

A detailed historical map of South Harting, showing streets, buildings, and landmarks. The map is overlaid with a large, semi-transparent title. The map includes labels for 'TAINING', 'PARSON A FIELD', 'RECTORY / Old Parsonage House', 'Methodist Chapel (Primitive)', 'SNA XGN HALL', 'National School (Boys & Girls)', 'White Hart Inn', 'Ship Inn', 'THE PULVERS', 'DAVID OLIVERS MAGAZINE', 'CULVINIST MEETING HOUSES SHOP STOOD WHERE SCHOOL'S ARE A LINE IN 1834 TAKE AND REERE CT HERE FO. 210.', 'THE DODE', 'BARRACK LANE', 'THE BARRACKS', 'COTTAGES', '494', '495', '496', '497', '498', '500', '501', '502', '503', '504', '505', '507', '508', '512', '513', '481', '480', '479', '477', '478', '473', '474', '475', '476', '477', '478', '479', '480', '481', '482', '483', '484', '485', '486', '487', '488', '489', '490', '491', '492', '493', '494', '495', '496', '497', '498', '499', '500', '501', '502', '503', '504', '505', '506', '507', '508', '509', '510', '511', '512', '513', '514', '515', '516', '517', '518', '519', '520', '521', '522', '523', '524', '525', '526', '527', '528', '529', '530', '531', '532', '533', '534', '535', '536', '537', '538', '539', '540', '541', '542', '543', '544', '545', '546', '547', '548', '549', '550', '551', '552', '553', '554', '555', '556', '557', '558', '559', '560', '561', '562', '563', '564', '565', '566', '567', '568', '569', '570', '571', '572', '573', '574', '575', '576', '577', '578', '579', '580', '581', '582', '583', '584', '585', '586', '587', '588', '589', '590', '591', '592', '593', '594', '595', '596', '597', '598', '599', '600', '601', '602', '603', '604', '605', '606', '607', '608', '609', '610', '611', '612', '613', '614', '615', '616', '617', '618', '619', '620', '621', '622', '623', '624', '625', '626', '627', '628', '629', '630', '631', '632', '633', '634', '635', '636', '637', '638', '639', '640', '641', '642', '643', '644', '645', '646', '647', '648', '649', '650', '651', '652', '653', '654', '655', '656', '657', '658', '659', '660', '661', '662', '663', '664', '665', '666', '667', '668', '669', '670', '671', '672', '673', '674', '675', '676', '677', '678', '679', '680', '681', '682', '683', '684', '685', '686', '687', '688', '689', '690', '691', '692', '693', '694', '695', '696', '697', '698', '699', '700', '701', '702', '703', '704', '705', '706', '707', '708', '709', '710', '711', '712', '713', '714', '715', '716', '717', '718', '719', '720', '721', '722', '723', '724', '725', '726', '727', '728', '729', '730', '731', '732', '733', '734', '735', '736', '737', '738', '739', '740', '741', '742', '743', '744', '745', '746', '747', '748', '749', '750', '751', '752', '753', '754', '755', '756', '757', '758', '759', '760', '761', '762', '763', '764', '765', '766', '767', '768', '769', '770', '771', '772', '773', '774', '775', '776', '777', '778', '779', '780', '781', '782', '783', '784', '785', '786', '787', '788', '789', '790', '791', '792', '793', '794', '795', '796', '797', '798', '799', '800', '801', '802', '803', '804', '805', '806', '807', '808', '809', '810', '811', '812', '813', '814', '815', '816', '817', '818', '819', '820', '821', '822', '823', '824', '825', '826', '827', '828', '829', '830', '831', '832', '833', '834', '835', '836', '837', '838', '839', '840', '841', '842', '843', '844', '845', '846', '847', '848', '849', '850', '851', '852', '853', '854', '855', '856', '857', '858', '859', '860', '861', '862', '863', '864', '865', '866', '867', '868', '869', '870', '871', '872', '873', '874', '875', '876', '877', '878', '879', '880', '881', '882', '883', '884', '885', '886', '887', '888', '889', '890', '891', '892', '893', '894', '895', '896', '897', '898', '899', '900', '901', '902', '903', '904', '905', '906', '907', '908', '909', '910', '911', '912', '913', '914', '915', '916', '917', '918', '919', '920', '921', '922', '923', '924', '925', '926', '927', '928', '929', '930', '931', '932', '933', '934', '935', '936', '937', '938', '939', '940', '941', '942', '943', '944', '945', '946', '947', '948', '949', '950', '951', '952', '953', '954', '955', '956', '957', '958', '959', '960', '961', '962', '963', '964', '965', '966', '967', '968', '969', '970', '971', '972', '973', '974', '975', '976', '977', '978', '979', '980', '981', '982', '983', '984', '985', '986', '987', '988', '989', '990', '991', '992', '993', '994', '995', '996', '997', '998', '999', '1000'.

SOUTH HARTING CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

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EXECUTIVE SUMMARY

This South Harting Conservation Area Character Appraisal with its attendant Management Proposals has been produced for Chichester District Council by The Conservation Studio. The survey and desk-top research were undertaken between December 2008 and February 2009, and included a walkabout with a representative from the local community on 10th February 2009.

This document identifies the character and qualities of the South Harting Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing conservation area boundary was reviewed and recommendations for a number of changes are included in Section 7.1.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 3rd April 2009 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.



The Ship Inn is in the centre of the village



Downsedge (on the right) and Beacon Cottage, South Gardens

PART I – SOUTH HARTING CHARACTER APPRAISAL

I INTRODUCTION

I.1 THE SOUTH HARTING CONSERVATION AREA

South Harting is a small village just to the north of the steep escarpment which marks the northern slope of the South Downs. It lies within the Sussex Downs Area of Outstanding Natural Beauty (AONB). Dramatic views from the village towards the Downs are one of the defining features of the conservation area, which encompasses much of the village but excludes a large area of Post War housing which has been developed along Tipper Lane. However, included within the designated area is the historic core of the village which can be found between The Square and St Mary and St Gabriel's Church. From this central point, a long lane leads northwards (North Lane), which connects to two historic farm groups, and southwards (the southern part of The Street), which leads past a notable collection of historic cottages. Together, these streets define the current boundary of the conservation area.



View of South Harting from the South Downs

Most of the buildings in the central core are listed, the principal listed building being the church, which dates to the 12th century and is listed grade I. Other listed buildings are mainly in residential uses and all of them provide interesting elevations to the main street, made up of sandstone, flint, malmstone, brick, mathematical tiles, clay tiles or painted render. This rich mix of materials provides the conservation area with a unique character, reinforced by the sharp contrast between the cream of the malmstone blockwork and the deep orangey-red of the local clay bricks or tiles. As well as the listed buildings, a large number of unlisted buildings, mainly dating to the 19th century, have been assessed a making a 'positive' contribution to the special character of the conservation area.



St Mary's Church

The village has long associations with Uppark, an important grade I listed mansion located just two miles to the south, but separated from the village by the steep slope of the Downs. This explains why there is no 'grand house' in South Harting, although there are some fine village houses which mainly face The Street close to the church. Of note are the large ponds on the southern boundaries of the village which are fed by natural springs. The survival of Engine House Farm, with its 18th century engine house, confirms that some of these were created as reservoirs for Uppark.

1.2 SUMMARY OF KEY CHARACTERISTICS

This Character Appraisal concludes that the most significant features of the South Harting Conservation Area are:

- Location on a slight ridge at the foot of the South Downs;
- Attractive setting within the Sussex Downs AONB;
- Lies within the proposed South Downs National Park;
- Stunning views of the Downs and the surrounding countryside from and across the village;
- The shape of the historic core of the village, with its linear arrangement along a succession of more open or closed spaces;
- High concentration of mainly listed buildings in the village centre, creating almost continuous frontages;
- Church of St Mary and St Gabriel, listed grade I, is the key historic building and centrally located;
- A number of relatively modest village houses, such as The Old House, with fine brick or mathematical tile elevations;
- Use of local materials such as malmstone, flint, brick, slate, and clay tiles all adds variety;
- Parts of the conservation area, to the north and south, have a much more dispersed settlement pattern with more trees and planting;

- Survival of a number of farm buildings, some of which have been converted into houses or offices, reinforcing the rural character of the village;
- South Harting has been extended since the 1950s but this has provided an impetus to the provision of local services, so the village still has two public houses, several shops, a Post Office, a Primary School and a Community Hall.



The Old House



View southwards along The Street from St.Mary's Church

1.3 THE CONTROL OF CONSERVATION AREAS

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the South Harting Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document therefore seeks to:

- Define the special interest of the South Harting Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area (in the form of the ‘Management Proposals’).

1.4 COMMUNITY INVOLVEMENT

This document has been produced for Chichester District Council following consultation with the local community, including a walkabout with a parish councillor on 10th February 2009 and a four week public consultation on the draft document which took place from 3rd April 2009. After the public consultation period, a Public Consultation Report was prepared and subsequently amendments were made to the text and the final illustrated document was produced.

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION AND ACTIVITIES

South Harting is located on a slight ridge immediately to the north of the bottom of the northern escarpment of the South Downs. The village nestles in a countryside setting close to the Downs, which provide a dramatic entry into the village from the north, where the road from Chichester drops steeply down the hillside before joining the Uppark road and entering the outskirts of the village. Petersfield is the closest large town, about five miles to the north west, Midhurst is six miles to the east and Chichester, the country town of West Sussex, is about ten miles to the south. The small hamlets of West Harting, East Harting and Nyewood are each less than a mile away. There are no major roads in the vicinity although the B2146, which connects Petersfield to Chichester, does run through the village and generates high levels of traffic. Uppark, a grade I listed mansion with important historical ties to South Harting, is located on the summit of the South Downs less than one mile from the village.

The village originally comprised a mixture of residential and agricultural uses, however, over time, many of the former agricultural buildings have been converted into residential use, so this is now the predominate activity. The expansion of the settlement which took place from the 1950s onwards has more than doubled the earlier population (noted as 1,278 in 1881 census), providing sufficient demand for a range of local services. Today therefore South Harting is what might be termed a 'large' village, with a church, two public houses, a Primary School, several shops (including a very popular General Stores in North Lane) and a Post Office.

2.2 TOPOGRAPHY AND GEOLOGY

South Harting lies on a slight ridge of Upper Greensand which rises in parallel to the South Downs. Several springs rise from the lower slopes of the adjacent Downs, and historically these were dammed to provide reservoirs or garden features. One stream meanders through the village, flowing northwards from South Gardens (where it has been harnessed to create three decorative ponds) around the backs of the houses on the east side of The Street. It then passes along a manmade straight 'cut' (created in 1955) until it crosses Elsted Road, where it rejoins its historic course along the



The B2146 runs through South Harting



The Harting Stores

floor of a shallow valley which leads to the old millhouse in Mill Lane. The Glebe, the former vicarage and now divided into two houses, lies on a slight hill to the east and north of this stream. Another stream feeds the ponds associated with Engine House Farm, where one of the ponds has recently been restored. This stream was the original water supply for the village until 1948.

The underlying geology is most evident in North Lane, which leads northwards from the village and

cuts through the ridge, revealing the layers of Upper Greensand, which is a sandstone formed from silt and is sometimes referred to as malmstone. A good example of the use of this material is the former village school, now converted into three houses, on the east side of The Street close to the junction with Petersfield Road, which is built from large rectangular blocks of stone which are dressed with contrasting red brickwork. There are also clay deposits close to the village, and a brickworks at nearby Nyewood provided bricks and tiles for many of the historic buildings in the village. This very mixed geology provides the attractive, very varied raw materials for the historic buildings which can be found in South Harting.

2.3 THE LANDSCAPE SETTING

South Harting lies within the Sussex Downs AONB and will be included within the proposed South Downs National Park announced in March 2009. In 2003 West Sussex County Council produced a West Sussex Landscape Character Assessment which divided the county into 43 areas of distinct character, South Harting lying within the 'Western Scarp Footslopes – Wealden Greensand' Character Area. This lies at the foot of the chalk escarpment of the South Downs, extending from South Harting in the west to Bury in the east. The area is notable for the following:

- Low ridges and vales with a varied patchwork of field patterns which together create a secluded, tranquil landscape punctuated by historic villages;
- Many winterbourne streams flowing northwards from the base of the chalk escarpment;
- Picturesque, traditional springline villages with stone churches;
- Patchwork of farmland and woodland interlaced with a varied pattern of hedgerows;
- Narrow winding lanes, often sunken and enclosed by hedge banks, link the settlements;
- Managed parkland and estate landscapes;
- Larger areas of woodland over the clay (only in Nyewood) and numerous streams define the field boundaries, and the densities of copses, streamside woodlands and hedgerow trees tend to increase towards the edge of settlements;
- Settlements are small and usually clustered with a strong historic character and few suburban influences;



The former Village School is built from malmstone



These unlisted 19th Century buildings in The Street use local building materials

- The influence of large country houses and estates is strong in some settlements;
- Varied building materials included flint, clunch (both chalk and white sandstone), brick, local sandstone and half-timber;
- Villages, scattered farms and designed parklands provide a wealth of detail and interest.

The management of this landscape is covered in a further document produced by the County Council in 2005, *A Strategy for the West Sussex Landscape*, which identified areas of distinctive character and provided

guidance on their future management. The South Downs Joint Committee has also produced a *South Downs Management Plan (2007)*. This Management Plan sets out a series of ambitions for the South Downs and Ambition 2 covers the areas Historic and Cultural Heritage and in summary states:-

“Ensuring that: There is a significantly improved understanding of and partnership working for, the historic environment of the South Downs; ensuring improved management of scheduled sites; protecting and enhancing the known archaeological



North Lane cuts through a ridge of malmstone



View westwards from South Gardens

resource and the integrity of the built environment - settlement form and structure, listed buildings, and historic farmsteads and trackways; and traditional skills and sources of materials are developed for historic building restoration”.

The South Downs Joint Committee have also adopted Planning Guidelines (2007) that provide guidance to local planning authorities, members of the Joint Committee, potential developers and members of the public on the matters of concern to the Joint Committee in respect of planning policies and planning applications.

2.4 BIODIVERSITY

A Strategy for the West Sussex Landscape confirms that the Western Scarp Footslopes – Wealden Greensand Character Area has the following features which add to its biodiversity:

- A wide variety of habitats are present, despite intensive arable farming;
- The sunken lanes have hedge banks which are rich in ferns and mosses;
- Ponds, springs and streams (some of them ‘winterbournes’) of high quality water are important for invertebrates and plant species;
- Some areas of unimproved grassland;
- Clay woodlands of oak with ash, hazel and field maple, some of them designated as Sites of Nature Conservation Importance (SNCI);
- A few woodlands on sandstone comprising ash, hazel, field maple and oak, most particularly close to West Harting;
- Occasional species-rich roadside commons.

3 HISTORICAL DEVELOPMENT

3.1 ARCHAEOLOGY AND EARLY HISTORY

The presence of early settlers in the vicinity of South Harting has been confirmed by the discovery of a pair of Neolithic axes which were uncovered close to the Church of St Mary and St Gabriel. Harting Beacon, a late Bronze Age hilltop enclosure on the Downs to the east of the village, and the Iron Age earthworks of Torberry Hillfort, located a short distance to the north, both confirm the presence of later prehistoric settlement. Iron Age and Roman coins have been found in and around the village, and excavations conducted at Harting Rectory in 1874 were claimed to have revealed a wall, stonework and a tessellated pavement which may suggest the location of a Roman villa.

There are no Scheduled Monuments in the conservation area.

3.2 MEDIEVAL AND LATER HISTORY

In 970 AD sixty hides of land at Harting were exchanged by Ethelwold, Bishop of Winchester, for land in Ely which was owned by King Edgar. During the reign of Edward the Confessor, Harting was owned by Countess Gida, mother to King Harold, and it appears that parts of the church may date to this pre-Conquest era. The Saxon holding also included a number of mills, and by the time of the Domesday Book nine were recorded within the jointly surveyed areas of 'Hertinges' and Rogate.

Harting Manor subsequently formed part of the substantial holdings awarded to Roger, Earl of Montgomery, by William the Conqueror in recognition of services rendered at the Battle of Hastings. Between 1156 and 1166 two knights' fees at Harting were granted by his descendent, William, Earl of Arundel, to one Henry Hussee, instigating a connection with the Husee family that was to last for the remainder of the medieval period. Little has survived relating to this first lord of Harting, but his son, a further Henry Hussee, is known to have been responsible for establishing both the nearby Abbey of Durford and a lepers' hospital, the House

of St Lazarus of Harting. By the end of 1266 the family had received permission to build, 'fortify and crenelate' a residence 'wherever they please in the manor of Harting'. This may be associated with a medieval site uncovered close to the church. An early park, known as Inlonde, was also created during this period.



St Mary's Church



Plaque in St Mary's Churchyard erected by Miss Fetherstonhaugh of Uppark

In 1271 the right to the holding of a weekly market and annual fair was granted to the prospering rural village. A rebuilding of the church commenced shortly afterwards, in c. 1300, and despite the reconstruction of the timber-framed roofs following a fire in 1576, much of the present fabric of the church can be dated to this period. A further legacy of the medieval settlement can be found in the case of Tipper, or Typper, Lane, apparently named after a 'Typut's Well' that provided water to the settlement during the 14th century. Excavations conducted at the Tipper Lane allotments have yielded the remains of a 13th to 14th century ditch, hearth and pit, and many fragments of medieval pottery.

By the mid 14th century Harting Place, the home of the Hussee family, had grown to be a property of some significance. A document of 1349 records the existence of dovecotes, several gardens and a prison, whilst two parks, known as le Netherpark (or Downpark) and le Overpark (or Uppepark), were enclosed to the north and south of the village respectively. The manor continued to be held by the family until 1474, when Nicholas Hussee was succeeded by two daughters. The holding was then divided and passed through marriage to the Brays and the Fords – it was a descendent of the latter, Ford Grey, later created Earl of Tankerville, who would be responsible for building the present mansion of Uppark in c.1695. Because there was no natural water supply on the top of the Downs, Sir Thomas Ford, who had designed water pumps for Thomas Cromwell to supply piped water to central London, was commissioned to devise a system of pumps which would supply water to Uppark, and the early creation of lakes and reservoirs in South Harting can be dated to this period. The Carylls, who occupied a house called Lady Holt in West Harting, had also become significant landowners within the parish, and in 1610 the family erected a new chapel at the parish church in South Harting.



South Gardens ponds

Throughout this time, water-powered mills had continued to serve the needs of the local community. ‘Gunnyngs mill’, which appears to have been established by 1350, was probably situated in Mill Lane, a short distance to the north east of the village. This harnessed the stream which flowed northwards through Harting, and the stream became an important source of power for other industries as well. In 1585 a ‘New Mill’ at Harting is documented, built as a fulling mill by the clothier John Hall, but converted to a grist mill in c.1563. A mortgage of 1687 refers to a ‘Hurst Mill’ (located



Harting Mill

two miles north west of the village), and other documents confirm that Harting Mill, used to grind corn, was still in operation in 1873.

The present layout of South Harting had begun to emerge by the 17th century, and some of the principal buildings, usually built from timber, date to this period, including the two village inns, The Ship and the White Hart. Farming, meanwhile, had continued to be of central importance to the rural community. The barn complex at Engine Farm, situated at the southernmost point of the village, survives from the 18th century, and certainly by the time of the draft edition of the first Ordnance Survey Map, produced in 1808-9, three further farm complexes adjoined the fields to the north and west of the settlement. Today these sites mark the current boundary of the conservation area.



1808 -1809 1st Edition Ordnance Survey

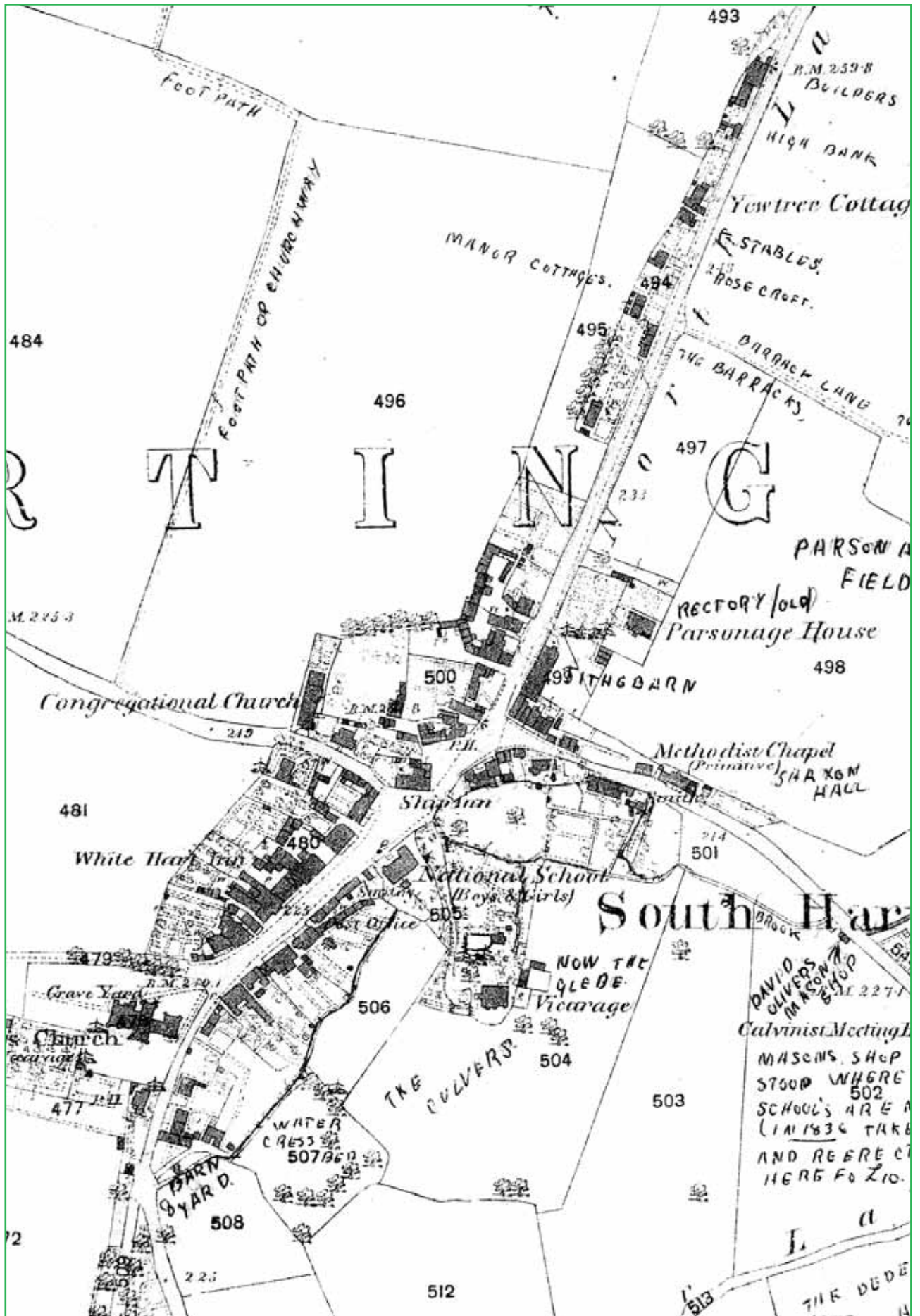
By the mid 19th century the population of the whole parish had reached 1,330 and, as confirmed by the Post Office Directory for 1851, included a variety of local tradesmen such as a stonemason, a wheelwright and a blacksmith, a tailor and a shoemaker. Two Non-Conformist chapels, a Congregational Church and Primitive Methodist Chapel, were founded to the east and west of The Square, whilst the restoration of the parish church was carried out between 1854 and 1858. In 1860 the Carylls' chapel, having served as the village school during the early years of the 19th century, was largely demolished. Soon afterwards, in c.1863, a new village school was opened facing the junction

of Petersfield Road and The Street, on the northern side of the smithy. By the 1870s, a railway station serving both South Harting and Rogate had been built to the north of the village, with trains being provided by the Midhurst and Petersfield Railway.

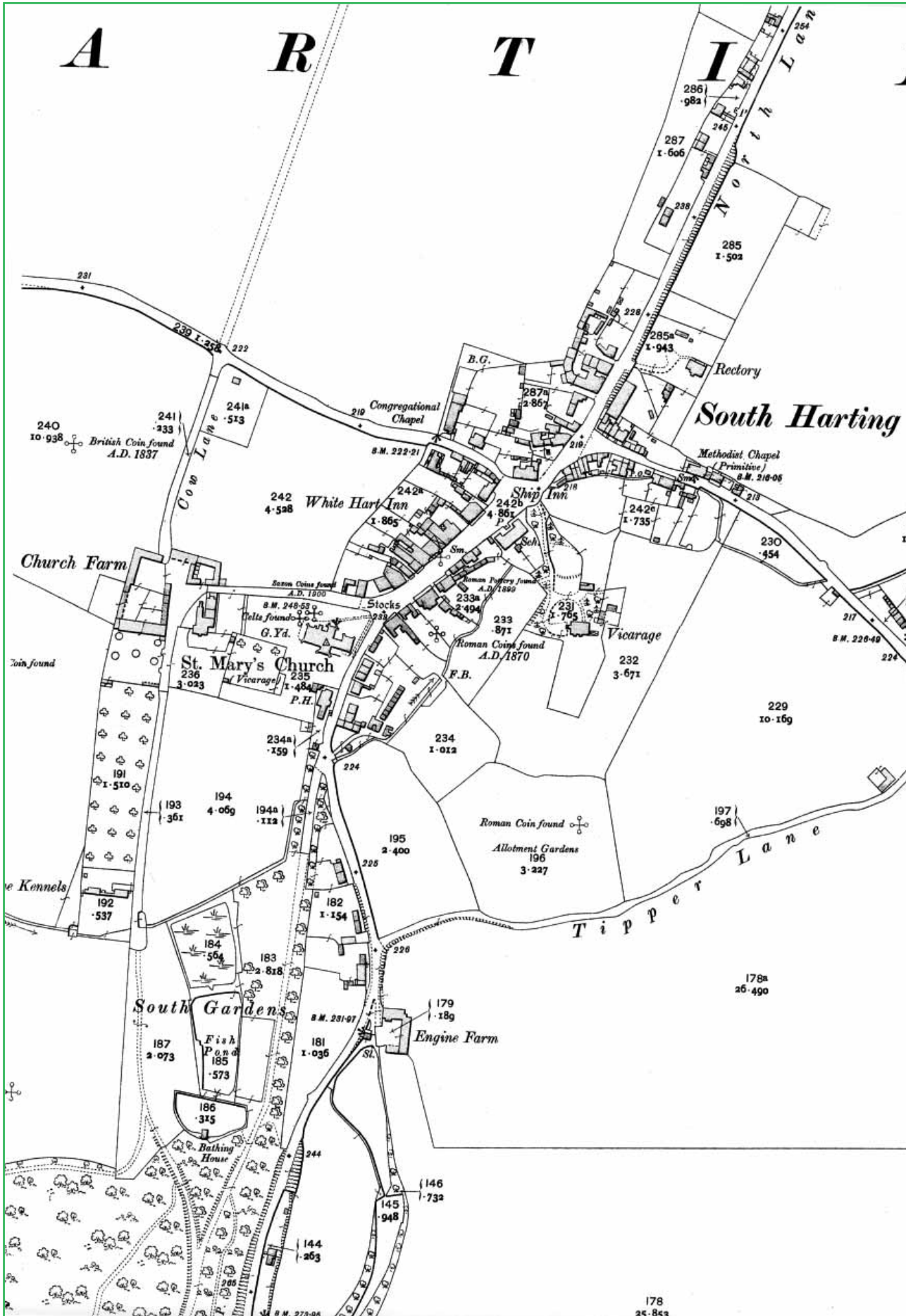
Since that time, the population of the village has greatly increased and the number of properties within the village has more than doubled, much of it added in the 1960s and 1970s. In 2001 the total number of dwellings was 616, compared to 264 of 1870-72. The greater part of this new housing has been added to either side of Tipper Lane, thereby preserving the historic core of the village.



1840 Tithe Map



1873 Map



1912 Map

4 SPATIAL ANALYSIS

4.1 LAYOUT AND STREET PATTERN

The conservation area is linear in form, following the line of the road which cuts through the village from north to south. The main concentration of historic buildings therefore focuses on The Street between the slight mound which marks the site of St Mary and St Gabriel's Church and The Square, where North Lane and Elsted Road lead off The Street. The Street widens slightly to the north suggesting the location of a market place, now called The Square. Three farm groups – Engine Farm in the south, Church Farm in the west, and Pays Farm in the north, mark the extremities of the current conservation area. A former farm, Horse Knapp Farm, lies to the east of the village beyond the conservation area boundary. Between these and the centre of the village, particularly along the southern part of The Street and North Lane, development is much more dispersed and consists mainly of detached or short terraces of cottages or quite modest houses. The Street crosses the small stream which rises at the foot of the Downs and meanders slightly through the village, its course being often concealed by buildings or culverting. It is most visible from the public footpath which connects the village school to the village centre.



Pays Farm, North Lane

The relationship of buildings to the street is varied with the buildings along The Street and around The Square generally siting on the back of the pavement. These buildings form continuous terraces, although each building is different. As a result, their gardens tend to be hidden.

On the edges of the central part of the village, for instance along North Lane and the southern part of The Street, the buildings tend to be detached or in short groups or pairs, again sometimes close to the road but also set back, revealing pretty front gardens, planting and in some cases, large mature trees.

4.2 OPEN SPACES AND TREES

There area number of open spaces in South Harting, some of them hard landscaped and some of them more natural. These are:

Man-made spaces:

- The Street from the church to The Square – this is wide in places and may have once been the location of the medieval market. It is lined with historic buildings and apart from the church, contains all of the non-residential buildings in the conservation area. Together, these buildings form the centre of the settlement and the core of the conservation area which is slightly marred by the busy traffic entering and leaving the village along the B2146 to Petersfield or Chichester. There are few front gardens of any size as many of the buildings sit on the back of the pavement, or only just back from it;



Buildings surround The Square

- The churchyard to St Mary and St Gabriel's Church – this attractive space sits above the main street and is contained by brick or flint walls; the walled graveyard, originally built as a fruit garden for Uppark (due to its protected location) is an important feature and is surrounded by a high brick wall and cast iron railings; there are a few trees in the churchyard but the most important feature is the walled churchyard, the grassed areas, and the very important views southwards towards the Downs.

Natural spaces:

- An area of woodland lies next to the stream on the east side of The Street, which contains a number of large, mature trees. A public footpath leads past this site, which is somewhat overgrown but no doubt provides a good habitat for a variety of wildlife.



The stream on the east side of The Street

Trees:

- Trees make an enormously important contribution to the setting and character of the conservation area, although not all of them lie within the conservation area at present, most notably the trees in South Gardens. The most important trees are marked on the Townscape Appraisal Maps, but are indicative only, so the omission of any particular tree must not be taken as implying that it is of no significance.

- A number of trees are specifically protected with Tree Protection Orders (TPOs). These include trees within the grounds of the Manor House, and a row of horse chestnuts to the south along the west side of North Lane. Another TPO covers the yew tree on the south side of Petersfield Road. A further group of TPOs on the south side of Elsted Road, to the south of the proposed extension to the east, are of note.



Trees around St Mary's Church

4.3 FOCAL POINTS, FOCAL BUILDINGS, VIEWS AND VISTAS

Focal points and focal buildings:

The unplanned and organic nature of South Harting's historical development has meant that there are no formal spaces within the village which could be described as a 'focal point', although an informal 'focal point' could be said to exist at the junction of Petersfield Road and The Street, between the two public houses which provide much of the day time and evening activity in the village. This is also the busiest traffic junction and was once the location of the village butchers (in The Corner House), regrettably now closed.

The most important focal building is undoubtedly the parish church, located as it is on a slight mound, which dominates views along The Street from both the southern and the northern approaches. The church spire is a particular feature, more notable than any other when viewing the village from the Downs above South Harting. Elsewhere in the village, the cohesive townscape of houses and cottages means that few buildings stand out particularly although the following are of some special merit:

- The Grange and barns at Pays Barn – these terminate views northwards along North Lane on the edge of the conservation area;
- The Ship Inn – terminates the vistas along The Street, looking northwards;
- The High House in Petersfield Road, important in oblique views along the street;
- The former village school in The Street, which is important when entering the village from the west – of note is the surviving village pump which is located immediately in front of it;
- Nos. 5 and 6 South Gardens, a row of timber-framed cottages set up a bank in The Street, important for their thatched roofs and painted facades;
- The former barns at Church Farm (now offices), important in views across from the Petersfield Road.



The High House, Petersfield Road



Nos 5 and 6 South Gardens (thatch since replaced)

Views and vistas:

South Harting is a village where its setting and its undulating topography provides constant views and vistas out of and towards the conservation area along its winding lanes and streets and across its open spaces, gardens and buildings. Its location on a low ridge next to the South Downs means that there are extremely attractive views from the village to the Downs in many locations, but particularly from the churchyard. The principal views out of or across the conservation area are noted on the Townscape Appraisal Maps, but there are many others, often glimpsed between buildings or trees.



One of the brick walls around the churchyard

4.4 BOUNDARIES

Whilst many of the buildings in the village centre are located on the back of the pavement, so there are no gardens or boundary walls, elsewhere in the conservation area there are a variety of boundaries, mainly consisting of brick, flint or clunch walls, mixed with hedging (neatly trimmed or informal) or shrubbery and trees. The walls are of varying heights, and often finished by a triangular or curved brick coping. The most notable walls include:

- The flint walls around the public car park off the southern section of The Street, close to South Gardens;
- The brick or flint walls around or in the churchyard;
- The simple flint wall without copings, and the adjoining brick wall, with a curved brick coping, to The Manor House in North Lane;
- The flint wall in front of the former school in The Street, traditional topped with a triangular brick coping;
- Various clunch walls such as the wall, topped by a trimmed hedge, on the northern side of Malthouse Mead;
- The cast iron gate, set in a low brick wall with curved brick coping, in front of no. 7 (Vine Cottage) The Street.



Cast iron gate outside No. 7 The Street

In several locations in the conservation area, modern timber fencing has been used, often to 'top up' a low brick or flint wall, to provide greater

privacy. Where these are informal enough to allow planting to grow through them, perhaps by the use of trellising, their impact is not so great, but occasionally they can be a detrimental feature. This is discussed in greater detail in the Management Proposals.

4.5 PUBLIC REALM

There are a number of individual features which make views along the principal streets in the conservation area more interesting. These include:

- The traditional black and white finger posts which mark the most significant junctions;
- The listed village pump, next to the former school;
- A white painted metal seat next to the church, provided in memory of Henry Warren CMDR RN in 1957;
- The listed bright red K6 telephone kiosk in The Street outside the White Hart Inn;
- The recently restored village stocks outside St Mary's Churchyard
- The surviving examples of historic paving materials which are located in private gardens, such as the worn sandstone setts which mark the front path to Malthouse Mead in North Lane; a line of blue brick stable paviors in the alley next to The Rectory in The Street; and the crisscross blue bricks which are used for the steps to Pays Farm Cottages;
- Worn stone cobbles form a front area to Oak Cottage in The Street, but it is hard to tell if these are on privately owned land or in the public domain.

The pavements, where they exist, are covered in black tarmacadam with granite kerbing, which

can be short (approximately four inches) or long (approximately twelve inches). Overhead cables and wooden telegraph poles in several locations are a detrimental feature. There is no street lighting.



Sign post outside Pays Farm, North Lane



The Village Stocks



Cobbles outside Oak Cottage, The Street

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 BUILDING TYPES

Most of the buildings in the conservation were built for residential or agricultural uses apart from the church and three chapels, two of which have now been converted into houses: the former Primitive Methodist Chapel in Elsted Road (now called Shaxson Hall) and the former Calvinist Meeting House in Mill Lane (now called Rock Cottage and currently outside the conservation area boundary). A further chapel (the Congregational) in Petersfield Road is still in use. The most prestigious houses in the conservation area, such as The Old House, Ffowlers Bucke and Ivy House, have more imposing frontages but they do not stand out particularly in their group. Of special note are the former barns and other agricultural buildings which reinforce the rural qualities of South Harting, even where they have been converted into houses. There are also many late 19th century cottages and more modest houses, mainly unlisted, which add to the overall character of the conservation area. A small number of properties facing The Square were built as shops, but as in most small historic villages, the majority of commercial buildings are located in buildings which were once in residential uses.

5.2 LISTED BUILDINGS

South Harting retains a high number of listed buildings of various ages, concentrated along The Square and The Street, where they provide almost continuous frontages. The oldest building is the parish Church of St Mary and St Gabriel, listed grade I and dating to the 12th century. This is built from a pleasing mixture of sandstone, clunch, flint and brick, and the central tower has a broached copper-covered spire which is a local landmark. Otherwise, the listed buildings (which are all listed grade II) are all in residential use, including a former barn at Pays Farm which has been converted into a house.

Although there was once a substantial medieval manor house in South Harting, after Uppark was



Shaxton Hall, Elsted Road



Ivy House, The Street

built in the 17th century, the buildings in the village tended to be less prestigious and there is therefore no one building which particularly stands out. However, there are a number of houses worthy of mention: Ffowlers Bucke, a late 16th century timber framed house with jettied front; The White Hart Inn, another timber framed house dating to the 17th century; The Old House, a 17th century house which has been refaced in the early 19th century with red mathematical tiles; The Ship Inn, a more modest timber framed cottage; Ivy House, the largest red brick house on the east side of The Street; no. 7 The Street, a substantial red brick house with a late 18th century refronting which may conceal a much earlier building; and, at the southern end of The Street, nos. 1 and 2 Oak Cottages and



The White Hart Inn and Ffowlers Bucke, The Street, on right

nos. 1 and 2 Cobblers Cottage/nos. 1, 2 and 3 Brookside – all 17th century timber framed cottages. The Manor House in North Lane, which is an 18th century brick and clunch former farmhouse, lies on the northern edge of the conservation area, and is similar in form and building materials to Church Farmhouse, located next to the churchyard. The Grange is close to the Manor House and is a more unusual listed building in that it is stuccoed with Georgian details which contrast with the more informal, vernacular details of the majority of the other listed houses in the area. The Grange was substantially extended in 1846 when presumably the tower was added. Anthony Trollope lived there for two years until his death in 1882. In the centre of the village, but somewhat isolated from it up a long drive, The Glebe and The Half House were once the vicarage. This was built in the 18th century but was extended in the 19th century.

Other listed buildings include more modest cottages, also timber-framed, around The Square, and the old village school, now converted into three houses, with its adjoining listed village pump.

A listed K6 telephone box, painted bright red, provides a focal point in the centre of the village outside The White Hart Inn. The former village stocks, listed grade II and located just outside the gate to the churchyard, have recently been repaired.

5.3 POSITIVE BUILDINGS

In addition to the listed buildings, a further number of unlisted buildings have been identified on the Character Area Townscape Appraisal Maps as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. In South Harting, most of these buildings date to the 19th century or early 20th century, and some of these may be eligible for statutory listing, or local listing, in the future.

'Positive' buildings in the conservation area include:

- The barns at Pays Farm;
- Cottages and houses along North Lane;
- The Congregational Chapel in Petersfield Road;
- The early 20th century estate workers' cottages in The Street, opposite the church;
- The barns associated with Church Farm.

The identification of these buildings follows advice provided within English Heritage's *Guidance on conservation area appraisals*, which provides in Appendix 2 a helpful list of criteria. Similar advice is contained within Planning Policy Guidance Note 15 (PPG15) *Planning and the historic environment*, which confirms the importance of identifying and protecting 'positive' buildings. PPG15 advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked green on the Townscape Appraisal Maps will be retained in the future unless a special case can be made for demolition. Again, further information is provided in the Management Proposals.

5.4 LOCALLY LISTED BUILDINGS

Chichester District Council has recently agreed a local building list for the Chichester Conservation Area, however, currently this does not extend to other areas within the District so at present there are no locally listed buildings in the South Harting Conservation Area. This is a matter which is discussed in greater detail in the Management Proposals.

5.5 BUILDING STYLES, MATERIALS AND COLOURS

Apart from The Grange and the two chapels, all of the historic buildings in the conservation area are built using local materials in a vernacular style



Malthouse Mead, North Lane is an unlisted 'positive' building



Estate workers' cottages in The Street

which can be seen across many parts of Hampshire, Sussex, Surrey and Kent. There is an impressive palette of materials, all produced locally apart from Welsh slate (of which there is only a little), including brick, handmade clay tiles, clunch or malmstone, flint, timber and lime plaster or its more modern equivalent, render. The parish church displays virtually all of these, plus sandstone and imported limestone. There are few examples of weather boarded buildings apart from the agricultural buildings, where they are stained not painted.

The earliest secular buildings are timber framed and date to the 16th or 17th centuries, with originally wattle and daub infill panels which have now been

replaced with more modern equivalents including brick. Ffowlers Bucke, nos. 5 and 6 South Gardens, Downsedge, and Oak Cottages are the most obvious examples. Another, more modestly sized example is no. 8 The Street, which is a single storey listed cottage with exposed timber framing, plaster or brick infill panels, and tiny attic windows set in the steeply pitched roof. Other timber framed buildings have been refronted in brick or clunch in the 19th century as tastes changed. The use clunch or malmstone is locally significant and the stone was presumably quarried out of the ridge to the north of the village in the past. It is used in coursed blocks and is always dressed with red brick to create window openings, door openings, and copings, as it is too fragile for more exposed locations (a rarity is the converted former stable at Pays Farm which has clunch corners). The former National School in The Street is the most notable example of the use of this stone in the village, but other examples include Drovers Cottage in North Lane, The Cottage in Elsted Road, and the flank walls to The Old House, the front wall having been refaced, probably in the early 19th century, using mathematical tiles – thin clay tiles which were made to replicate brick and were often used to add prestige to timber framed properties. This is the only example of the use of this material in the conservation area, and is more commonly found in Chichester, Petersfield and Midhurst. The Old House also is a ‘lobby entry’ house, with a large chimney stack behind the front door. This suggests that it dates to the 16th or early 17th century, and was probably timber framed although it has now been encased in clunch, brick and tile.

Flint is another locally sourced material, which is used for the smaller cottages, flank walls, and boundary walls. It is used whole or knapped (broken into pieces) and is set into lime mortar. Again red brick is used for dressings. It was clearly considered to be of lower status than brick or clunch, and although it can be knapped to produce equal sized blocks for finer quality work, as can be seen in Chichester, Brighton or Lewes, there is only one example in South Harting, on the west elevation of the church. An interesting local detail is the use of small pieces of iron stone (carstone), or



No. 8 The Street



Drovers Cottage, North Lane



The Cottage, Elsted Road

more usually flint chippings, which are set into lime mortar (usually termed galletting). An example can be seen on the flank wall of Brookside Cottages.

In contrast to the white of the clunch, the local brick is deep red and sometimes used in associated with burnt headers, which are blue or blue – black, to produce a pattern. Sometimes these are laid edge on in what is called ‘rat trap bond’ – good examples are Sunnyside Cottage in Elsted Road and no. 7 The Square. Another example is Ivy House, where the red brick is laid in a very mixed, mainly Flemish, bond and punctuated with blue or black headers, creating a pleasing pattern. This house retains a very high quality Georgian doorcase with pedimented hood and a brick dentil eaves cornice, both details typical of the mid to late 18th century. Of note also are the blocked windows on the front elevation and the very fine glazing bars to the sash windows. The front façade of The Rectory uses a more subdued pallet of grey bricks with red brick dressings, set on a stone plinth with galletting. The side wall is a mixture of clunch, sandstone blocks and brick, and its appearance suggests that the grey brick may be a later refacing.

Roofs in the conservation area are almost always steeply pitched and are covered in hand made clay tiles, producing the undulating form which is typical of this material. Next to Oak Cottages, an unlisted house has a slated roof, one of the few in the conservation area and strangely discordant. Brick chimney stacks, often decorated with clay pots, add to the interest and vitality of the roof slopes, which cumulatively provide one of the defining features of the conservation area. Thatch is used for the roofs of some of the earlier properties, such as Downsedge and nos. 5 and 6 South Gardens. Traditionally the thatch would have been long straw, rather than the more modern combed wheat reed, which produces a thinner roof covering and is often decorated with cut ridges, rather than the more traditional flush ridge.

The architectural details for these buildings vary according to age and type. The windows in the more prestigious houses are sashed, often six over six panes, while in the more modest cottages, simple



Brookside Cottages - galletting on flank wall



Sunnyside Cottage, Elsted Road



The Rectory, The Street

casements, sometimes divided in two, are common. The Gothic leaded lights on some of the windows in the former school are of interest, and there are other examples of leaded lights elsewhere in the conservation area. Front doors are timber, and usually four or six panelled, or, for the cottages,

planked. This joinery is usually painted white or a pastel colour, although front doors can be more colourful. Occasionally porches have been added, usually without detriment to the overall character of the building, such as the appropriately detailed glazed porch on North Way in North Lane.



This unlisted house in The Street is unusually covered in Welsh slate



Glazed porch on North Way, North Lane

6 CHARACTER AREAS

6.1 INTRODUCTION TO THE CHARACTER AREAS

There are three Character Areas in the conservation area, based on historical development, uses, building types, and spatial qualities. These Character Areas are defined below, along with a summary of their key characteristics and principal negative features. These have been used to draw up the list of Issues which are considered in Chapter 7, which form the proposed Actions in the Management Proposals.

The Character Areas are:

- Character Area 1: North Lane
- Character Area 2: The village centre – The Square and The Street
- Character Area 3: Southern South Harting

6.2 CHARACTER AREA 1: NORTH LANE

Key characteristics:

- Straight lane with dispersed development, mostly historic, terminating in the former barns of Pays Farm;
- Residential uses only, some located within former agricultural buildings;
- Some buildings are located on the back of the pavement or verge (mainly on west side of North Lane) whilst some are set well back from the road;
- Occasionally, some larger barn buildings are set back behind smaller outbuildings (Oak Barn);
- Some (more recent) backland development;
- The lane is contained by high banks where it cuts through the ridge;
- Areas of trees and spacious gardens add to the rural qualities;
- Attractive views in many places out over the surrounding countryside;

- High proportion of listed or positive unlisted properties, mainly located on the west side of the lane;
- The Manor House and The Grange are the most important historic buildings;
- Use of clunch, red brick and handmade clay tiles for many of the cottages or houses.



View along North Lane from The Square



The Grange

Key negative features:

- Unsympathetic alterations to some of the unlisted but 'positive' buildings including the insertion of rooflights, the use of uPVC for windows, and the addition of a large modern conservatory;
- The poor condition of the former stable next to North End Barn;
- The modern garage next to Pannells;
- The occasional visible satellite dish;
- Some original features have been lost.

Main recommendations:

- The former Postlethwaite village pump should be listed;
- The conservation area boundary needs to be reviewed;
- Need for a Local List and guidance for householders.

6.3 CHARACTER AREA 2: THE VILLAGE CENTRE
– THE SQUARE AND THE STREET

Key characteristics:

- Gently curving main street with variety of spaces;
- Common building lines with minor variations;
- Mixed uses including the principal non-residential buildings of the settlement, providing the main centre of activity in the village;
- Core of the historic settlement with nearly all of the buildings being listed or assessed as ‘positive’;
- Road narrows and widens, possibly denoting the site of the medieval market;
- Almost continuous frontages with buildings sitting on the back of the pavement or with small front gardens;

- Back gardens are largely hidden from public view;
- St Mary and St Gabriel’s Church is the most important building, is listed grade I, and sits on a slight mound overlooking The Street;
- Church Farm sits back from The Street, next to the churchyard, and retains a large number of barns, some now converted into offices;
- A number of larger village houses but none particularly stand out;
- Common use of timber framing, clunch, red brick, mathematical tiles, and handmade clay tiles;
- A variety of commercial uses including two public houses, some shops and the Post Office.



Rocks Cottage, The Square



The Street is notable for its almost continuous frontages of listed and unlisted but ‘positive’ buildings

Key negative features:

- Busy traffic along Petersfield Road and The Street;
- Dormers and other 1960s windows on no. 10 The Square;
- Some parts of The Street do not have any pavements, such as below the church;
- Some unsympathetic alterations to the unlisted 'positive' buildings including uPVC windows and doors;
- Loss of front gardens to create car parking spaces;
- Derelict historic building (the former smithy) in Elsted Road, awaiting redevelopment of the site;
- Ugly Telephone Exchange in Petersfield Road;
- Some original features have been lost.

Main recommendations:

- The walls around the churchyard should be listed;
- Conservation area boundary needs to be reviewed.
- Need for a Local List and guidance for householders;
- Opportunities for mitigating the appearance of the modern Telephone Exchange to be negotiated through future planning.

6.4 CHARACTER AREA 3: SOUTHERN SOUTH HARTING

Key characteristics:

- Gently winding country lane with the ground gradually rising to either side;
- Nearly all of the dispersed buildings are listed;
- Engine Farm, with its adjoining ponds and listed former Engine House, is of note;
- Examples of timber frame cottages dating to the 17th century;
- Large gardens, woodland and grass verges add to the rural character.



The Street looking south



Engine Farm

Key negative features:

- Busy traffic along main road;
- The former Engine House is in poor condition.

Main recommendation:

- Conservation area boundary needs to be reviewed.

7 ISSUES

7.1 CONSERVATION AREA BOUNDARY REVIEW

The existing conservation area boundary was drawn up some time ago, and in the last ten years or so it has become common practice to expand existing conservation areas to include areas beyond the core of historic buildings, perhaps to include more dispersed historic development or landscape or archaeological features. Boundary reviews also now tend to include recommendations that the designated area is defined by boundaries which follow established legal boundaries, rather than cutting across gardens or through buildings. The following changes are therefore proposed to the South Harting Conservation Area boundary:

7.1.1 North Lane

Add the northern part of the garden and paddock to The Manor House.

Reason:

- The present conservation area boundary cuts through the garden and an existing outbuilding; the paddock forms part of the setting to the listed Manor House.

Add the gardens at the back of the row made up of High Bank to Pannells (all on the west side of North Lane).

Reason:

- The present conservation area boundary cuts through the gardens to the back of the houses, rather than following existing legal boundaries; the land presently excluded appears to be in use as domestic gardens, as is other land already in the adjoining parts of the conservation area; the present conservation area boundary on both sides of this group of properties follows a 'natural' line created by the back boundaries to the houses along North Lane – the omission of this area of land therefore appears to be without any reason.

7.1.2 Elsted Road

Add a pair of 'positive' historic buildings (Nos. 1 and 2 Horses Knapp) and Rock Cottage, Mill Lane.

Reason:

- Rock Cottage is a grade II listed building and was once a Calvinist Meeting House. It has been sensitively converted into a house, retaining cast iron railings in front of it. The adjoining pair of cottages (Nos. 1 and 2 Horses Knapp), whilst not actually listed, date to the 19th century and are considered to be 'positive'.



The paddock next to the Manor House



Nos. 1 and 2 Horses Knapp



Rock Cottage, Mill Lane

7.1.3 Land next to the footpath/stream, in the centre of the village

Add the small piece of land which forms a natural continuation of the woodland to the east of the footpath which runs next to the stream.

Reason:

- This small piece of land forms a natural continuation of the wooded area which sits in the middle of the conservation area.

7.1.4 Add South Gardens, the ponds associated with Engine Farm, and Park Cottages.

Reason:

- South Gardens were created as ornamental ponds and as a reservoir which provided water to Uppark. They are shown on the 1808 map and a bathing house is shown on the upper pond on the 1840 map and again on the 1873 map, where it is specifically noted. The gardens are notated as such on the 1840 map and the original road from Uppark down to Church Farm once passed to the west of the ponds. The gardens therefore have historical significance and also contain large numbers of mature trees which are important to the setting of the village, particularly when viewed from The Street.
- The ponds on the south side of Engine Farm are also shown on the 1840 map and were created to provide water for Uppark, which was pumped from the Engine House next to the ponds. The pond is in private ownership and has been restored. A number of mature trees stand around parts of the pond.
- Park Cottages is a well preserved unlisted late 19th century building which has been assessed as 'positive'. It is built from red brick with a pitched tiled roof and original timber casement windows in a 'picturesque' style. It is a key building when approaching South Harting from Chichester.



South Gardens



The pond leading into the Engine House



Park Cottages

7.2 THE CONTROL OF UNLISTED HOUSES AND COTTAGES

It has been noted that some of the unlisted 'positive' cottages and houses in the existing and proposed

conservation area have been adversely affected by the insertion of uPVC windows or doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 (2) Direction. This can also be used to control changes to roofs, front elevations, porches, front boundaries and front gardens which would also be normally considered 'permitted development'.

7.3 THE CONTROL OF SATELLITE DISHES

Although planning permission is required for all satellite dishes in any conservation area which have been fixed to a roof or wall of a building which faces the highway and is visible from it, several satellite dishes have been erected which presumably do not have permission. This gradually erodes the high quality of the environment in the conservation area.

7.4 THE CARE AND PROTECTION OF TREES AND THE LANDSCAPE IN GENERAL

Various areas of woodland, both within and on the edges of the existing conservation area, are potentially 'at risk' from neglect. This needs to be addressed by the various landowners concerned.

7.5 TRAFFIC AND PEDESTRIAN MANAGEMENT

Busy and fast moving traffic along The Street and through the village in general is detrimental to the tranquility of the area. The lack of pavements in certain locations is dangerous, particularly in The Street next to the church.

7.6 LOCAL AND STATUTORY LIST

The statutory list of South Harting was drawn up in the early 1980s and a review is well overdue. There is currently no Local List for the District, or indeed any agreed criteria for drawing up such a list. Some buildings and structures within the conservation area have already been identified for possible listing.

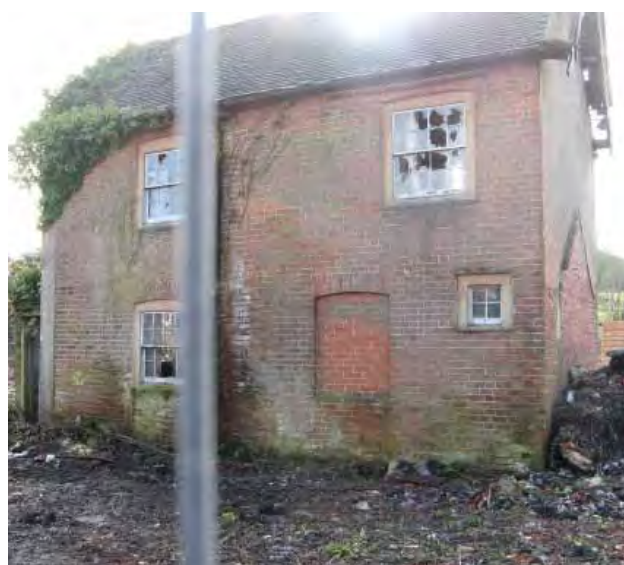
7.7 ROOFS AND DORMERS

South Harting is particularly notable for its varied roofs and for the use of hand made clay tiles and thatch. Several buildings have modern rooflights or dormers which are over dominant. The specific protection of these features, particularly on the unlisted building where the Council has less control, is important. An Article 4 (2) Direction is one way of ensuring that minor changes to roofs and chimneys to unlisted buildings are brought under planning control.

7.8 SITE SPECIFIC

7.8.1 Site off Elsted Road

This is a site where planning permission has been given for residential development. Regrettably, the former smithy, which would normally be considered a 'positive' building has been left vacant and derelict by the developer, pending the redevelopment of the site.



The former Smithy, Elsted Road

7.8.2 Garages and parking

A number of modern garages in the conservation area detract from its character due to their size, location and detailing.



Modern garages in Elsted Road

7.8.3 Telephone Exchange, Petersfield Road

This is an unattractive modern building and screening it in some way would be advantageous.

- The former Engine House, The Street;
- The barn next to North End Barn.



Telephone Exchange, Petersfield Road

7.8.4 Buildings in poor condition

The following buildings in poor condition have been noted:



The Engine House

I INTRODUCTION

I.1 FORMAT OF THE MANAGEMENT PROPOSALS

Part I of this document, the *Character Appraisal*, has identified the special positive qualities of the South Harting Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the positive features and addresses the negative features and issues which have been identified, to provide a series of Issues and Recommendations for improvement and change, including extensive changes to the existing conservation area boundary, most of which are the responsibility of Chichester District Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a five yearly basis, as set out in Section 4.

I.2 THE PURPOSE OF THE MANAGEMENT PROPOSALS

These Management Proposals have been drawn up following the production of a detailed Character Appraisal for the South Harting Conservation Area. It provides a framework for future actions which are primarily the responsibility of the District Council, although their successful implementation will also depend on the co-operation and enthusiasm of the Parish Council, West Sussex County Council, and local people.

Government policy has made it clear that conservation areas are not necessarily 'preservation' areas¹. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. These Management Proposals seek to provide a framework for 'managed' change which will ensure that the special architectural and historic interest of the South Harting Conservation Area is both preserved and enhanced for future generations.

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For South Harting, this has been achieved by early consultation with the Parish Council, before these documents were drafted. Additionally, the documents were subject to four weeks of full public consultation, commencing with a public exhibition at the Malthouse in South Harting from 3rd April 2009 for four weeks. Following this, a Public Consultations Report was prepared (copies are available on request from the District Council), the text amended, and the documents illustrated and printed.

The proactive management of conservation areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. The Character Appraisal and these Management Proposals will therefore be of use to the District Council when determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development. The documents will also be of interest to visitors and to South Harting's residents and business community, all of whom value the buildings and spaces of the village so highly.

¹Planning Guidance Policy 15 (PPG15) - Planning and the Historic Environment - 1994

2 LEGISLATIVE BACKGROUND

2.1 THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area.

These are as follows:

- The local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;
- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the

upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

2.2 THE CONTROL OF DEVELOPMENT AND CHANGE

The requirements for planning permission

Certain works to dwellings within a conservation area, which are normally considered to be ‘permitted development,’ will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a conservation area if the cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens.

Recent changes to the GPDO (October 2008) may have provided some alterations to the constraints mentioned above, so it is always wise to check with the Council first before commencing any work.

Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed

Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation such as flats or bedsits have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

2.3 NATIONAL POLICY AND GUIDANCE

Central government policy on conservation areas is contained in PPG15². This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. It also makes the general point that '*conservation and sustainable economic growth are complementary objectives and should not generally be seen as in opposition to one another*'.

PPG15 sets the expectations by urging local authorities '*to maintain and strengthen their commitment to stewardship of the historic environment*'. The expectations are further developed in English Heritage guidance on the appraisal and management of conservation areas³.

Government policy for archaeology is provided in PPG16⁴. This identifies archaeology as a finite non-renewable resource and requires archaeology to be considered as part of the planning process. It affects all archaeological remains within known or suspected sites as well as statutorily scheduled ancient monuments and places a responsibility on developers to fund any archaeological work necessary to mitigate the effects of development. Requirements for scheduled monument consent take priority over listed building consent, but neither of these removes the normal need for planning permission. However, there are no scheduled monuments in the South Harting Conservation Area.

Further government advice, providing local authorities with the power to reject any

development that does not positively contribute to the improvement and regeneration of its setting, is set out in Planning Policy Statement no. 1 (PPS1). Whilst not specifically concerned with conservation areas, it does provide broad support for improving standards of design and sustainability.

The draft Heritage Protection Bill, which seeks to re-designate the country's 'heritage assets', and introduce new procedures for dealing with applications to change them, has been delayed. More information can be obtained from the Department of Culture, Media and Sport (DCMS) or English Heritage.

2.4 THE LOCAL PLAN AND THE EMERGING LOCAL DEVELOPMENT FRAMEWORK

At present, the Chichester District Local Plan 1999, the Chichester District Local Plan *Supplementary Information 2000*, and the (Regional Spatial Strategy) The South East Plan adopted May 2009 form the Development Plan for Chichester District. They will eventually be replaced by the new Local Development Framework (LDF), which is the responsibility of the District Council.

The Local Plan 1999 contains several relevant policies. Chapter 2 *Environmental Strategy* contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under *Built Environment: Policies BE4 and BE5 (historic buildings) and BE6 (conservation areas)*. Archaeology is dealt with under Policy BE3.

Some of the policies from the 1999 Local Plan have been 'saved' and are still relevant, pending the production of a Core Strategy for the LDF which will seek to ensure that locally distinctive policies, not already covered by Planning Policy Statements and the Regional Spatial Strategy, are in place.

²PPG15 Planning Policy Guidance: - Planning and the Historic Environment - 1994

³English Heritage - Guidance on Conservation appraisals - 2005

English Heritage - Guidance on Management Proposals for Conservation Areas - 2005

⁴PPG16 Planning Policy Guidance: - Archaeology and Planning - 1990

The South Harting Conservation Area was designated on 14th November 1984. The Local Plan insert map which is still relevant is map no. 32. This confirms the following designations:

- A conservation area is based on North Lane, The Square, part of Elsted Road, The Street, and Church Lane (Policy BE6 applies);
- A Settlement Boundary encompasses the core of the village, including modern development along Tipper Lane, but excludes the fields which lie around The Glebe and The Half House (Policy BE1 applies);
- The whole conservation area and its setting lies within the Area of Outstanding Natural Beauty (Policy RE4 applies).

Copies of the relevant policies are included at Appendix I.

3 RECOMMENDED ACTIONS

3.1 CONSERVATION AREA BOUNDARY REVIEW

Section 7.1 in the Character Appraisal provides a detailed analysis of the proposed additions to the conservation area. These are:

North Lane:

- Add part of the garden and adjoining meadow to The Manor House;
- Add the gardens at the back of the row made up of High Bank to Pannells (all on the west side of North Lane) and garden to The Manor House (excluding the tennis court).

Elsted Road

- Add Nos. 1 and 2 Horse Knapp and Rock Cottage, Mill Lane.

Land next to the stream

- Add a small area of land to the east of the stream.

Church Lane

- The Kennels and Kennel Cottage

The High Street

- Add the garden area to east of Brook House
- Add South Gardens

Park Road

- Add Nos. 4 and 5 Park Cottages
- Add Engine Farm
- Add Engine House
- Add land south east of Park Cottages
- Add the ponds associated with Engine Farm and Park Cottages.

RECOMMENDED ACTION 1:

Designate the above additional parts of South Harting as part of the conservation area.

3.2 THE CONTROL OF UNLISTED HOUSES AND COTTAGES

It has been noted that some of the unlisted 'positive' cottages and houses in the existing and proposed conservation area have been adversely affected by the insertion of uPVC windows or doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 (2) Direction. This is usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

Article 4 (2) Directions are made under the General Permitted Development Order 1995, and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4(2) Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are already much fewer.

Under an Article 4 (2) Direction, planning permission can be required for the following, depending on the permitted development right removed:

HOUSE EXTENSIONS – Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space (this lowers the limit of 'permitted development' already imposed by conservation area designation).

PAINTING OF DWELLING HOUSES – Planning permission will be required for the painting of a dwelling house.

ROOFS – A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows already require planning permission under separate legislation.

CHIMNEYS – The removal of a chimney or its partial demolition will require planning permission.

REPLACEMENT WINDOWS AND DOORS – The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, does not apply in the conservation area (or listed buildings).

CREATION OF CAR PARKING IN FRONT GARDENS AND REMOVAL OR REPLACEMENT OF FRONT BOUNDARIES – The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.



These unlisted buildings facing The Square could be protected by an Article 4 (2)

There are many unlisted family dwellings in the South Harting Conservation Area which would benefit from these additional constraints. Whilst an Article 4 (2) Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the conservation area. An Article 4 (2) Direction can also be focused on groups of buildings, rather than the whole conservation area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. The provision of grants to help with the additional costs associated with traditional materials or the

reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) would be helpful.

RECOMMENDED ACTION 2:

The District Council will consider serving an Article 4 (2) Direction on the South Harting Conservation Area, to cover all unlisted dwelling houses.

3.3 THE CONTROL OF SATELLITE DISHES

During the survey work for the South Harting Character Appraisal, it was noted that a number of satellite dishes were visible which presumably had not been granted planning permission. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and have recently (October 2008) been revised by the new General (Permitted Development) Order. This states that for all unlisted buildings in a conservation area, in whatever use and of whatever size, planning permission is required for all ‘antennas’ (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope which face onto, and are visible, from a road. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex so it is always best to ask the local planning authority if planning permission is required before carrying out the work.

For listed buildings, Listed Building Consent is practically always required for the installation of ‘antennas’ and if the Borough Council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, Consent will usually be refused.

Conventional TV aerials and their mountings and poles are not considered to be ‘development’ and therefore planning permission is not required.

(See also the DCLG pamphlet, *A Householders’ Planning Guide to the Installation of Antennas* available on the DCLG website).

RECOMMENDED ACTION 3:

The District Council will consider taking Enforcement Action against the owners of properties where satellite dishes have been erected without planning permission and negotiation has failed to achieve a satisfactory outcome.

3.4 THE CARE AND PROTECTION OF TREES AND THE LANDSCAPE IN GENERAL

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling. This provision provides the District Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.



The trees and landscape in and around South Harting must be protected (South Gardens)

There are many trees in the South Harting Conservation Area as amended and the most significant of these are marked on the Townscape Appraisal Maps. Some of these, such as the trees in South Gardens, are the responsibility of the Parish Council, but the majority are in private ownership. These owners need to be encouraged to look after

their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. The Council's Tree Officer can provide free advice and guidance on which trees need any treatment.

The owners of the land around and within the conservation area, mostly used as fields, should also be encouraged to maintain the land in good condition and to encourage bio-diversity whenever possible by sympathetic methods of planting and cropping.

RECOMMENDED ACTION 4:

The District Council will prepare guidelines for the owners of trees and land in and around the South Harting Conservation Area to maintain and improve their trees and land, including the creation of bio-diverse habitats for wildlife.

3.5 TRAFFIC AND PEDESTRIAN MANAGEMENT

Because the road which links Petersfield to Chichester (the B2146) passes through South Harting, busy traffic in the village centre can have a detrimental effect on the character of the conservation area. The lack of pavements in parts of The Street is also a serious hazard to pedestrians.



Improvements to the Junction of Petersfield Road and The Street are planned

The Parish Council, District Council and County Council engineers have already discussed methods of 'traffic calming' to reduce traffic speed and improve the safety of the junction between Petersfield Road and The Street. Additional measures, such as the creation of chicanes with priority to vehicles leaving the village, would be welcome. The creation of a pavement to serve pedestrians on The Street below the parish church (the most dangerous part of the road) should be a priority. All traffic measures must however be carefully designed, using traditional materials and low key details with the minimum of signage, so that the character of the conservation area is not adversely affected.

RECOMMENDED ACTION 5:

As opportunities arise, the Parish Council, District Council and County Council will continue to seek ways of improving pedestrian safety and reducing traffic speeds in South Harting, whilst protecting the special character of the conservation area.

3.6 LOCAL AND STATUTORY LIST

The statutory list for South Harting was drawn up in the 1980s and has not been reviewed since in any systematic way. A number of buildings or structures in the conservation area may therefore be eligible for statutory listing.

The District Council has recently compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District starting with Midhurst and Petworth and eventually more widely. 'Locally listed' buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.

However, there is an increasing interest in local listing nationally, and most recently, this was expressed as positive encouragement in the government's Heritage White Paper. It is therefore recommended that the District Council should roll out its Local List across the District in order

to give better recognition and, where necessary, control, of the historic environment in the whole District. The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 3. Buildings can then be added to the list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole District. Community involvement in the selection process will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions.

Whilst a detailed survey has not been carried out as part of the appraisal process, a few buildings or structures have been identified which might qualify for local or even statutory listing:



The Eric Gill War Memorial, St Mary's Churchyard

- The Eric Gill Memorial in St Mary's Churchyard;
- The Postlethwaite pump in North Lane;

⁵ Department for Culture, Media and Sport- Heritage Protection for the 21st Century- March 2007



The Postlethwaite pump in North Lane



The walled enclosure in St Mary's Churchyard

- The walled enclosure and railings in St Mary and St Gabriel's Churchyard;
- The Congregational Chapel, Petersfield Road;
- Shaxson Hall (former Primitive Methodist Chapel) in Elsted Road;
- The Old Rectory, North Lane.

RECOMMENDED ACTION 6:

The District Council, in association with the Parish Council, will consider drawing up a Local List for South Harting Conservation Area.

3.7 ROOFS AND DORMERS

The thatched, clay tiled or slated roofs of the many historic buildings in the South Harting Conservation Area make a very important contribution to the special character of the area. Many of these have substantial brick chimneys, often topped by clay chimney pots. These roofs must be protected from unsuitable changes such as the insertion of oversized dormers or rooflights, or the loss of chimneys.

Where the building is statutorily listed, any changes to the roof would normally require Listed Building Consent, and permission is unlikely to be given if the District Council considers that the proposals would be detrimental to the character of the listed building. With unlisted residential buildings, such changes can be controlled through conservation area designation (which controls dormers) as well as through the serving of an Article 4 Direction (which can control roof materials, roof lights and chimneys). It is vital therefore that the District Council uses these additional powers to ensure that these significant features within the conservation area are protected from unsuitable alteration or loss.

Because unlisted commercial properties have fewer 'permitted development' rights than unlisted residential properties, the District Council can already require business owners to apply for planning permission for changes such as the replacement of a clay tile roof with artificial slate.

RECOMMENDED ACTION 7:

The District Council will continue to protect the roofscape of the South Harting Conservation Area by the rigorous application of its existing powers and by publishing guidelines for householders, and will also consider serving an Article 4 Direction to protect unlisted houses in the conservation area.

3.8 SITE SPECIFIC

3.8.1 Site off Elsted Road

This site once contained a smithy and an adjoining privy. This cottage dates to the 19th century and would, in any other circumstances, be considered a 'positive' unlisted buildings which should be retained. Planning permission has been given for 16 new dwellings (ref: 06/03855/FUL and 07/01474/FUL) and although it was initially hoped to retain the cottage, Conservation Area Consent for its demolition has been granted although not yet implemented. The site has now been cleared (although old drains and other detritus remains) and the cottage left empty and decaying. In the current economic climate, it is unclear when the redevelopment of this site will commence, and meanwhile the building will continue to deteriorate.



Former Smithy Site, Elsted Road

RECOMMENDED ACTION 8.1:

The District Council should consider using its powers to secure the building and tidy up the site. Should the opportunity arise to re-negotiate the proposed redevelopment of the site the retention of the former smithy should be sought.

3.8.2 Garages and parking

During the survey work for this appraisal, it was noted that a number of poorly designed or sited modern garages have a detrimental effect on the special character of the conservation area. It was also noted that that in places, front gardens had been lost to car parking. All of these features are detrimental to the special character of the conservation area.



A modern garage in North Lane

The loss of front gardens and front boundaries can be controlled by the serving of an Article 4 Direction, as suggested in Recommended Action 2.

RECOMMENDED ACTION 8.2:

The District Council will continue to ensure that any planning applications for new garages in the South Harting Conservation Area are of the highest possible standard using traditional materials and roof details. Flat roofed garages will generally not be accepted. The publication of Householder guidance would be helpful.

[3.8.3 Telephone Exchange, Petersfield Road](#)

This is an ugly modern building although it does use brick and has a pitched roof. Improvements might include replacing the wire mesh fence around the building with a brick or flint wall, or hedging, to screen it from the road. Another improvement would be the removal or relocation of the stainless steel vent which is currently on the front of the building.

RECOMMENDED ACTION 8.3:

Discussions into ways of improving the general appearance of the Telephone Exchange should be undertaken with British Telecom at a parish/local level to secure improvements. If further changes are applied for on site the District Council could consider the potential for visual improvements of the site and encourage these.

[3.8.4 Buildings in poor condition](#)

The following buildings within the South Harting Conservation Area are currently suffering from a lack of maintenance:

- The former Engine House, The Street;
- The barn next to North End Barn.

RECOMMENDED ACTION 8.4

The District Council could approach the owners of the above buildings to see if repairs can be undertaken, which should only use traditional materials and details.

[3.8.5 Land next to village brook between Chichester Road and the Old School](#)

This area needs improvement including cleaning out the brook, supporting the banks, cutting back of vegetation and better tree management.

RECOMMENDED ACTION 8.5

The District and Parish Councils should investigate opportunities for improvements to be undertaken.



The barn next to North End Barn

4 MONITORING AND REVIEW

The efficient delivery of a conservation service requires regular monitoring of change and the agents of change. The District Council is expected to undertake:

- Periodic reviews of the effectiveness with which the service addresses pressures for change;
- Updating of the baseline photographic survey of the South Harting Conservation Area on a four-yearly basis;
- Review the South Harting Conservation Area Character Appraisal on a five-year basis;
- Annual review and updating of the South Harting Conservation Area Management Proposals.

5 ACTION PLAN

The actions below, most of which are the responsibility of the District Council, are based on the Recommended Actions in Chapter 2 of the Management Proposals, and include further actions which are considered necessary to ensure that the South Harting Conservation Area continues to be 'preserved and enhanced' by the relevant authorities.

Immediate project (6-18 months) are generally those that can be adopted without reference to other programmes including resource planning. They will be capable of being completed within the next year:

- Formal adoption of the Conservation Area Character Appraisal as a material consideration in determining planning applications and to inform future historic environment policies;
- Formal adoption of the Management Proposals as a supporting document to a potential future Historic Environment Supplementary Planning Document (SPD);
- Designate amendments to the South Harting Conservation Area boundary as proposed in the boundary review (Recommended Action 1);
- Establish a policy and updated criteria for Local Listing (Recommended Action 6);
- Use community involvement to select buildings and structures for the Local List in South Harting (Recommended Action 6);
- Use community involvement to seek improvements to the Telephone Exchange.

Medium-term projects (18 months – 3 years) are those that require preparation but should be completed within three years:

- Serve an Article 4 Direction on the South Harting Conservation Area (Recommended Action 2);

- The Parish Council, District Council and County Council will consider ways of improving pedestrian safety and reducing the speed of through traffic in the South Harting Conservation Area (Recommended Action 5);
- Seek improvements to the three sites specified in Chapter 2 Para 2.8 of the Management Proposals (Recommended Action 8).

Continuous tasks require regularly revisiting:

- Preserve 'positive' buildings in the South Harting Conservation Area from unsuitable alterations, extensions or demolition through the usual development control procedures.
- Similarly, protect trees and the surrounding landscape in and around the South Harting Conservation Area - (Recommended Action 4);
- Ensure that development control practice:
 - Requires planning applications for 'material' changes such as new windows or roof materials on unlisted commercial properties;
 - Guarantees that all new development in the South Harting Conservation Area is of the highest quality, with particular reference to rooflines, height, bulk, materials and details (Recommended Action 7);
 - Protects and enhances trees and the surrounding landscape in the South Harting Conservation Area in partnership with local groups (Recommended Action 4);
 - Uses its full powers of enforcement including achieving the removal of unauthorised satellite dishes (Recommended Action 3);
- Monitor changes in the South Harting Conservation Area, including producing and the regularly updating a photographic baseline for the conservation area, which should never be more than four years old;
- Review of the South Harting Conservation Area Appraisal on a five-year basis;
- Carry out a review of these Management Proposals on an annual basis.

6 CONTACT DETAILS

For further information about the South Harting Conservation Area please contact:

Ian Wightman,
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APPENDICES

Appendix 1 Relevant Local Plan Policies

Appendix 2 Maps

Map 1 Townscape Appraisal Map/CA boundary review

Map 2 Character Area 1: North Lane

Map 3 Character Area 2: The Square and The Street

Map 4 Character Area 3: Southern South Harting

Appendix 3 Draft Local List criteria

APPENDIX I RELEVANT LOCAL PLAN POLICIES

Policy BE6, Policy BE1, and Policy RE4

Policy BE6 Conservation Areas

'Within designated conservation areas and their settings the District Council will seek to preserve or enhance the special architectural or historic character or appearance of the area and will refuse applications where:

- (i) They include new buildings or extensions or alterations to existing buildings (including shopfronts) which are of inappropriate height, scale, materials or design, to accord with the character of the conservation area;
- (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;
- (iii) The proposals fail to respect the existing historic layout and street pattern of the conservation area and the surrounding settlement (including passageways, alleys and public open spaces);
- (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas'.

Policy BE1 Settlement Boundary

This policy concerns the Settlement Policy Area boundaries which are shown around some of the settlements in the District, including South Harting.

This Policy states:

'Development will be permitted within these areas providing it is in accordance with the Built Environment Policies and Policies RE7, RE8, C10 to C12, TR1, TR6 to TR8, H1 to H8, H10, H11, B1 to B3, B7, B8, S7, R1, R3, T1 and T2'.

Policy RE4: Areas of Outstanding Natural Beauty – Chichester Harbour and Sussex Downs: Protection of Landscape and Character

'Areas of Outstanding Natural Beauty will be conserved and enhanced. Any development which would be harmful to their visual quality or distinctive character will not be permitted except in compelling circumstance:

- Need for development essential for agriculture or forestry or for quiet informal recreation, for roads, the extraction of minerals or the deposit of waste may exceptionally be regarded as compelling provided that the proposal cannot be located or designed so as to meet these needs without giving rise to such harm;

- Applications for roads, mineral working or waste disposal will be subject to the most rigorous examination because of the possible impact of such development on natural beauty. Major developments for any purpose are likely to be inconsistent with the designation of areas of outstanding natural Beauty and any applications will need to be accompanied by environmental assessment; they will be permitted only if there is an overriding national interest and no acceptable alternative location is available;
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality and minimise noise disturbance; particular attention will be given to the setting and to the off-site impact to any traffic generated and any consequential highway improvements on the character, appearance and amenity of villages or the countryside;
- Development outside but near to a designated Area of Outstanding Natural Beauty will not be permitted if it would be unduly prominent in, or detract from, views into or out of the Area of Outstanding Natural Beauty (particularly from roads, Rights of Way or other public places), or would otherwise threaten public enjoyment of the Area of Outstanding Natural Beauty'.

Policy BE3 Archaeology

The destruction of or damage to scheduled ancient monuments and other features and sites of archaeological interest by development will be prevented wherever Possible. There is a presumption in favour of the preservation in situ of important monuments. Where proposed development is likely to affect a known or suspected site of archaeological interest, one or more of the following requirements will be imposed.

Archaeological assessment and field evaluation

- (i) Applicants will be required to include, as part of their research into the development potential of a site a desk-based archaeological assessment and where appropriate a field evaluation of the archaeological remains. A statement of the findings will be required to accompany the planning application.

Preservation in situ

- (ii) In order to secure the preservation in situ of important archaeological features and their settings, the district planning authority may require developers to modify their proposals. In appropriate cases, the use of conditions or the completion of an agreement under section 106 of the town and country planning act 1990 may be required to secure a modification. Planning applications must indicate how preservation in situ will be secured.

Arrangements for excavation, recording and publication

- (iii) If the district planning authority decides that the preservation in situ of archaeological remains is not justified and that development resulting in their destruction should proceed, it will satisfy itself before granting planning permission that the developer has made satisfactory provision for the excavation, recording and publication of the remains before development commences. Such work will be carried out to a specification approved by the district planning authority. In appropriate cases, an agreement under section 106 of the town and country planning act 1990 will be required to secure the investigation.

Conditions to secure excavation and recording

- (iv) Where the district planning authority has decided that preservation in situ is not justified, it may impose a condition prohibiting the carrying out of development until excavation and recording have been carried out in accordance with a written scheme of investigation submitted by the applicant and approved by the district planning authority, such schemes shall include proposals for the publication of any findings.

Watching brief

- (v) The developer will be required to give notice to the district planning authority of an intention to commence development and to satisfy the district planning authority that adequate provision has been made for access and subsequent observation and recording of any finds and other evidence which may be revealed during the development works. The developer will also be required to notify an archaeologist approved by or appointed by the district planning authority of any items unearthed during development which he knows or suspects to be of interest, and to allow adequate time for records to be made by the archaeologist.

Field monuments

- (vi) Where development is likely to affect adversely the setting of a nationally important field monument whether scheduled or not, permission will be refused.

Policy BE4 Buildings of Architectural or Historic Merit

The district planning authority will place a high priority on protecting the character and appearance of all buildings of architectural or historic interest.

The district planning authority will have special regard to the desirability of preserving listed buildings and their settings. There will be a presumption in favour of the preservation of such buildings, including their settings and any features of architectural or historic interest, unless a convincing case can be made for demolition or alteration;

Development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

Policy BE5 Alterations to Listed Buildings

Where listed buildings are to be altered or extended the design, detailing and materials must be appropriate to the character of the listed building.

APPENDIX 2 MAPS

South Harting Conservation Area Maps

Map 1: Townscape Appraisal Map/CA boundary review

Map 2: Character Area 1: North Lane

Map 3: Character Area 2: The Square and The Street

Map 4: Character Area 3: Southern South Harting