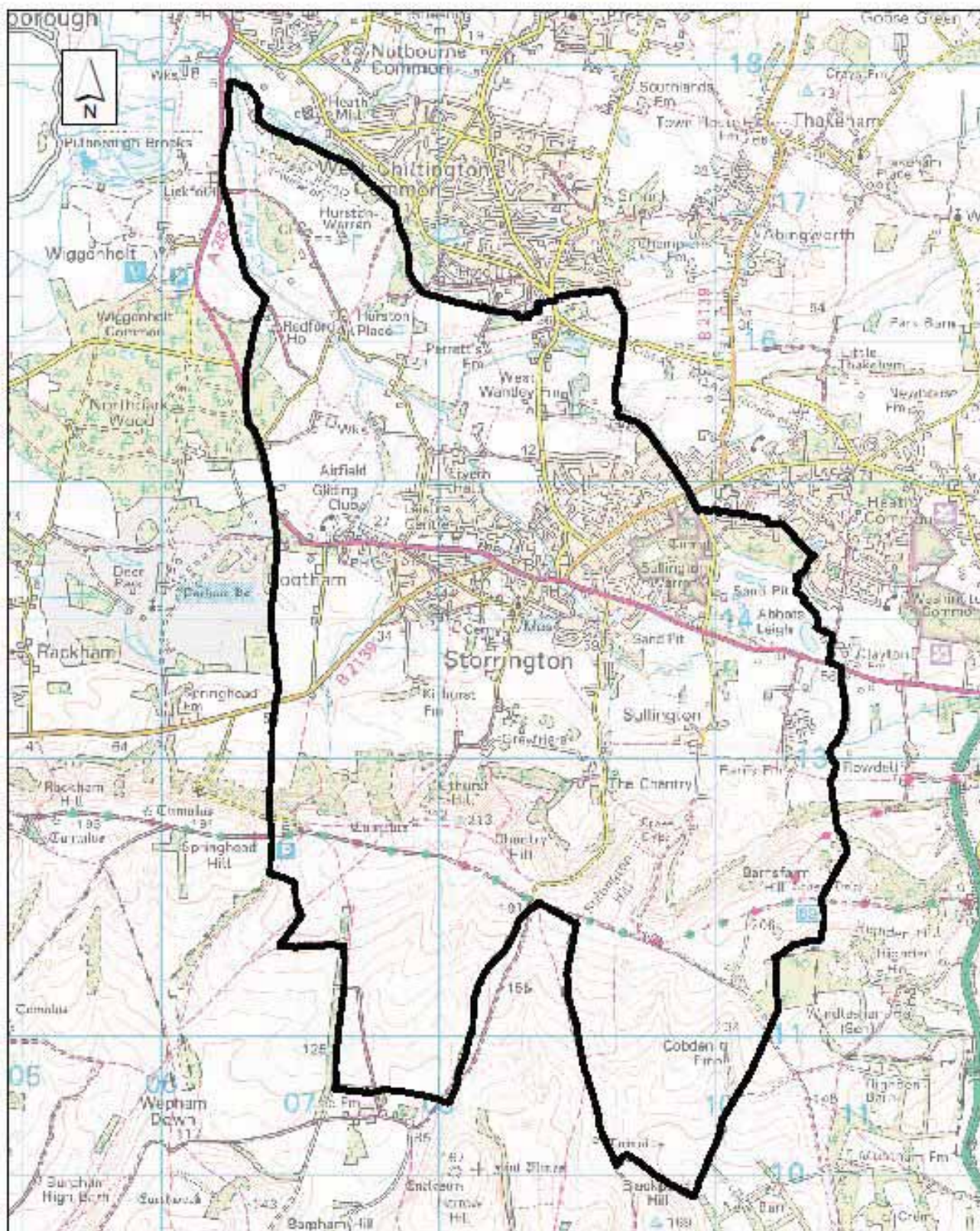




STORRINGTON & SULLINGTON PARISH DESIGN STATEMENT





**Storrington & Sullington Parish
Boundary**

Storrington & Sullington Parish Design Statement



Contents



1.	INTRODUCTION	Page 4
1.1	What is a Design Statement	
1.2	What is its Relationship to HDC's Local Development Framework	
2.	THE VILLAGE CONTEXT/CHARACTER OF THE VILLAGE	Pages 4 - 17
2.1	Geographic and Historic Background	
2.2	The Parish Today	
2.3	Council Offices	
2.4	Surrounding Countryside and Landscape	
2.5	Historic Character	
2.6	Buildings/Materials – e.g. designs, walls, roofs, chimneys, doors and windows	
3.	SPECIFIC AREAS OF PROTECTION	Pages 18 - 23
3.1	Conservation Area/Site of Special Scientific Interest	
3.2	A.O.N.B./South Downs National Park	
3.3	Listed Buildings	
4.	TREES, HEDGEROWS AND PONDS	Page 24 - 25
5.	STREET FURNITURE	Page 26
5.1	Paving, Flower Planters, Streetlights, Bus Shelters	
6.	FOOTPATHS AND BRIDLEWAYS	Page 27
7.	PLANNING	Pages 28 - 30
7.1	Lessons to be learned	
7.2	Principles and Guidelines for the Future	
8.	APPENDICES	Page 30
8.1	Acknowledgements	

1. INTRODUCTION

1.1 What is a Design Statement?

A Design Statement is information based on local knowledge, which describes the qualities that residents value in their village and its surroundings.

A Village Design Statement sets out clear and simple guidance for the design of all development within the village, based on its character, and is produced incorporating the village community's knowledge.

Whilst the document cannot stop any change from happening, it can influence how any new building will fit into the village. Village Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.

The Design Statement should be used to guide developers, planners and architects on the unique design qualities of the parish when submitting planning applications for new development or extensions to existing buildings. It will help District and Parish Councillors in judging these. However, the document is equally relevant to property owners in the parish who are looking to alter their properties under the Permitted Development Rights, but would like some guidance on the most sympathetic design of these alterations to help maintain the special character of the parish.

1.2 What is its Relationship to HDC's Local Development Framework?

Our Design Statement provides a guide to the character of the village and explains what makes our buildings and surroundings distinctive. It also suggests how the planning and design of future changes can respect and enhance what

we value about our buildings, street scenes and open spaces.

Since the Planning and Compulsory Purchase Act 2004 and the advent of Local Development Frameworks, Design Statements are now fully recognised as important tools for providing the detail to the Council's overarching design policies. They can now be adopted as Supplementary Planning Documents (SPD) and have more statutory weight in the planning system.

This Design Statement, adopted by Horsham District Council as a Supplementary Planning Document (SPD), will supplement Development Plan Documents (DPD) such as the Core Strategy and Development Control Policies providing further detail on policies and proposals that the DPD's do not have the scope for. As it is a statutory document it is subject to the Planning Regulations which require, amongst other things, an adequate period of public consultation and a formal agreement by Council Members for adoption.

2. THE VILLAGE CONTEXT/ CHARACTER OF THE VILLAGE

2.1 Geographical and Historic Background

A varied and vibrant community area has evolved on the northern slopes of the South Downs.

The area embraces two parishes dating from Norman times which are now in effect semi-detached without a clear demarcation or identity apart from their Parish Churches.

Most retail and service activity is centred in Storrington whereas Sullington has one shop, no pub, two garages and two factory estates currently operating well below capacity, together with three sand pits.

A wealth of local history has been published and is available for reference at the Storrington & District Museum housed in The Old School, School Lane, Storrington, West Sussex, RH20 4LL. Contact details: Tel: 01903 740188, www.storringtonmuseum.org. The population of the area remained fairly static for much of the 19th and 20th centuries, but expanded greatly after 1960 exacerbating the transport issues of the A283 and B2149 roads.

The attractive area totals 2,082.8 hectares with a variety of soils - clay, sand and chalk and long established mineral workings. Parts of the area are within or adjacent to an AONB, whilst there is also a National Trust Warren, Sandgate Country Park, a proposed Country Park and the South Downs National Park is in a state of formation - soon to be resolved.

Storrington, until 1978 acted as the Headquarters of West Chanctonbury RDC and is very much a major unit within the Horsham District Council, whilst its Leisure Centre and many organisations and clubs serve a wide catchment area.

The pattern of building is very wide with several large older properties whose original owners tended to shape and be leaders in the villages and now a rise of properties which might be termed "rural suburban" covering high and low rate bands.

2.2 The Parish Today

Schools in Storrington. The earliest record of schooling in Storrington seems to date back to 1763 when money was left by Mrs Jane Downer to five trustees to teach 20 poor children reading, writing and arithmetic, and the Catechism. This sum was augmented by John and Mary Hooper as an increase in the salary of the schoolmaster on condition that he taught another 10 children.

School hours were different in summer and winter and at harvest time some or all children were allowed time off to assist. There is some evidence that the school building was opposite the church in Church Street, which was certainly the site of a school in the middle of the 19th century, known as the Storrington National Boys' School. In 1868 what we now know as "The Old School" (below) was built on land opposite the church, known as Bell Acre. The school by this time had 50 pupils and 3 rooms, the "Boys' Department", the "Girls' Department" and the "Infants". This school was enlarged in 1873 and at some later date became known as "Storrington Board School". The County Council then took over the school for the purposes of education between 9.45 a.m. and 4 p.m. for the nominal rent of one shilling per year. By 1901 there were 160 pupils, rising to 200 after the First World War when an army hut served as an extra classroom.



It was in 1932 that Mr Waller became headmaster, opening a school canteen in the village hall during the 2nd World War. At this time the school had no hot water and no light, so the school day ended when it got dark! The toilets at this time consisted of buckets which froze in the winter.

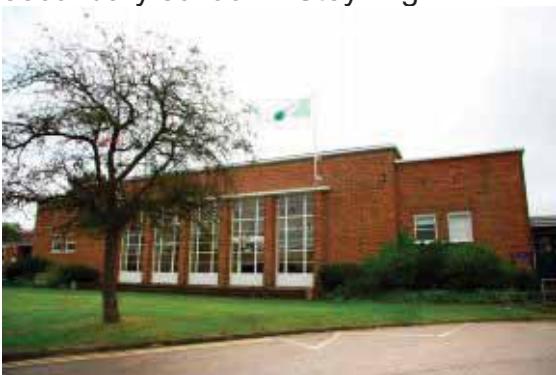
During Mr Waller's time a new Secondary School was built in Thakeham and named after Mr Rydon of Greatham Manor, who was the first Chairman of the Governors. In 1939 the senior children from Storrington and the neighbouring villages were transferred to Rydon.



1964 saw the opening of the new school, now Storrington First School, (pictured above) in Spierbridge Road but as this was not yet completed the Old School continued in use for a further four to five years. This new school was a far cry from the old one, even boasting a swimming pool – quite different from the life of frozen buckets used as toilets!

Schools in Sullington. Sullington Church of England School opened in the 1860s when Mr George Carew-Gibson started it for the children of estate workers, workhouse inmates, Barns Farm, High Tilton and Chantry. It consisted of one room with a fireplace and no running water. Drinking water was carried from the big house in pails. There was one teacher with an assistant and Canon Palmer came in to teach arithmetic. Numbers of pupils varied between 40 and 45 – all in one room! This school closed in about 1917 when the children transferred to the village school in Storrington.

Rydon School (below) now serves as one of the very few middle schools in the country, pupils moving from there to the secondary school in Steyning.



Clubs and Charities. Storrington has a wide range of clubs and activities to suit all ages and interests. These range from the artistic e.g. flower club, camera club, woodturning to the more energetic – football, squash, bowls, keep fit etc. These are in addition to the larger organisations, all of whom welcome new members and play their part in making Storrington and Sullington the diverse community it is today. A Leisure Centre was built on the Recreation Ground in 1989 and now houses many activities for young and old alike including a gymnasium.

Storrington is lucky enough to be home to two long established clubs with places in history. The Cricket Club (below) is one of the few cricket clubs in the country whose playing spans four centuries. Storrington began playing cricket during the late 18th century on the common to the west of the village, adjacent to the pond alongside the Pulborough Road. Nowadays the club continues to play various league and friendly matches at the Storrington Recreation Ground, where its clubhouse is situated.



The Southdown Gliding Club founded in 1930 is one of the oldest gliding clubs in the UK. They recently purchased their site thus guaranteeing its protection against future housing development.

Storrington and Sullington are also fortunate to have many charities and associations working within the community, improving and enhancing the lives of the villagers.

We also have many volunteers who work locally within the community to assist residents and protect and care for our surroundings.

Industrial Areas - Chantry Lane Industrial Estate (below) backs onto the old sand pit (one of three) where sand was extracted for many years, certainly between the wars but possibly even before. The Marley Tile Company leased the site from the Hecks Trust who originally farmed at Sullington Manor Farm and for many years Marley possibly were the largest employer in Storrington. Marley closed the site in the 1970s and since then the old Marley buildings have been adapted for use by various trades and industries.



Water Lane Trading Estate. This is a purpose built industrial site, which was built in the 1970s and houses various businesses.



Adjoining the trading estate is Cottons Yard which is still privately owned and comprises 5 or 6 units most of which

are leased or rented by sole traders. Whilst these units do change hands, there does seem to be a demand for them.

A reasonable number of people are employed on the estate at various levels, many being local but many commute daily.

Gerston Farm Industrial Estate. Accessed by single tracked Greyfriars Lane this has been a small, almost unknown industrial site for some years. There have recently been improvements to the layout of this busy site and buildings and there are only two small units currently unoccupied.



Parham Estate – The Glider Field. Since the oil well site was established in the 1990s a couple of other industrial units have been developed. Since the sale of land by Parham Estates to the Rugby Club and the Glider Club and other Parham properties sold off with small parcels of land, there is little room left for further industrial development.



2.3 Council Offices – Storrington & Sullington

Prior to 1929, both ecclesiastical parishes were part of Thakeham Rural District Council and in 1930 a new Council, "The West Chanctonbury RDC" was formed, with its offices in Chanctonbury House, Church Street, Storrington (below). This RD Council administered an area from Stopham, west of Pulborough, and eastwards to Steyning and Henfield. The whole Chanctonbury RDC was then transferred to Horsham District Council in 1974 in far reaching alterations of that time.



Storrington Parish Council had a 20 year lease on The Old School (pictured earlier in this document and now the Museum). However, the office moved to Chanctonbury House during February 1997 when a Joint Help Point was formed with HDC as mentioned previously and remained there until 2003 when for administrative purposes the Parish Councils of Storrington & Sullington merged to become Storrington & Sullington Parish Council.

In 1958 a second-hand army hut was offered for a Parish Hall in **Sullington** (top right) and was moved and erected by 1960 (on what is now the car park of the Parish Hall). It took a further two years for the inside to be completed but eventually Sullington had a hall. Between 1966 and 1976 the population increased by half as much again and as it grew, the hall became inadequate for the various activities being held there.



In 1984 the hut was finally replaced by a new hall (below). The hall is hired out for various functions and events and is the administrative centre of Storrington & Sullington Parish Council.



The land for the village hall (above) was donated by the Reverend George Faithfull.

2.4 Surrounding Countryside and Landscape.

In 1086 the Domesday Book records Storrington as 'Estorchestone', a place well-known for storks. This could reflect the wetland in the area, at Parham and on the floodplain of the Arun at the north of the parish. The place also gave its name to one of the eight diocesan deaneries in existence by the late 11th century.

The history of Storrington has little to do with storks, and more to do with being a flourishing market place, with a fulling and tanning industry. In the early part of the 20th century it was also the centre of an artistic community.



Storrington is situated on the lower slopes of the scarp of the South Downs, which rise to 213m immediately south of the town, at Kithurst Hill. The church is located on a minor knoll. The town lies on the River Stor (above), a minor tributary of the River Arun, which it joins 5.1 km to the north-west at Pulborough.

The principal streets of the town are the east-south-east to west-north-west High Street and its continuation of West Street. There are some shops – and the church – on the northeast to south-west

Church Street. The three streets meet at the centre of the historic town near the open area of The Square. Today, the main shopping area is along the High Street/West Street near and east of The Square, and in the Old Mill Square shopping centre (developed in 1969). Suburbs extend to the north, east and west, but have largely avoided encroaching on the Downs to the south.

Storrington was given permission to hold a regular market from 1399, as well as a twice-yearly fair. These continued until the end of the nineteenth century.

Rabbit breeding was also once an important local industry, and is still indicated by various place names ending in 'warren', a place where rabbits were kept.

At the end of the 19th century the White Canons built a priory (pictured below)



which became the home of a number of artists including the poet Francis Thompson (1859-1907) who spent two years trying to beat opium addiction, and Hilaire Belloc who stayed there in 1906. The noted composer Sir Arnold Bax also lived in Storrington.

The area attracted Wilfred Meynell, the poet and writer, as well as Arthur Bell (1875-1918) the disabled poet. Bell lies buried in the churchyard. His headstone was carved by the then up and coming sculptor Eric Gill.



Cecily Mary Barker (pictured left) was the illustrator who created the famous Flower Fairies, in the shape of ethereal children. Her first Flower Fairy

book was published in 1923. Every fairy was modelled on a real child, often one of her sister Dorothy's little kindergarten pupils, capturing the unselfconscious grace of young children, her plants and flowers were observed with complete botanical accuracy.

Sketching parties often brought her to Surrey and Sussex, where she loved walking on the Downs and drawing the wild flowers. Cicely became connected with Storrington in 1930 where there was a thriving artists' colony.

By the outbreak of WWII she escaped to Storrington from the bombing, and in 1942 painted a lovely peaceful landscape, "March evening in Storrington". The view is very different now, being the library and car park site.

Cicely moved to Storrington permanently in 1968 and lived in the annexe of the The Manor House Hotel in Church Street (now demolished), having spent a great deal of time moving between Croydon and Storrington in the previous years. Number 4 Manor Close became her last home. She died in 1973 and her ashes are buried in the churchyard at St Mary's Parish Church in Storrington.



It seems that originally 'Sulla's place' was a small settlement that lay on the drove road, crossing the Downs above it, en route to villages to the north.

The area has evidence of human habitation (and burials) from Neolithic through Celtic, Roman and Saxon times. A hoard of Saxon Silver was found nearby at Upper Chancton Farm, but none (so far!) in Sullington.

For many centuries after the settlement's name was recorded as Sullington, it remained little more than a few scattered dwellings.

There were only 21 taxpayers in 1327. This long narrow parish, like its neighbours, had an area of downland for sheep, arable land in the valley and woodland to the north on greensand and gravel.

The ancient 11th century village church (below) nestles beneath the rolling



South Downs with just a Manor House, farm and stunning countryside for company - the modern village of Sullington is a half mile away adjacent to the main A283.



Massive yew trees (above) [precursors of a Christian site?] occupy the churchyard whilst inside a Crusading Knight's tomb is next to the west door (below).



The Church is surrounded on three sides by the manor farmstead, and the old rectory lies c. 300 metres to the north-east.

A mill on the western boundary existed in 1086. There are two very old timber-framed cottages along the Thakeham Road, Water Lane Farm, and Leather Bottle Cottage (below). which served at some date before 1812 as the Duke's Head Inn but no inn was recorded after 1855.



There were two "great houses" in the parish, Sandgate north of the main road and Rowdell on the Washington border south of the road. The park around Sandgate, including lodges and cottages, was created in the 19th century. A school was opened west of the Thakeham road in 1866 replacing the old workhouse, which housed the village poor.

2.5 Historic Character

The former school of 1868-73 in School Lane (see picture on page 5) is now the museum. Opened in April 2000 to mark the Millennium, the Museum aims at *preserving yesterday for tomorrow*. It houses local archaeology, articles from local churches, domestic history, details of local people and their memorabilia, artefacts of vanished local places, trades and services and articles from the two world wars.

18 Church Street (below). Storrington has 24 surviving buildings that date from between 1500 and 1800: one from the 16th century, seven from the 17th century and 16 from the 18th century. The majority of the 16th and 17th-century houses are outside the town of this period, and represent farmhouses and cottages engulfed by 20th century expansion of Storrington



The Georgian House on Church Street (below) was originally the Village Post Office. Typical houses of this period in Storrington include the brick-built Georgian House, Church Street, and the stone and brick-built examples of 18 Church Street (below) and Brook Cottage, Manley's Hill. Even the 18th-century component of The White Horse Inn (i.e. the western part) is smaller than contemporary coaching inns in Sussex market towns located on more important routes to London.



The Abbey, Church Street (top right), a former 17th century rectory remodelled in 1880, later became a convent and is now divided into flats.

The Roman Catholic presence in Storrington was strengthened with the opening in 1953 of St Joseph's Dominican convent and boarding school, in The Abbey (which for many years was the home of Colonel Ravenscroft, a very generous benefactor of the village after whom the Ravenscroft estate is named), a confusingly monastic sounding name apparently derived from the fact that it had been the rectory until 1880-1.

The convent and school closed in 1998 and the earlier Premonstratensian priory closed in 2005.



Sullington Manor & Manor Farm.

The manor of Sullington was created by William the Conqueror and originally covered the whole of the parish of Sullington, spreading to Broadbridge, Itchingfield, Horsham and Warnham.

Following the partition in 1767 Sullington Manor Farm was sold. The original manor house is believed to have stood where the present building now stands.

The current building has evolved over many years, with the central part believed to be late 13th Century with later 15th and 17th century additions. It was also subject to alteration between the 18th and 20th Centuries and is now a Grade II listed building.



Above: Sullington Manor House.



Above: Sullington Manor Farm & Barns.

Below: Sullington Rectory (now The Old Rectory)



The earliest record of a rectory in Sullington dates back to 1615 but nothing of this building remains.

The current building, now The Old Rectory, was built in 1845 after the original building, being very dilapidated, was demolished.

The blue limestone for the new building was dug from the meadow to the south of the house, which now forms the burial ground for the church. The cost of the new building was £1,650.

It served as the Rectory until after World War I when it became too expensive to run and was sold into private hands. It remains a fine house and is now a listed building.



Above: Coldharbour, Greyfriars Lane, Storrington.

The path where the picture was taken was the old road to Arundel, Wepham and Burpham via Pepperingham Farm.

A watercolour of Coldharbour is in the Cicely Mary Barker's book *Flower Fairies* Sept 17th



Above: Coldharbour – 2009.

2.6 Buildings

Walls

The walls throughout the village are made up of a variety of materials including:-

- Brickwork.
- White painted timber boarding.
- Dark stained timber boarding.
- Plain render.
- Wood Burnt Headers
- Sussex green sandstone
- Pargetting
- Brick and Flint
- Local stone rubble
- Flint and carstone

These materials are used in a great many ways.



Doors

There is a wide variety of door types including a highly intriguing feature of the Burmese doorway in the garden wall of The Abbey, Church Street of 1911-16 together with featured timber doors found in the conservation area and the occasional glazed door.



Roofs & Chimneys

Roof Materials

- Slate
- Plain clay tiles
- Tile hanging
- Pantiles
- Horsham stone

Many of the roofs are steeply pitched, with a variety of materials, eaves heights and roof lines, broken up with chimneys and dormer windows. We even have one thatched roof.

There are gables and hips, valley tiles, hip tiles (half round) and hip bonnet tiles.

Chimney Materials

- Brick (mainly)
- Brick & render

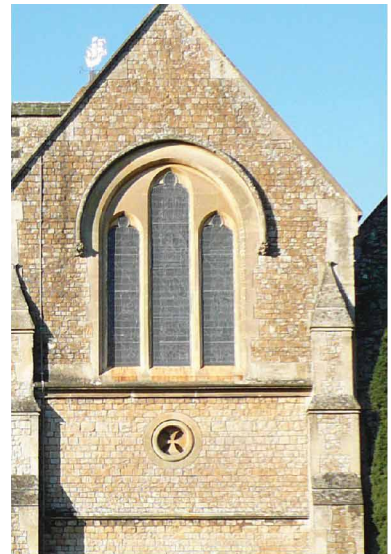
The chimneys throughout Storrington and Sullington come in all shapes and sizes, with and without clay chimney pots.

Some chimneys are plain and functional while others are very decorative.



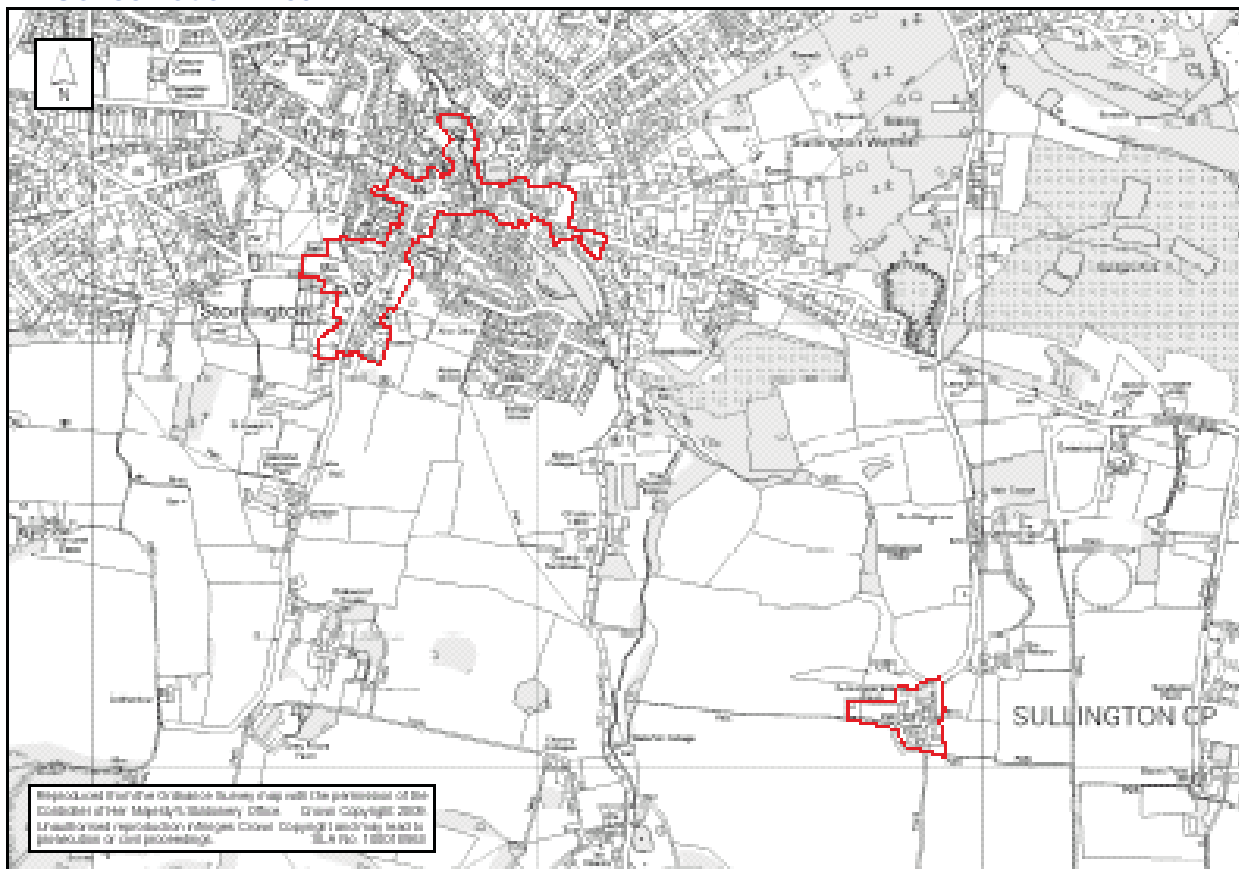
Windows

Both Sash and Casement windows are common in the traditional parts of the village where windows on the first floor go right up to the soffit of the eaves.



3. SPECIFIC AREAS OF PROTECTION

3.1 Conservation Area



The boundary of the conservation area is set out in the Horsham District Local Plan above.

The special character of the conservation area relates not only to the quality of its buildings alone but also to the historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all of which make up the familiar local scene. A conservation area gives broader protection than the listing of individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.

Local authorities have the power to designate as a conservation area any area of 'special architectural or historic

interest' whose character or appearance is worth protecting or enhancing. This 'specialness' is judged against local and regional criteria, rather than national importance as is the case with listing.

Within a conservation area the local authority has extra controls over:

- demolition
- minor developments
- the protection of trees

Anyone in a conservation area who wishes to make changes which would normally be permitted elsewhere, must obtain permission in order to ensure that any alterations do not detract from the area's appearance. These changes include certain types of cladding, inserting dormer windows, and putting up satellite dishes which are visible from the street.

Trees also make an important contribution to the character of the local

environment and, as such, are also protected in a conservation area. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local authority.

The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

Thus, having a conservation area in the heart of the village allows us to control any development within it in order to retain its character.

Site of Special Scientific Interest.

After WWII building started around the Warren, a unique habitat of silver sand and heather, natural beauty and spectacular views of the Downs.

Under the energetic leadership of Miss Clarke-Williams, moves were made to save The Warren when it was under threat of development and place it in the stewardship of the National Trust.

It exists today as a wonderful 80 acre recreational area serving the greater Storrington community and has been designated a Site of Special Scientific Interest, being home to several rare and endangered species including our very own species of Crane fly, *Nephrotoma Sullingtonensis*.



During the 1950s the National Trust authorised the erection of a memorial seat on the summit of the tumulus on Sullington Warren. In 1978 a plaque in honour of Miss Clarke-Williams was erected on the site of the seat by Sandgate Preservation Society and unveiled in her presence (see below).



3.2 A.O.N.B./South Downs National Park

It is difficult to set out how the South Downs National Park will affect Storrington and Sullington without a synopsis of how it got here! On 31st March 2009 Hilary Benn, Secretary of State for Environment, Food and Rural Affairs confirmed the designation of the South Downs National Park. The process started in April 2000 and will be implemented in April 2010.

Storrington and Sullington are the halfway point on the South Downs Way (circa 126 miles depending on where one starts and finishes), and could be the 'heart' of the new South Downs National Park (SDNP). Part of the area is already covered by AONBs. (Areas of Outstanding Natural Beauty) with their own special planning restrictions and monitored by the local councils and South Downs Joint Committee, an interim governing body.

The National Parks and Access to the Countryside Act of 1949 suggested a National Park should be a "wild" and "easily identifiable area" of land. (Exmoor and Snowdonia etc). The South Downs are neither. They have been farmed and managed since the ice age retreated and Neolithic man started digging for flints on the Downs for his cutting tools and spears. But it is a unique topographical area in the south east of the UK and with its proximity to London provides the lungs and back garden for our urban neighbours to share.

Sadly some would say, Storrington and Sullington is no longer the centre for sheep (sending our Southdown breed to Australia, New Zealand and the Falkland Islands from Shoreham port), or for harvesting the broadleaf timber for the iron ore furnaces of Sussex, building ships, houses and furniture. It is no longer the stop off place for Belloc, Bell and Grant in the White Horse or Laurie Lee and Laura Wishart, who had their dalliances on the downs after the tea rooms!!

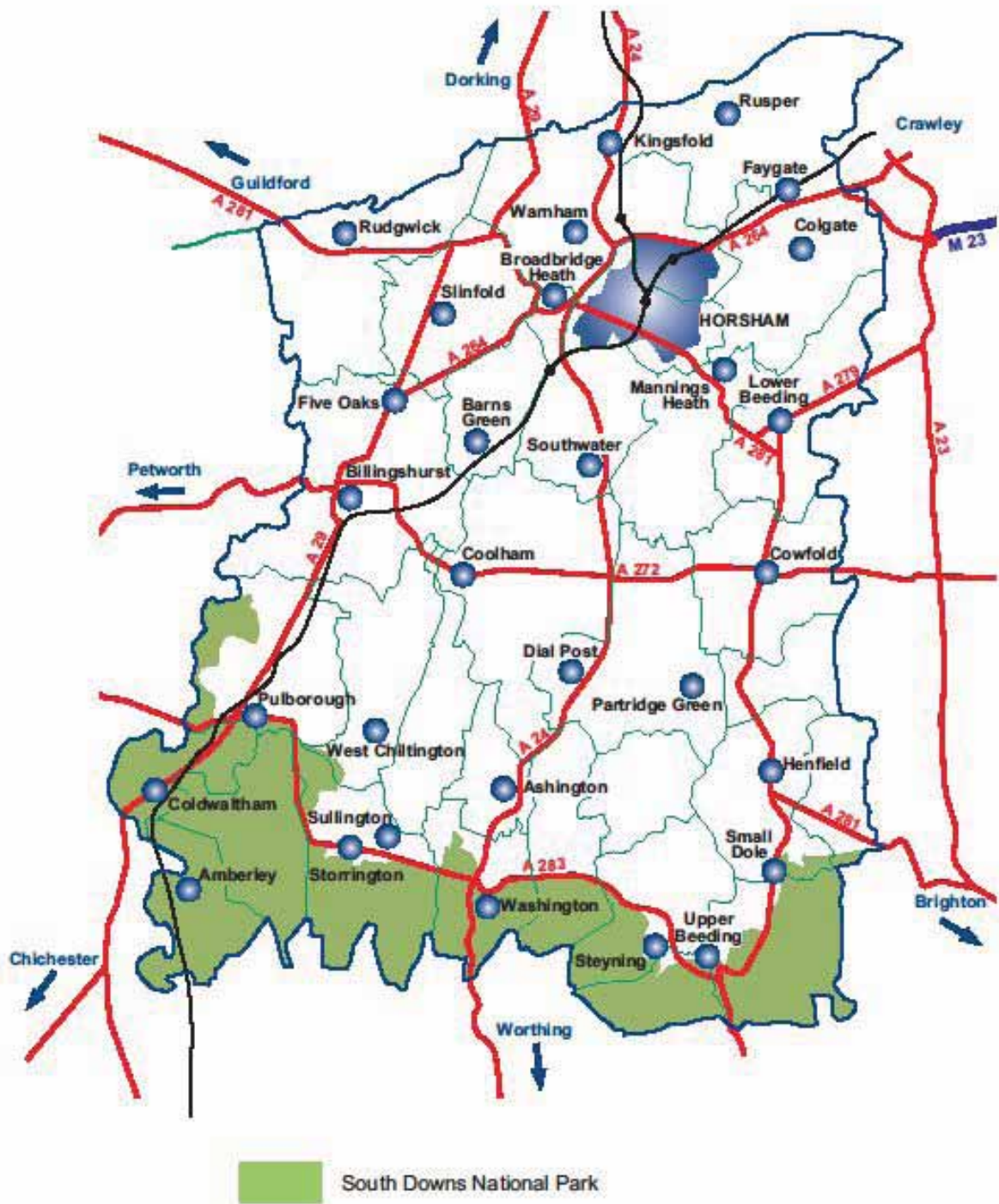
But what does the SDNP provide in addition to what is already in place with the existing agencies, local authorities and landowners etc?

As well as promoting the obvious areas of rural industry, recreation and tourism, the SDNP will have an effect in monitoring development, both residential and commercial, a lobby in strategic decisions on infrastructure, employment and future planning, protecting special areas of conservation and local geological sites, resurrecting previously forgotten areas of conservation, working in partnership with our farmers and landowners in land stewardship. The SDNP (not decided to date), will rely on the current planning process by the local authorities and remain a major consultee on many important decisions.

Storrington and Sullington is half in and half out of the SDNP (see map on page 21).

Many recent developments have perhaps 'downgraded' the beauty of the village. However, with these developments and perhaps the advent of a new supermarket, the village has proved to be a key player in the area. Our shops, businesses, cafes, restaurants, B & Bs, pubs, shops and schools all provide service to a rural yet progressive community.

The SDNP will play a key role in the future in assessing and promoting the protection of the Downs and our bit of the Weald with the surrounding countryside, whilst ensuring that communities such as ours remain sustainable, viable and evolving while retaining and preserving the beauty of the Downs and Weald for all time.



3.3 Listed Buildings

There are approximately 84 listed buildings within Storrington and Sullington, some of which are shown below.

Listing buildings gives them statutory protection against unauthorised demolition, alteration and extension. It is an integral part of the system for managing change in the environment and is a means of identifying an asset so that its future management can enhance its contribution to local, regional and national life.

Scheduling and listing of buildings is carried out by the Secretary of State whereas the designation of the conservation areas is the responsibility of local planning authorities. English Heritage compiles a register of parks and gardens of special historic interest and of historic battlefields.



10-14 Brewers Yard, Storrington (above). Malthouse converted into five dwellings. Early C19.



The Horsecroft Greyfriars Lane (above) Storrington - c1900



Hurston Place Farmhouse, Hurston Lane, Storrington (above).



Chantry Mill, Sullington Lane, Sullington (above). L-shaped block comprising the mill and mill-house. Both C18.



Chanctonbury Lodge, Storrington Road, Sullington (above). Restored C17 or earlier timber-framed building with modern red brick infilling.



East Wantley (above), Northlands Lane, Sullington. C17 or earlier timber-framed house.



Mulberry, House (above), 8, The Square, Storrington. C18



The Old Tithe barn (above), at Sullington Manor Farm, Sullington.

The key principles for listing buildings are:

- Age and Rarity. The older the building is and the fewer surviving examples of its kind, the more likely

it is to be listed. Before 1700 all buildings that contain a significant proportion of their original fabric are listed. From 1700 – 1840 most buildings are listed. However after 1840, due to the increased number of buildings erected and the fact that more have survived, progressively greater selection is necessary.

- Aesthetic Merits. The appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration.
- Selectivity. This is where a building qualifies for listing primarily on the strengths of its special architectural interest.
- National Interest. This ensures that not only are all buildings of strong intrinsic architectural interest included but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. The best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.
- State of Repair. This is not relevant when considering a building for listing, providing it meets other statutory criteria.

Once a building has been included in the statutory list, the Department of Culture, Media and Sport notifies the local planning authority, the owners and occupiers.

Once listed, it is a criminal offence to carry out any works which would affect the character of the building, either interior or exterior (unless listed building consent has been obtained).

4. TREES, HEDGEROWS AND PONDS

Surrounding Countryside and Landscapes. The Parish of Storrington and Sullington lies nestled below and dominated by the imposing northern side of the South Downs. It has a varied landscape, strongly reflecting the underlying geology.

The steep scarp slopes of the chalk Downs come down to the greensand ridges where the development of villages began. Small patches of heathlands are also present on these sandy ridges, such as Sandgate Park and Sullington Warren. Further north the Parish enters onto the Weald clay, characterised by the open, flat farmland around East and West Wantley.

The river Stor, which rises under the Downs at Chantry, cascades northwards on its journey through the middle of Storrington and on to its eventual confluence with the River Arun in order to turn southward to the sea. Indeed, it was the Spring Line, together with the commercial extraction of the sand, which led to the founding and growth of Storrington and Sullington as a community.

Trees and Hedgerows. Coming down from the mainly open countryside and fragmented scrub woodlands of the Downs south of Storrington and Sullington we enter more well-linked small scale broadleaved woodland and copses in the vales. Most hedges are studded with old oaks, while there are still many rings and clumps of trees which all combine to give a rural, park-like character to the area. To the north of the Parish, as with most of the U.K., old hedgerows have been “grubbed up” to make larger fields but those remaining are in reasonable condition.

Indeed, the Parish can boast many superb specimen trees, mostly mature oak, cedars and Scots pine, especially in Sandgate Park and ancient yews in Sullington Churchyard. Throughout the

area there is great diversity of excellent examples of trees such as lime, alder, birch, hazel, chestnut, willow and beech. These and all the other trees in the area that remain after the devastation of the Great Storm of October 1987, are of great importance and need to be protected in order to maintain some semblance of rural character to the area as it is developed.

Ponds. There are two very different ponds in Storrington, namely the Village Pond and the Mill Pond.

The Village Pond (below), to the west in the Pulborough Road was originally part of a piece of land known as Storrington Common. It was in fact a public pond, mainly filled by springs, but under the terms of the Enclosure Act of 1858 it had to be cleaned and repaired by Lord Zouche of Parham. This must have been an onerous task as he actually paid the Parish Council to take over ownership around 1900.

In 1909 there was a particularly hard winter and there are pictures of people actually skating on the pond. It is now well populated with swans and ducks and attracts many visitors...young and old.



The Mill Pond has much more history being directly fed by water off the Downs by way of the River Stor. The Stor was very much a working river, indeed there was still a derelict Mill close to the pond as late as the early 1970s showing Storrington's industrial past.

In fact a section of the River Stor south of the High Street is an environmentally sensitive area as it is the only chalk spring where brown trout spawn in the South of England.



At one time this was a classic Mill Pond, the river having a dam to retain water so that a steady flow was available for the channel that fed the mill's water wheel. This was then returned back to the river by another channel. Little now remains of the historical side but it is now a delightful, tree-lined, tranquil pond in the heart of Storrington.



5. STREET FURNITURE

Paving. The whole of the High Street has been repaved recently with neat block paving; this replaces the previously uneven and somewhat patchwork pavements. Car parking spaces have been removed from outside Mulberry House and seats installed to provide a more pleasant focal point for the village.



New Planters. These cast iron planters add a certain amount of character to the main section of the village and when the flowers are in full bloom enhance the area with a vast array of colour.



Street Lights. Old concrete lampposts have been removed and replaced with metal ones in the style of old Victorian lanterns. These add more character to the village and also match in colour scheme with the planters/bollards.

Bus Shelters. These were replaced in 2005 and are rustic in style in order to blend in well with the natural beauty of the countryside.



As you can see from all the above photographs, these improvements have helped the village to retain its quaint character and blend in well amid the Conservation Area.

6. FOOTPATHS AND BRIDLEWAYS

In this parish we are lucky to have a myriad of footpaths, bridleways, cycle tracks and twittens crisscrossing the locality. These routes can be easily accessed and are often in areas of outstanding natural beauty. You can don your walking boots and yomp onto the wide open spaces of the Downs or walk to the shops through the network of small paths and twittens in the village.

Storrington and Sullington parishes stretch over the Downs to the south, up to West Chiltington and West Sussex Golf Course in the north and west and over to Washington in the East. Since the forming of the South Downs National Park we are ensured the continuation of the wonderful landscape that many of us can see through our windows.



The most well publicised walk in the area must of course be the South Downs Way, along the ridges, valleys and woodland of the hundred mile stretch between Eastbourne and Winchester. Our part of this trail climbs over the top of the Downs, offering stunning views down the Arun Valley and as far as the Isle of Wight. This part of the trail is both footpath and bridleway and can therefore be used by horse riders and cyclists too.

The next most popular walking areas are Sullington Warren and Sandgate Park. The Warren is largely owned by the National Trust and HDC and consists of over 30 acres of woodland and heath land in the centre of Sullington Parish. From the top of the hill at the centre there are

wonderful views in all directions to the North Downs and as far as the back of the Downs behind Brighton. There is a healthy dog walking population to be found here come rain or shine!

At the other end of Storrington you have wonderful walks through the sandy common of Wiggonholt, backing onto the RSPB Pulborough Brooks and on the other side of the A283 through the beautifully landscaped West Sussex Golf Club, both areas being at the outposts of the parish.

In Storrington itself it is still possible to walk from one end of the village to the other entirely by footpath and twitten, without seeing any traffic and taking in the old sights of the parish, the Church, village pond and Glebe Meadow.

Riverside Walk (below) has recently been completed and makes walking from one end of the village to the other along the banks of the Stor a very pleasant experience.



We are so lucky to have such a wealth of areas in which to explore, from the heights of the Downs to the valleys of the Stor and Chilt and through the rare heath land of the greensand ridge that runs through both parishes.

There are groups and clubs that explore these paths and the museum put on walks through the village, all taking advantage of our amazing natural resources.

7. PLANNING

7.1 Lessons to be Learned.

Over the years many attractive buildings have been demolished and replaced, changing the character of the village.

Here we show a few pictures of the buildings as they were originally and as they are now.



Above: The Post Office as it looked in 1953. The building was demolished in 1958 after the ceiling collapsed. Below: The Post Office as it looks today – opened for business in 1964.



Above: Stockbury House, Church Street, demolished in 1963. The following year planning permission was given to erect a three storey building (below).



Above: The Manor Hotel was an imposing old house built in the middle of the 19th century. The Hotel was demolished in 1969 making way for flats and houses now known as Manor Close (below).



Sandgate House (above) was built in 1868. During WWI, the timber on the Sandgate Estate was felled for pit and trench props. During WWII the house was requisitioned for billeting Canadian soldiers. After the war Hall & Co purchased the property. However they had no use for it and only wanted the sand on which the house stood.

The house was demolished (something which it is unlikely would be allowed now) and the sand on which it stood extracted for the building industry. The proximity of sand and clay gave rise to Sullington's major industry between the wars, brick and tile making at Chantry and the Thakeham road and quarries exist to the present day.



Above: The Bine Mill and Pond circa 1910, also known as Byne Mill and later as Gatley's Mill.

Below: 1972 construction of flats and houses in Hawthorn Way and Old Mill Drive with the Bine Mill still visible to the left. Despite efforts to preserve the Mill it was quite suddenly demolished in the early 70s.



7.2 Principles and Guidelines

Future planning requirements/constraints should include:

- Infrastructure must be in place before any development goes ahead – consideration must be given to services (e.g. Doctors, Dentists, Schools etc.) and the impact that development will have on them.
- Preservation of the character and landscape of the area and retention of character properties (see Section 2).
- Protection of Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest (see Section 3).
- Protection of natural wildlife habitats.
- Future developments should generally reflect the traditional architecture of Sussex and in parts of Storrington & Sullington should add visual interest to individual designs within the current building regulations (see Section 3.3).
- Encourage the conservation of farm buildings which when converted must be sympathetically done.
- Development should be sympathetic to the retention of green spaces.
- Retention of hedgerows/trees wherever possible to encourage wildlife and for visual effect.
- The use of traditional materials.
- Fences should be avoided wherever possible, preference being given to hedges in order to retain the rural feel and encourage wildlife.
- Encourage people to use locally sourced materials wherever possible, with windows and doors etc. in keeping (see Section 2.6).
- Sustainable development and use of eco friendly construction techniques.
- Affordable housing to encourage young families into the village. These should be in keeping with the character of the village.
- Tall buildings (over three-storeys) are not appropriate in a village setting.
- Consideration should always be given to off-street parking in any new development.

- No over-densification.
- Retain characteristic cast iron fingerposts, avoid unnecessary street clutter and ensure street furniture is in keeping and bus stops unobtrusive Sections 5 & 6 refer.
- If there is no alternative to parking in front gardens, it is imperative, to prevent flooding, that porous or permeable materials be used (this is now a planning requirement).
- Any necessary replacement of block paving or stonework should be sympathetic to the existing and respect the character of the area.

In addition to the above, within the Conservation Area:

- Any development within the Conservation Area must enhance and preserve its appearance and character.
- Shop fronts should show consideration for the historic character of the area and should be of traditional materials. Signage including window displays should blend in well, particularly in the Conservation Area and not be garish in size or colour. Window displays (posters etc) covering an entire window will not be permitted.

8. APPENDICES

8.1 Acknowledgements

The Parish Council would like to thank all those who have assisted in providing information on all aspects of the parish, in particular:

Storrington Camera Club
 Sidell Gibson Partnership
 Marcel Hoad, Fowlers
 Bruce Milton, HDC
 Members of P.C. Planning Committee
 West Sussex Past Pictures

West Sussex County Council
 Storrington & District Museum
 Michael Johnson
 Caroline Read, Planning Committee
 Patrick Griffin, HDC Strategic Planning
 Eric Hues

STORRINGTON & SULLINGTON

SUPPLEMENTARY PLANNING DOCUMENT



JULY 2010



**Horsham
District
Council**