensure that the Council meet its five year housing land supply until the adoption of the Core Strategy Review.

Neighbourhood Plans would build on the work within Parish Plans and would enable communities to set the aspirations for their area over and above those identified by the District Council. The Government views Neighbourhood Plans as a pro-active plan produced by the community to influence many things including future developments in their area. The Government hopes that Neighbourhood Plans will inspire innovation and creativity in areas and help communities explore ways of enabling development. The District Council would have a role in production of these documents, giving policy advice and on the procedural elements, an evolution of the advise and support offered in the production of Parish Plans and Village Design Statements.

All Neighbourhood Plans would fit within the framework of strategic plans and national policy; they are seen to be vehicles to promote more, not less development. The Plans would also need to be prepared having regard to national policy and guidance and also relate and be in general conformity with the Horsham District Local Development Framework. All Neighbourhood Plans produced would need to be consistent with other adopted Neighbourhood Plans and would also need to, if required, be produced alongside a Sustainability Appraisal/Strategic Environmental Appraisal and Habitat Regulation Assessment to meet European legislation.

The Localism Bill also includes key elements which will have an impact on planning policy and will also aid bringing forward homes to meet local needs

such as the New Homes Bonus, details of which were reported at SPAG on the 23rd November 2010.

The Community Right to Build initiative is also set out in the Bill and would be delivered through neighbourhood planning. It would enable communities to deliver small scale site specific development without the need for a separate planning application. However, this would be subject to meeting certain safeguards and securing 50% support of the community through referendum.

For further details of the Decentralisation and Localism Bill please refer to the report circulated to Members.

Members raised several concerns in relation to the introduction of the Bill and the implications on planning policies. Members of the public currently perceive the New Homes Bonus (NHB) as a bribe to accept future development within their settlements. Councillors believe that Local Planning Authorities will take the brunt of this and be seen as the 'Bad Boys' of Government and subsequently will receive bad press in relation to the NHB.

Members felt that the public's understanding of the new Bill is very different to that of Local Planning Authorities (LPAs), which is based on the guidance provided from central Government; clarity is required so that both the general public and LPAs have the same understanding of the requirements of the Localism Bill.

Councillors strongly felt that the Bill may have a negative impact on development throughout the District, the opposite of what the Government is stating it should achieve. Members of the public will simply say no to any significant future development within or adjoining their settlement which will result in Horsham District Council not meeting its housing land supply and subsequently make fighting and winning appeals more difficult. Experience over the years has proven that the method for successful developments that meet the needs of communities, and gain improvements for the existing settlements is plan, monitor and manage with the assistance of qualified Officers.

Councillors welcomed the initiative within the Bill for developers of large scale major planning applications to consult communities and demonstrate how their views have been taken into account in the design process prior to the applications being submitted as stated in para 2.14 of the Item 4 report circulated to Members prior to SPAG. However, Councillors requested that they should also be consulted and receive the same rights in the future, in this respect, as members of the public. Councillor David Jenkins, Cabinet Member for Strategic Planning advised that the Council currently has a process of setting up Reference Groups which involve Officers, Parish/Neighbourhood Councils, Local Members and representatives of the community in relation to major applications, a process which will continue to be undertaken.

Members requested a note from Officers providing details of the process of producing Neighbourhood Plans which also gives details of the implications for Parish and Neighbourhood Councils. Officers agreed to circulate a bullet point list to all Councillors.

5) Local Development Framework work update (oral presentation) to include:

- **Green Infrastructure Strategy**

The Green Infrastructure Strategy is being undertaken by Officers within the Council to form part of the Evidence Base of the Core Strategy Review. The aim of the document is to map and plan strategic green areas across the District. Officers advised that they will meet with WSCC and other Local Planning Authorities to see what work has been done to date and consolidate the information. Officers will also meet with the South Downs National Park Authority and their consultants to work on a study of accessible areas of space throughout the whole District.

Members queried why the study is being undertaken at the present time seeing as Horsham opposed certain areas of the District being included within the designation of the South Downs National Park. Officers explained that the study will look at the green infrastructure of the District and will help influence decisions on where development could be accommodated in the District. Members also questioned if the location of rivers throughout the District would be included within the study. Officers confirmed that the strategy would only include public accessible land.

- **Water Cycle Study**

The initial work for a Scoping Study was undertaken by Officers within Horsham District Council. The Water Cycle Study has been jointly commissioned with four adjoining authorities; Horsham District Council, Crawley Borough Council, Mid Sussex District Council and Reigate & Banstead Borough Council. A copy of the Study is available to view on the Local Development Framework website.

The specific recommendations within the report for Horsham District Council are as follows:

1. Water Efficiency Policy: In order to complement Southern Waters twin-track approach of demand management and the bulk transfer of resources from other area, the WCS recommends that sub-regional authorities implement water efficiency policies which require developers to design new dwellings to meet the water use standard equivalent to CSH Level 3 and 4. This will ensure availability of water resources for new developments in the future.

2. Water Efficiency Campaign: In addition to a water efficiency policy, the study recommends that the sub-regional authorities promote

awareness in communities to save water and promote water conservation.

3. Consider policies for SuDS: The study recommends that the sub-regional authorities include policies in their Core Strategy documents to promote sustainable drainage techniques that mimic natural drainage, similar to the policy approach used in the London Plan.

4. Drainage assessment for all new developments: The study recommends the sub regional authorities consider a policy making it compulsory to submit a 'Water Sustainability and Drainage Assessment' to accompany applications for 10 or more dwellings. This would enable developers to demonstrate;

- * they are achieving the water consumption Code level $\frac{3}{4}$ of the Code;
- * they have incorporated adequate SuDS measures;
- * that they have contacted the sewerage provider to determine capacity exits for foul and surface water provision; and
- * That they have contacted the water supply provider to ensure capacity exists

5. Continued Liaison with Steering Group: The study recommends regular Steering Group meetings are held to update stakeholders of on-going works and development plans.

Members asked if any consideration had been given to the cost of maintaining sewage systems, if these are not maintained then they will be a cause of flooding. Officers confirmed that a paper has been produced which states WSCC are responsible for dealing with any flooding on highways. Members were also advised that maintenance of sewage systems could be covered by the Community Infrastructure Levy.

Members queried how Southern Water responded to the study. It was advised that they had raised no issues in relation to the supply of water for new development in the years being considered.

Councillors also enquired as to whether the study had taken any consideration into flooding within the District. Officers advised that a separate Strategic Flood Risk Assessment had been commissioned, a copy of which is available on the website.

6) Southwater Design Statement (oral update)

Southwater Parish Design Statement sets out a vision for the future of Southwater and provides guidelines to assist developers, planners, architects and members of the public wishing to build or renovate properties. The aim is to encourage high quality design whether for a small house extension or a large housing or commercial development.

The Design Statement has undergone an extensive period of local public consultation. The document has been agreed by the Parish Council and submitted to Horsham District Council to publish and adopt as a Supplementary Planning Document (SPD). Members were advised that a full report will be given at the next Strategic Planning Advisory Group on the 22nd March with a recommendation to agree the Design Statement so that it may be presented to Cabinet on the 24th March 2011.

Hard copies of the document have been circulated to local Members. Please contact James Williams, Senior Planning Officer should any other Councillor require a copy.

7) Dates of Next Meeting:

22nd March 2011

14th June 2011

26th July 2011

27th September 2011

8th November 2011

31st January 2012

13th March 2012

Noted

8) Any other items of business that the Cabinet Member for Strategic Planning wishes to raise

None

Councillor David Holmes requested that details of the three remaining Draft Interim Statement public exhibitions are circulated to all Members.

Strategic Planning Advisory Group

22 March 2011

Agenda Item 4

Southwater Parish Design Statement SPD

1. Introduction

- 1.1 Design Statements provide a detailed description of the existing character of a town, parish or village and set out guidelines on how to encourage new development that enhances and complements what already exists. They are created and written by the local community with advice and input from the planning authority, who oversees the process and eventual adoption of the statements as Supplementary Planning Documents.
- 1.2 The intention of Design Statements is to ensure that new development fits its surroundings and is in keeping with local character. Local communities have a unique appreciation and understanding of their own place and a Town, Parish or Village Design Statement is based on this knowledge. The statements are produced by the local community, not by Horsham District Council.
- 1.3 They describe the qualities and characteristics that people value and include guidance on how development should be carried out, so that it is in harmony with its setting and contributes to the conservation and enhancement of the town, parish or village. Their purpose is to manage change, whether that change is major new development or cumulative small-scale additions and alterations. It is therefore not only a useful document for prospective developers, but it is also an important document for current land and property owners looking to make their own alterations to their holdings.
- 1.4 Before the Planning and Compulsory Purchase Act 2004 the Council adopted Design Statements as Supplementary Planning Guidance (SPG) alongside the Local Plan. However, since the Act and the adoption of new

- 1.5 Southwater Parish Design Statement sets out a vision for the future and provides guidelines to assist developers, planners, architects and members of the public wishing to build or renovate properties. The aim is to encourage high quality design whether for a small house extension or a large housing or commercial development.
- 1.6 The Design Statement has undergone an extensive period of local public consultation in accordance with Planning Policy Statement 12 and the Planning and Compulsory Purchase Act 2004. It has now been signed off by the Parish Council and formally submitted to Horsham District Council ready to be brought before Cabinet Members on 24 March 2011 for consideration to publish and adopt as a Supplementary Planning Document.

2. Policy Background

- 2.1 The Council's Local Development Framework (LDF) provides the policy framework for future planning of the District. There are two main Development Plan Documents set within the LDF that are used to inform the planning brief, the Core Strategy and the General Development Control Policies documents.
- 2.2 The Core Strategy defines a set of spatial objectives which, amongst other things, provide the basis for the spatial strategy for the District. The objectives provide a clear statement of what this Council considers to be crucial in delivering sustainable development. The document was published in February 2007.
- 2.3 The General Development Control Policies were developed to reflect the vision and spatial objectives of the Core Strategy. They set out more detailed policies that help interpret the vision and objectives of the Core

- 2.4 The Design Statement will be published as a SPD which is another Local Development Document within the LDF that may cover a range of issues, thematic or site specific, and provide further detail of policies and proposals in the Development Plan Documents.

3. Details

Southwater Parish Design Statement

- 3.1 Southwater Parish Council wrote to the Southwater Community Partnership (Southwater Action Team - SWAT) on 28th July 2009 stating that the Southwater Village Design Statement published by the Parish Council in 1999 was due for revision. The matter was discussed at the July 2009 Planning Committee and it was agreed that this task was within the remit of the Action Team. The Partnership accepted the task at its Annual meeting on 8th September 2009. Initially the work proceeded on a broad front under the control of the SWAT Management Committee.
- 3.2 Members of the Parish Council were included in the Team working on the Statement. Draft text was developed together with a large database of photographic reference material which had not previously been undertaken. Consultations included the Planning Committee, the Bluecoat Pond Residents Association, Christ's Hospital School and Foundation, the Southwater Local History Group and the Stammerham Amenity Society.
- 3.3 The Committee developed a strategy of engagement with the Community which in the development and review stages included local press, Southwater News, website, a parish-wide poster campaign, e-mailing residents, contact with the village schools and face to face consultations at the Schools' summer fête.
- 3.4 A draft, along with photographs, a description of what a design statement actually is and how it would tie in with the Local Development Framework was then produced and circulated. The draft document, along with

- 3.5 The District Council's Strategic Planning Team was kept informed and consulted about the process. From May to September a series of drafts were prepared by the Core Group. Preliminary consultations on the draft were held with the Parish Council and the Strategic Planning Team.
- 3.6 All comments received were analysed and incorporated as necessary. Preparation, design and production of the document were all undertaken 'in-house' by a Core Group of members of the Community Partnership. A final consultation draft was prepared in June 2009, and put on display in the Parish Office, library and at the Schools' fête.
- 3.7 Many comments were received on the day and by email subsequently. All of the comments were analysed. These same comments were discussed by Full SWAT Management Committee, which is open to the public and has minutes in public circulation and available on the Parish Council's website.
- 3.8 Minor amendments to the consultation draft were subsequently made and the final draft document was sent to the Strategic Planning Team on 7th September for review and comment. Following comments and amendments, the final Design Statement was given to the Parish Council on 16th September 2010. The Southwater Parish Council Planning Committee, at its meeting on 27th October 2010, approved the Parish Design Statement.
- 3.9 The Draft Parish Design Statement was formally submitted to the District Council on 1 December 2010. The District Council subsequently sent the document out for a six week consultation, ending 25 February 2011, to various Statutory Consultees including adjoining Parish Councils and Local Council Members. Limited comments were received during this

4. Conclusion and Recommendation

- 4.1 Having previously been discussed at SPAG on 8 February 2011, this report is intended to enable Members to make comments and approve the content of the Parish Design Statement before it goes to the Cabinet meeting.

5. Next Steps

- 5.1 The final version of the SPD will be presented to Cabinet on 24 March 2011 for consideration for adoption. If agreed by Cabinet, the SPD will be formally adopted and published by the Council on 8 April 2011 and will form part of the Local Development Framework.

Draft Southwater Parish Design Statement 2010



Southwater Parish Council



**Horsham
District
Council**

Supplementary Planning Document

Consult PC Version 1.11 13th March 2011

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1 What is the Parish Design Statement ?

This Parish Design Statement (PDS) aims to set out clear and simple guide lines for the design of all development in the Parish of Southwater¹, based on its particular Sussex character, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment. Unlike any other planning document it gives planning advice directly applicable to the statutory planning system and is a reflection of the qualities that residents value in their local area and its surroundings.

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

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

2 History

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

2.1 Early times

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



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

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

survive as both roads and paths and may be 500-1,000 years old. The banks on either side of these trackways, with their hedges and shaws², can still be seen, giving the village a grid of green corridors.

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



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



2.2 19th Century / Early 20th Century

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



Foxfield Close

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



2.3 Late 20th Century developments

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

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

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

2.4 Contemporary developments

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

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



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

3 The Parish of Southwater

Christ's Hospital



Tower Hill



Denne Park



Two Mile Ash



Blakes Farm Area



Cedar Drive Area



Holy Innocents Church



Lintot Square



College Road



Turners Close



Country Park



4 Setting of Southwater Parish

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



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

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

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

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

4.1 *Southwater features*

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



There are many notable old oaks throughout the parish.

There is scope and a desire as evidenced in the Action Plan³ to improve sustainable transport through more cycle ways around the parish and with access to and over the A24 at the Hop Oast Roundabout. In addition control of traffic speed through the lanes and estate roads is an issue that needs to be tackled sensitively.

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



4.2 Southwater Country Park

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



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

³ Southwater Community Action Plan, May 2009

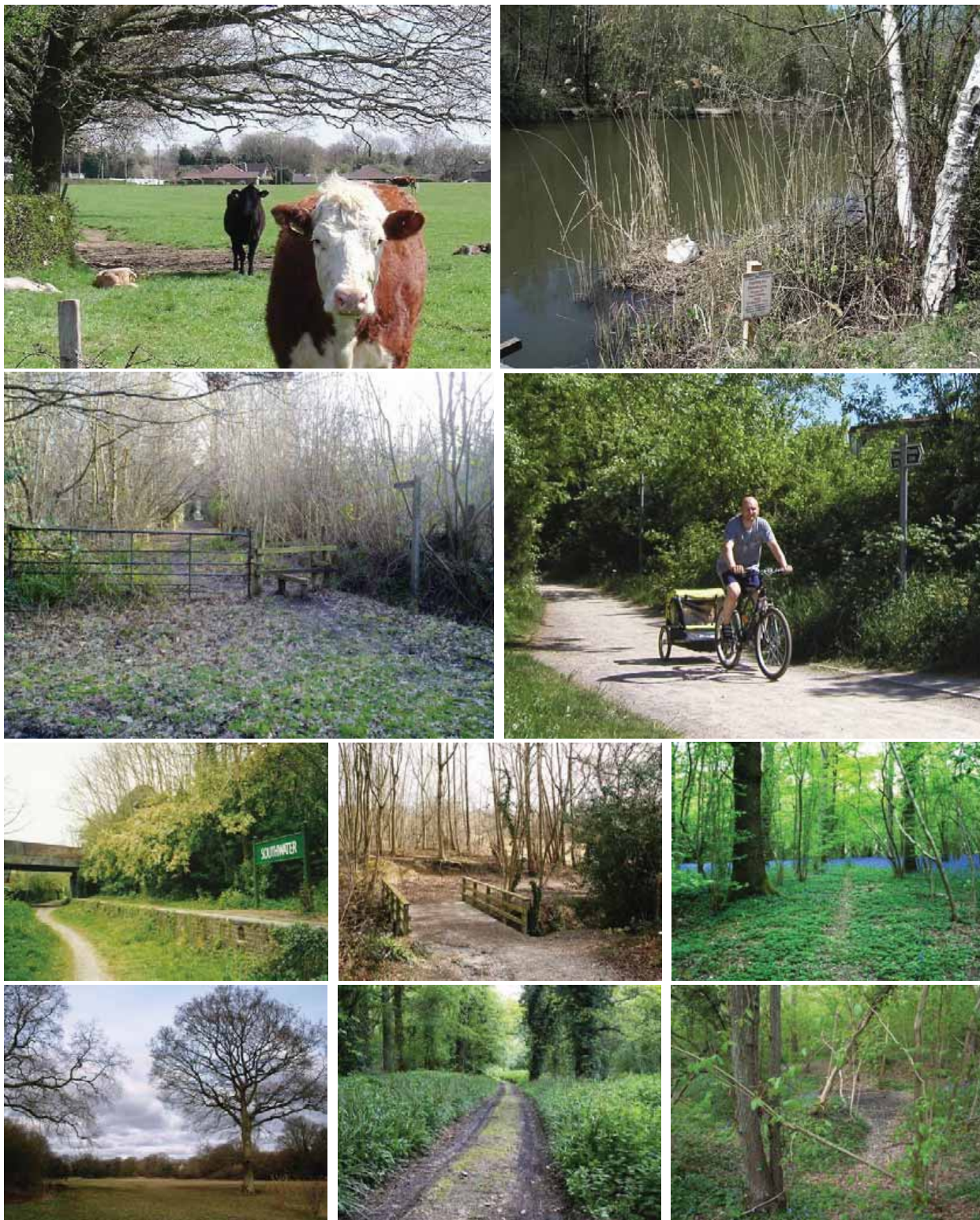
The wooded nature of the village is central to its character. The existing trees and hedgerows have, regardless of their location, high ecological and amenity value. Trees should only be cut down if they are diseased and have become a danger, as naturally rotting trees are valuable to wildlife. When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

4.3 Planning classification of Built Up Areas in the parish

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

5 Countryside Setting and Leisure Areas

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



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



6 Transport and Accessibility

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

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

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

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



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

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

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

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

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



for comfortable passage, whereas restrictions in residential side street

should restrict to a comfortable 20 mph where the need is proven.

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



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

7 Industry

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

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

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

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

8 Signage and Street Furniture

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



9 Landscape character

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

Overall this is a rural area with a growth in housing developed over more recent years in two areas: Southwater village and Christ's Hospital. Development, large or small, needs to recognise the area's intrinsic qualities, views of the South Downs, its rural character and moreover peoples' stated needs and expectations for access and enjoyment of the countryside. Many say that that is why they moved here. The young people say too that they enjoy the woods, Downs Link and Country Park⁴.

The landscape itself has a gently changing topography forming low, raised areas and very shallow valleys. Expansive views are possible. The landscape presents these features as a harmonious whole with obvious change where it meets built up areas. There are localised small blocks of woodland, many of which are recorded as Ancient Woodland⁵ for example Pond Farm Ghyll, Courtlands Wood, Blunts Copse and Sparrow Copse⁶.



As per the Landscape Character Assessment for Southwater⁷ one may describe the mostly rural terrain as:

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

Elsewhere in the parish one can add⁸:

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

Also

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

⁴ Southwater Community Action Plan, May 2009

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

⁶ See Multi Agency Geographic Information for the Countryside

⁷ HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates

⁸ HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates

10 Historical Building character

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

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



11 Key design issues and sensitivities for Southwater Parish

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

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

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

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

- Potential impact of large scale development on existing village character⁹.
- Loss of specimen trees and tree belts.
- Cumulative impact of small scale change.
- The effect of agricultural practices on landscape character, natural field corner ponds, and intensive arable land use.
- Loss of tranquillity and the rural nature.

⁹ HDC Landscape Character Assessment Final Report 2003, Chris Blanford Associates

12 Key Character Guidelines

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

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

13 Design Guidelines

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

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



13.1 Architecture

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

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



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



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

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

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

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

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



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

13.2 Styles

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

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

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



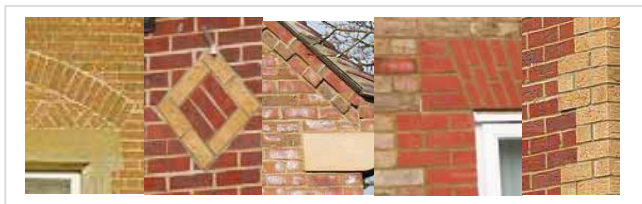
Barn style cladding or clapboard as an alternative to tile hanging is not out of place in Southwater, with old examples in Marlpost and more modern ones at Easteds Barn community hall, but it is more suited to rural barns or barn conversions, which are a valued element of many farmsteads.

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

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

13.3 Building Materials

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



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



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

13.4 Building Features

DG 4.1 Rooflines should be hipped or half hipped with gables, perhaps with an outshot and a catslide¹⁰ roof. These and chimneys are easily replicated. Dormer windows, although common, are seldom original on older houses. They represent previous additions, and should be used sparingly. Chimneystacks added to the variety of interesting rooflines of older houses. It seems appropriate that developers should continue a tradition that began in the 17th century.

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



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

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

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



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

13.5 Street scene and frontages

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

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

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

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

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

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

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

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

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

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

13.6 Boundaries

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

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



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

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

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

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

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

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



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



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

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



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



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

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

13.7 Open Spaces

In public open spaces good design is about creating a place that functions well, both now and in the future¹¹. It should also be attractive, providing an inspirational and special place for people. If not designed well, poorly defined places will be created that may cause conflict between different activities and users such as the needs of elderly and young people. If development creates spaces that lack character and identity people will not want to use them. If the public cannot see in and out of an open space people will use it less and crime and anti-social behaviour may creep in.

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

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

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

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

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

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

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

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

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

¹¹ CABE

14 Commercial / Agricultural Buildings

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



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

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



15 Summary of Design Guidelines

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

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

16 Acknowledgements

Parish Map Courtesy Horsham District Council, OS Licence No 100018563

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