

TURNERS HILL

Village Design Statement





THE BANK



FRONT COVER
Drawing of Village Centre by Mr Stephen Howell



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1. INTRODUCTION

1.1 Purpose



Our Village Design Statement has been produced in order to help protect and preserve Turners Hill. It provides a review of what is unique and distinctive about the village and practical ways in which we can care for, maintain and enhance our village.

It is intended that through a process of careful evolution and considered design our history and heritage will continue to be maintained. Our aim is for Turners Hill to thrive as a modern and flourishing village which maintains the rural feel and setting of which we are rightly proud.

The VDS provides aims and guidance on any future changes and developments which might take place. These aims have been arrived at in consultation with the village and show what is important to residents.

We wish to:

- ❖ Conserve buildings of architectural or historic interest and their settings
- ❖ Conserve and enhance the special character and appearance of the Conservation Area
- ❖ To conserve the character and appearance of the countryside setting and AONB
- ❖ Ensure that the design, layout and use of materials in any new development are of a high quality, pays due regard to its setting and makes a positive contribution to the environment
- ❖ To safeguard important areas of open space
- ❖ To maintain and where possible enhance existing shopping facilities and, in cases where shops cease to be viable, allow alternative forms of activity that add to the commercial vitality of the village in an acceptable manner
- ❖ To ensure the sensitive location and design of advertisements
- ❖ To ensure development accords with the principles of sustainability taking into account the need to minimise energy consumption.

We have recorded the way in which Turners Hill was viewed by residents during 2008/09 in relation to:

The historical background

Its setting in the countryside

The areas of settlement

Characteristics of buildings

Views on future development



We have tried to provide guidance to property owners and developers:

In regard to designs which are acceptable and in keeping with the character of the village

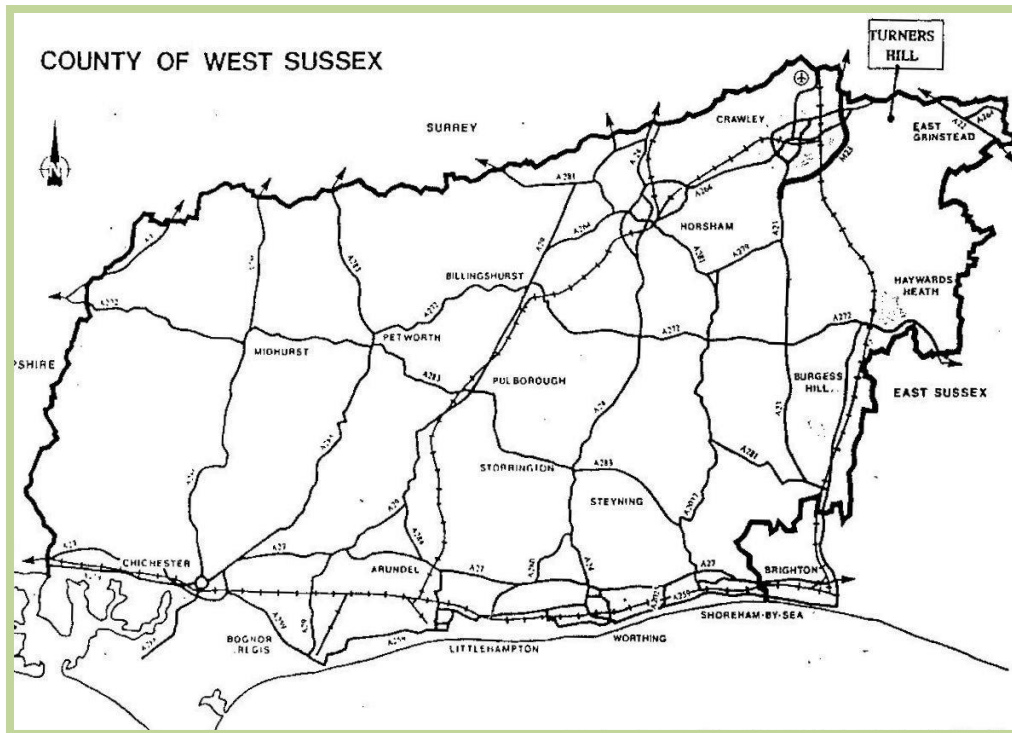
By promoting the use of appropriate materials and sustainable energy features

Ensuring that the characteristics of the village are protected and enhanced

Assisting the Local Planning Authority in determining planning applications and assisting the community when considering any physical change to property

1.2 Scope

The Village Design Statement relates to the whole of the parish of Turners Hill and not just the central village.



1.3 Development of the VDS

Work on the VDS was started by the Parish Council. Following research and meetings with a Local Planning Officer a Consultation Day, open to all residents, was organised. From this a committee was established consisting of some members of the Parish Council and local residents.

Members began to make a photographic record of the village as well as written articles. Progress was discussed and the document developed at a series of monthly meetings.

The draft document was displayed in full at a second consultation event on 15th September 2009 giving residents another opportunity to contribute to the plan. The first draft was then presented to the Parish Council for comment on 6th October 2009. Following this another meeting was held with the Local Planning Authority on 20th October 2009. The final draft was presented to the Parish Council on 1st December 2009 for approval prior to submission to MSDC.

(See Appendix 2 for full report on preparation and consultation process)

1.4 Planning Policy Context

The Mid Sussex District Council Local Plan (May 2004) contains all the Planning Policies which affect Turners Hill. The Local Plan will be replaced by the Local Development Framework (LDF).

Please see Section 9.2 for detailed information on policies.

The Village Design Statement will be a material consideration in the determination of planning applications and will serve as a consultation document for the Parish Council.

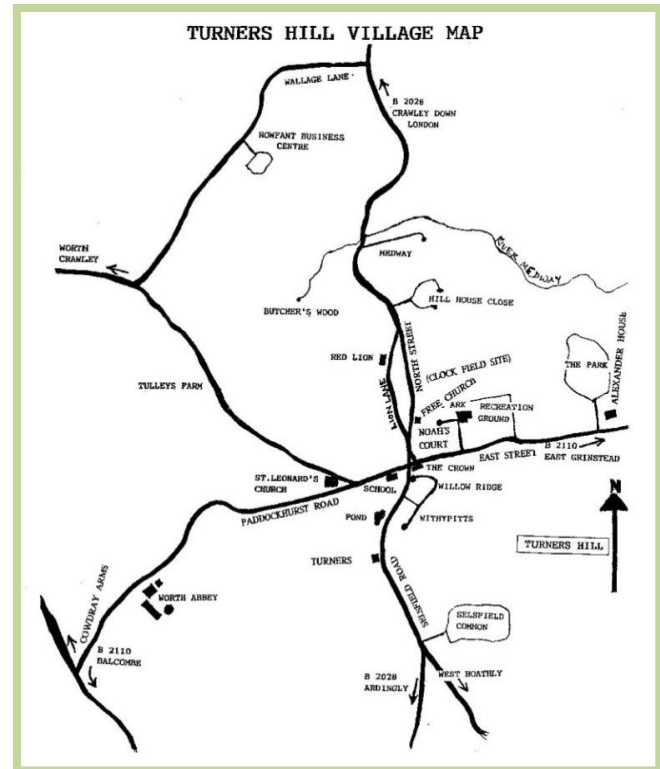
2. A BRIEF HISTORY AND EVOLUTION

Turners Hill is a small village in the north of the County of West Sussex. It stands at one of the highest points, about 600 feet above sea level, on a steep ridge of the Sussex Weald between the North and South Downs.

The village lies some 4 miles from East Grinstead and 5 miles from Crawley, 24 miles from the south coast and 35 miles from London.

The village is centred on a small village green which is at the junction of two historically important routes, now the B2110 running east to west, and the B2028 running north to south.

The older part of the village is now a Conservation Area with buildings dating back to 17th and 18th centuries, a number of which are listed.

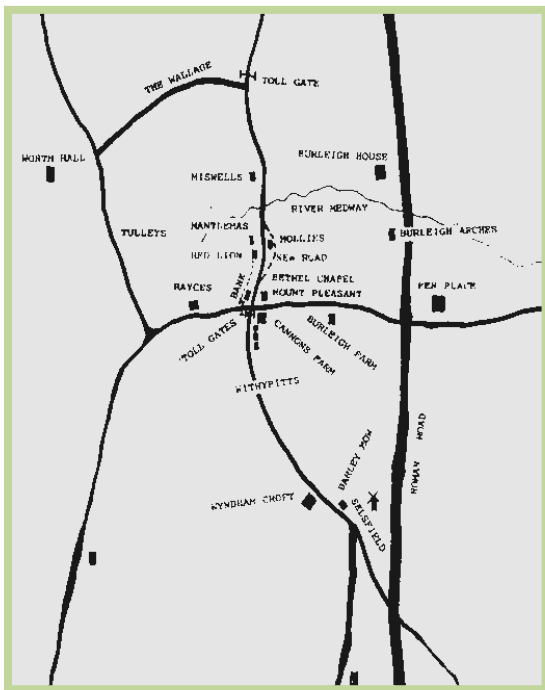


VIEWS OF BUTCHERS WOOD AND RIVER MEDWAY.



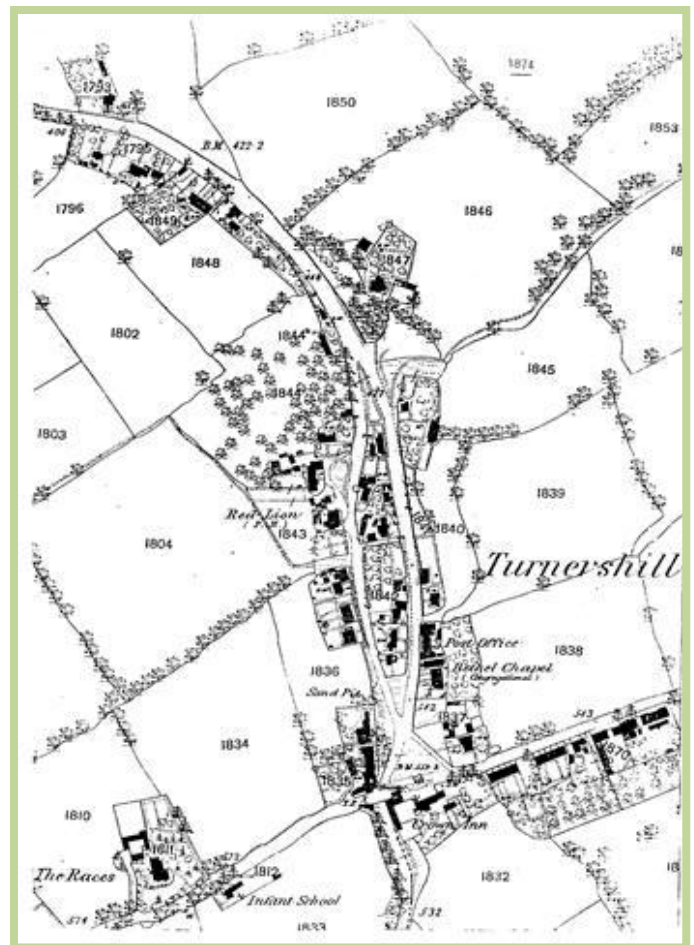
The River Medway begins in Turners Hill at Butchers Wood and the stream runs behind Medway and Turners Hill Park on its journey to the Thames Estuary at Sheerness.

The village covers some 4,000 acres, as recorded in 1895 and the population as at the 2001 Census was 1,849.



A Roman Road passes through Turners Hill from south to north, west of Selsfield House through gardens and farmland north across the Medway stream east of The Rheeding, up the steep hill across East Street and down along the right hand side of Turners Hill Park. This Roman Road ran from London to the Portslade area, just outside of Brighton.

Two coins were found here, one silver coloured Antoninianus of Valerian (253-260 A.D) and one bronze Folis of Maximinus II Daia (309 – 313 A.D.).



There are several explanations given for the name of our village.

"The Danes came through 'Dane' Hill, they were 'turned' at Turners Hill, 'crawled' to Crawley Down and 'copped' it at Copthorne."

This old village explanation of the origin of our village name is appealing but it is without foundation as the Danes were defeated by Alfred the Great in 871 at Ashdown in Berkshire!

Turners Hill is not mentioned in the Domesday Survey of 1086 but the Parish of Worth, of which Turners Hill was a part, is recorded.

There is mention of a Galfridus Le Turner in 1296 who was probably a wood turner. It is also recorded that Galfridus was the Priest at Worth Church at that time.

Andrew Le Turnour (known as the "turner") mentioned in 1327 was probably of the same family. It is possible that the name came from this family.

The earliest mention of the village name is in 1427 in the Sussex Record Society documents, when land in Turnoures Hill is transferred from John Gladioyn of London to Henry Hannshard.



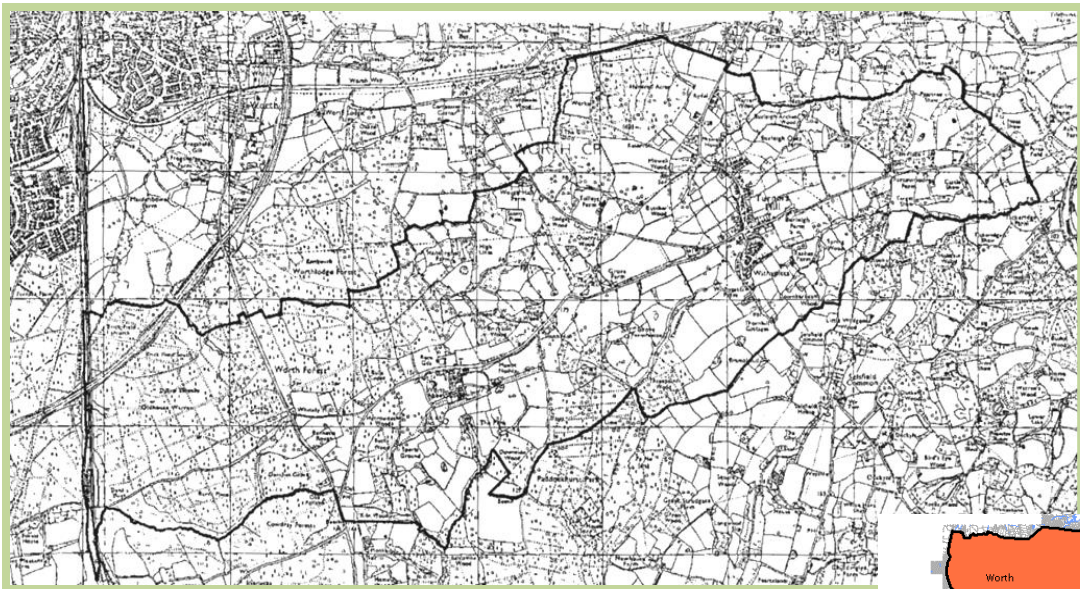
A 1669 halfpenny piece was found in the village bearing the name Turnem Hill, Sussex. This coin was issued by a Nicholas Arnold, a draper.

In the diary of Revd. Giles Moore, rector of Horsted Keynes, there is a quote dated 31st May 1671 which mentions Turners Hill. "I spent on Ned Waters 1/- (one shilling) he stayed with me from 25th May till 2nd June on which day I bore him company to Turners's Hill when I spent upon him 3d more."

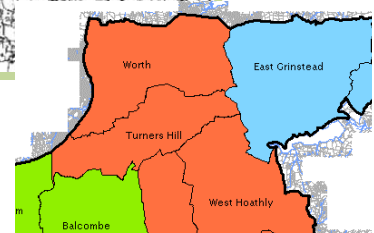
The name was written as Turner's Hill until almost 90 years ago at which time the apostrophe was dropped.

From the time of the first settlements our village was part of the Worth Parish. This was a very important and extensive parish, one of the largest in Sussex. In ancient times it extended from Crawley to East Grinstead, Copthorne to Pease Pottage and from Slaugham to Turners Hill. In 1895 Turners Hill was made a separate Ecclesiastical Parish with the building of St. Leonard's Parish Church.

In 1986 we were granted our own Civil Parish Council.



MAP OF CIVIL PARISH BOUNDARIES



There are several old properties within the village, many of which are listed and these are shown in Section 9.1.



The Bank by Mr Stephen Howell

CROSSROADS
VILLAGE



ERIC DAWES

For those interested in the history of Turners Hill, "Crossroads Village" by Eric Dawes is recommended reading. Copies are available to purchase from Mr Dawes or at The Ark. The book can also be obtained at the Public Library.

3. THE PARISH TODAY – LANDSCAPE SETTING & CHARACTER



**VIEW TO SOUTH DOWNS FROM
CHURCH ROAD**

Turners Hill is surrounded by farmland, woodland and open space although the local roads carry a massive amount of traffic.



**VIEW TO THE SOUTH WEST FROM
PADDOCKHURST ROAD**



The village is situated on the crossroads of the B2028 and B2110 which carry over 7 million cars a year and a very high proportion of heavy goods vehicles. In the main, our roads are narrow and lack sufficient parking facilities.

The village green is at the centre of these crossroads and although providing an attractive centre piece, it can no longer be used successfully because of its situation.

THE CROSSROADS

Public transport facilities are minimal with weekday and Saturday services. There is a 2 hourly bus service to East Grinstead, Crawley and Haywards Heath; however, these do not allow for ease of connection to rail services, and for people to arrive in the towns at the correct time for work, and do not allow for evening or Sunday visiting at local hospitals. They also restrict residents' social activities and add to residents high dependency on the car as a means of convenient transport.

The Parish Council is working with highway consultants to produce plans for the centre of the village which will improve traffic flows and provide greater safety for residents. We are very aware of the dangers presented to pedestrians, especially the elderly and the young, by the volume and speed of traffic using our roads.

To bring these plans to fruition will require the support of West Sussex County Council and Mid Sussex District Council as well as considerable funds. However this is seen as the most important project facing the village. Please see Section 9.4 for more details.

It is also imperative that safety measures like 20 mph areas are provided around Turners Hill School and Worth School in order to safeguard our young people. There is a planned West Sussex County Council scheme for providing a roundabout at the junction of Paddockhurst Road and Church Road which needs to be brought into effect to help improve this junction.

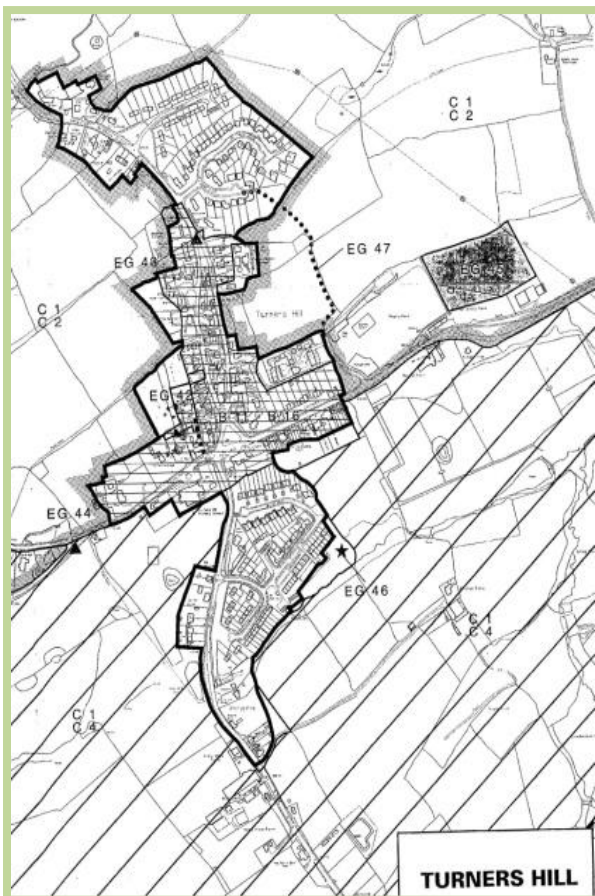
Turners Hill is served by a range of local facilities. These include a small number of shops in North Street and Lion Lane; a large modern village hall; three churches and two church halls; a primary school and pre-school; playing fields, a cricket ground, recreation grounds including equipped children's play areas and sports facilities; three public houses; a restaurant; and allotments.



Turners Hill Fire Station – the smallest station in Sussex and the only one not owned by West Sussex County Council. The Council pays a peppercorn rent to The Paddockhurst Estate.

Until 1939 the area was served by the private Paddockhurst Fire Brigade and then the private brigade became part of the national service with the already trained men transferring across.

The station is manned by Retained Fire personnel who live and work locally and so can respond in the allotted time.



BUILT UP AREA

A built-up area boundary is defined for Turners Hill. This seeks to preserve the rural setting of the village and to protect the surrounding countryside.

The area to the west, north and east of the village lies within the Mid Sussex Local Plan strategic gap between Crawley and East Grinstead.



Much of the soil here is a sandy loam and the subsoil is sandstone although at the bottom of the hill there is far more clay to be found.

The land is divided by hedgerows of mixed native planting – hawthorn, hornbeam, blackthorn. Farming is still important with sheep and cattle as well as crops; however, the number of people working on farms has greatly reduced.

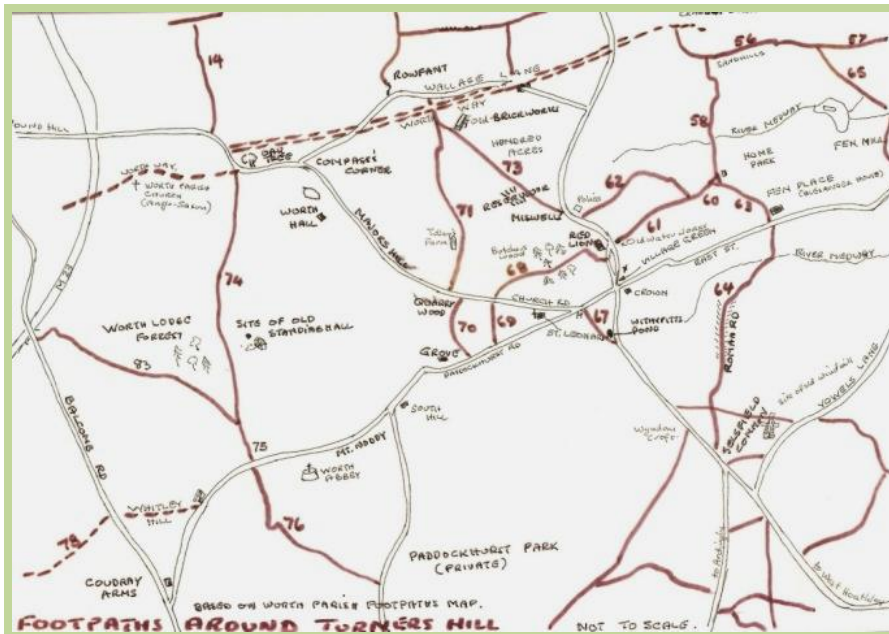
Field systems north-west of the village, at the western end of the parish and near Stoney Plats, High Lines and Worth Hall originated as medieval assarts – areas enclosed out of woodland and common by planned and piecemeal clearance, during the Middle Ages.

The conservation and management of hedgerows is important to the area and to the wildlife. Woodland management is also of great importance and the main areas are owned by the Paddockhurst Estate. There is a great deal of native and naturalised planting and chestnut coppice is a feature of the Estate. The Estate has a range of commercial forestry trees. There are areas of Ancient Woodland within the Parish area.

There is one SSSI site within the village (Site of Special Scientific Interest) and that is the small quarry, previously a farm, next to Ryders on Church Road.

The centre of the village is a conservation area and the majority of the southern side of the village is within the High Weald Area of Outstanding Natural Beauty.

The Parish has a number of well used footpaths and these provide access to the Worth Way. The footpaths are maintained by West Sussex County Council and most of the footpaths are well used and in good condition.



The footpaths are a significant feature and the Parish Council has already produced a map with suggested walks which is free to residents. The footpaths not only link various areas of the village but also give access to farm land and surrounding countryside.

The village blends well within its rural setting and any future development needs to be carefully sited in order not to spoil or detract from the environment.

In order to enhance the area, traffic management schemes need to be implemented, the noise from Gatwick monitored and the impact of any development within East Grinstead scrutinised carefully.



VILLAGE POND

To the west of Turners Hill there is an area of ancient / ghyll woodland called Butchers Wood, and downstream is Warren Wood.

To highlight the importance of the landscape, the West Sussex County Council Landscape Strategy and the Landscape Character Assessment for Mid Sussex should be considered when any development is planned. In particular, the relevant Land Management Guidelines should be considered:

Turners Hill: HW1 High Weald and HW2 High Weald Forests.

Opportunities should be taken to link up existing green spaces, hedgerows, woodlands, rivers and footpaths to improve the green infrastructure provision of the area. This is important for appearance, ecology, connectivity and sustainability.



VIEW FROM VILLAGE POND TO ST LEONARDS CHURCH



VIEW TO WORTH ABBEY

3. THE PARISH TODAY – LANDSCAPE SETTING & CHARACTER

Guidelines:

- ❖ Working with West Sussex County Council, the Parish Council will continue to make every effort possible to find solutions to the growing problem of traffic management and the need for safe routes for pedestrians.
- ❖ Footpaths should be maintained, their character preserved and use encouraged.
- ❖ Any new building needs to take into account the context of the location and must blend with the local environment and maintain local features.
- ❖ Any new estate development should contribute to traffic management and safer routes for pedestrians.
- ❖ Conservation and management of hedgerows by local landowners is important and replanting of hedgerows and hedgerow trees should be encouraged.
- ❖ Hedgerows fronting the highways and footpaths should be carefully maintained in order to provide good visibility and access as well as maintaining views into the countryside.
- ❖ The village pond, Withypitts Pond, must continue to be maintained and protected.
- ❖ There are many important key views within the village which need to be protected. Examples of these can be seen throughout this document.



VIEW TO CENTRE OF VILLAGE FROM VILLAGE POND



VIEW ALONG EAST STREET

4. CHARACTER AREAS AND SETTLEMENT PATTERN

The Parish consists of three main areas, the village itself, Worth Abbey, Turners Hill Park.

Some older buildings date from 16th, 17th and 18th centuries and these properties are well spaced out around the village. Later buildings are more linear as in Lion Lane and North Street. Many of these buildings were for residents working on the land, farming or forestry. Greater development has taken place since the end of the Second World War with the building of Medway and Withypitts Estates, Willow Ridge and Hill House Close and lastly the sheltered housing at Noahs Court.

Medway was the first housing estate to be built in Turners Hill after the war. Twenty-eight homes, mainly semi-detached houses, were built in 1949 off North Street. This small estate has large verges and a good sized green to the front of it and farmland to the north and east. Some properties have been extended but this has been done sympathetically. There are two small areas of greenspace to the entrance of the Estate which provide an attractive street scene.

Withypitts Estate on the south side of the village was built in 1955 and has some 40 dwellings. There are flats, semi detached houses and some bungalows.

The name came from the area as this was where the withies or willows grew.

In 1961 the Estate was developed further with the addition of 41 dwellings at Withypitts East. Some of the property is still owned by Downlands Housing Association. Buildings are close to the road with small gardens.



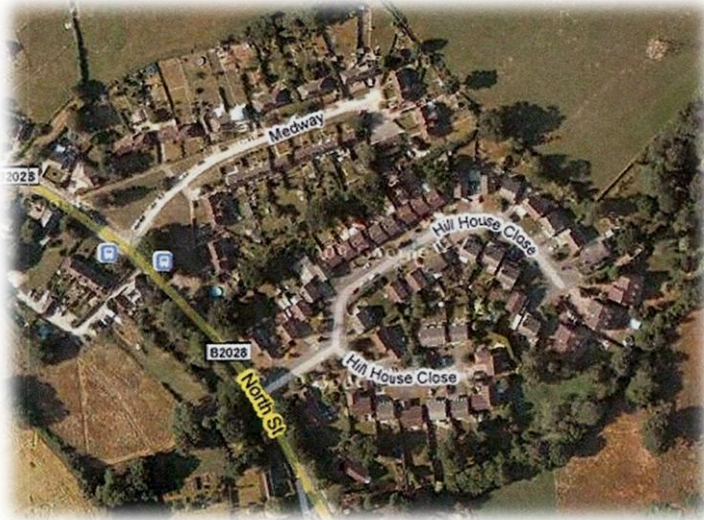
To the rear of Withypitts East is an area of amenity land owned by Mid Sussex District Council. On land between Withypitts and Withypitts East are garage blocks owned by Downlands Housing Association. These garages need to be replaced and / or maintained to a much higher standard.

Parking provision needs to be increased in this area (as can be seen in this picture) and land near to one block of garages should be utilised.

Willow Ridge was the first private estate to be built with 28 homes being provided in 1967. This estate is built on a steep hillside adjoining Withypitts and is directly to the rear of The Crown and properties along East Street. The properties are semi-detached houses with very steep access. There is a serious parking problem along this single narrow road development.



VIEW TO WITHYPITTS FROM RASHES FARM



Hill House Close replaced Hill House which was demolished in 1977. The house was known locally as 'The Doctors House'. Hill House Close is on the north side of the village and consists of 43 x 3 and 4 bedroom detached or linked-detached homes. In common with other newer developments parking problems have developed within this area. The trees within Hill House Close are covered by a Tree Preservation Order.

The most recent development in the village is Noahs Court built in 1993 mainly as sheltered housing. Noahs Court is situated off East Street opposite the village recreation ground and village hall. The Estate is owned by Downlands Housing. There is a mix of flats, bungalows and houses. These homes have been built in the Sussex Style and are a good example for future developments.



Turners Hill's village hall is known as The Ark. Built in 1992 and opened in 1993 again in the Sussex style; this is a wonderful and well used village facility. It is managed by the Parish Council on behalf of the village and is situated on the recreation ground central for all.



4.1 Conservation Area

THE BANK



In 1984 the centre of the village was declared a Conservation Area. It extends northwards from the original heart of the village at the main cross-roads and the small village green. It also includes Lion Lane and parts of North Street, Church Road and East Street.

EAST STREET

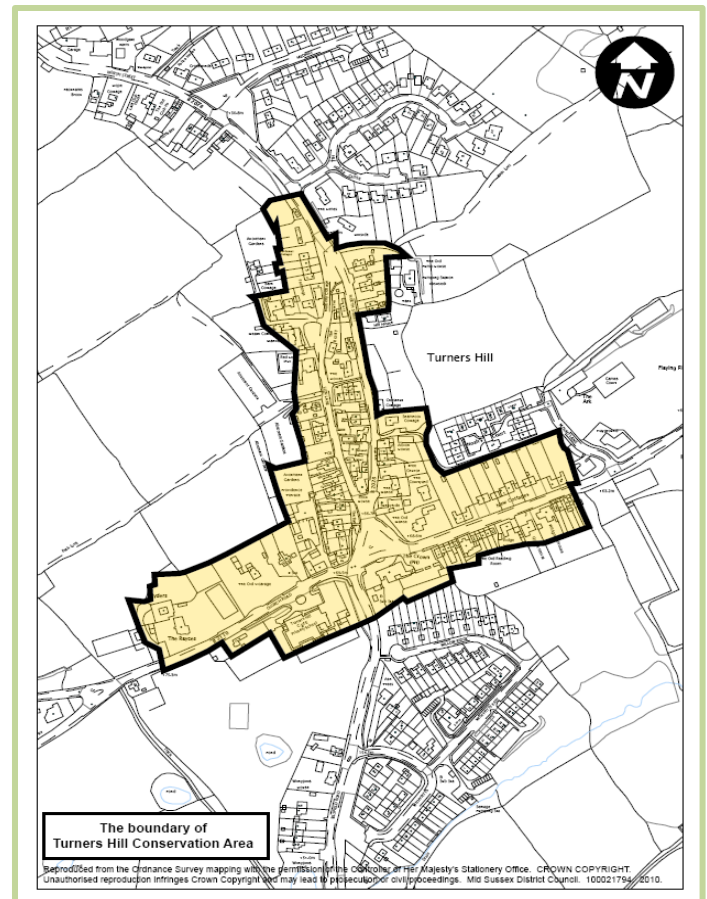


There is a mix of house types and styles, some dating from the 17th and 18th centuries, and some of the buildings are listed. Despite the intrusive effects of heavy traffic, the older parts of the village have retained their character and attractive appearance.

The following features in particular contribute to the character of the Conservation Area:

- ❖ the varied mix of building styles and ages;
- ❖ the attractive grouping of buildings around the village green and along Lion Lane;
- ❖ the green plus other smaller grassed areas and verges, including in Lion Lane;
- ❖ the elevated position of several houses in Lion Lane, with their raised front gardens;
- ❖ attractive street furniture and signs;
- ❖ several attractive stone walls and a natural sandstone bank in Church Road;
- ❖ important tree groups;
- ❖ the setting of New Stone Cottages in East Street.

The map shows the extent of the Conservation Area.



There are several buildings within the conservation area which are important to the village street scene:



Turners Hill (C.E.) Primary School was built in 1877 and very successfully enlarged in 1988. The extension used similar materials to the existing and even re-used some original features so that it blends well within the environment. The school sits on the ridge and is visible on the approach from the south.

The school has developed an Eco-policy with outside classrooms, allotments, farm links, photovoltaic panels, two wind turbines and a newly planted wood for coppicing. The work carried out here has received great recognition nationally as the winner of the Times Educational Supplement award as an outstanding sustainable school.

The Bank – one of the most important and well known aspects of the village. The Bank is a group of homes situated to the west of the Village Green in the heart of the village.

The date 1734 can be seen on one of the chimneys. The properties are set above the road level and fronted by a high sandstone wall which is a strong feature of the village.



THE BANK



This group, including Forge Cottage and Forge House are a unique feature of the village and provide a very distinctive character.



New Stone Cottages East Street built in 1919 by Lord Cowdray and designed by Sir Aston Webb. This row of cottages consists of five pairs built with stone lower and timbered upper parts giving them a Tudor appearance. They are sometimes mistakenly described as Alms Houses. The 42 foot high chimneys are a special feature. These properties are now listed and their overall appearance needs to be maintained.





The Old Manse to the east of the village green was originally Mount Pleasant Farm House and the original parts date from the 16th Century.



Mantelmas in Lion Lane was originally a farmhouse built in about 1660.



The Free Church on North Street was originally called The Bethel Chapel and can be seen on old maps and photos. The Chapel was replaced by the present building in 1906 and four years later the Manse was built alongside it. The Free Church is part of The Countess of Huntingdon's Connexion and is a member of the Evangelical Alliance.



The two public houses are important features of the village. The Red Lion in Lion Lane has been there for at least 300 years. The pub has maintained its old world appearance both internally and externally.



The Crown was an old farm house (known as Cannons) parts of which date from the 16th Century. It was converted to an inn around 1706. The Crown forms an important backdrop to the village green and centre of the village.

Other Buildings of interest:

St. Leonard's Parish Church is situated at the junction of Paddockhurst Road and Church Road. The Church was consecrated on 29th June 1895. The East window was the work of the famous Sussex glass artist Charles Eamer Kempe, and is regarded as one of his best pieces of work. The Church Tower was added in 1924 and is actually the Village War Memorial.



Fen Place is now known as Alexander House Hotel.

There is a stone dated 1608 in the boundary wall which is thought to have come from the earliest building on the site. Parts of the existing building date from the 17th Century with much newer additions.



Miswells House on the north of the village dates back to the 16th Century. The property sits in mature gardens at the entrance to the village.



One of the oldest estates in this area is Burleigh and there are still several dwellings bearing the name: Burleigh Farm, Burleigh Farm Cottage, Burleigh Quarry, Burleigh Oaks Farm House, Burleigh Oaks House and Burleigh Arches.

Paddockhurst Estate – first mentioned in a manorial role of 1727. The property was purchased in 1894 by Mr Weetman Dickenson Pearson who became the first Lord Cowdray.

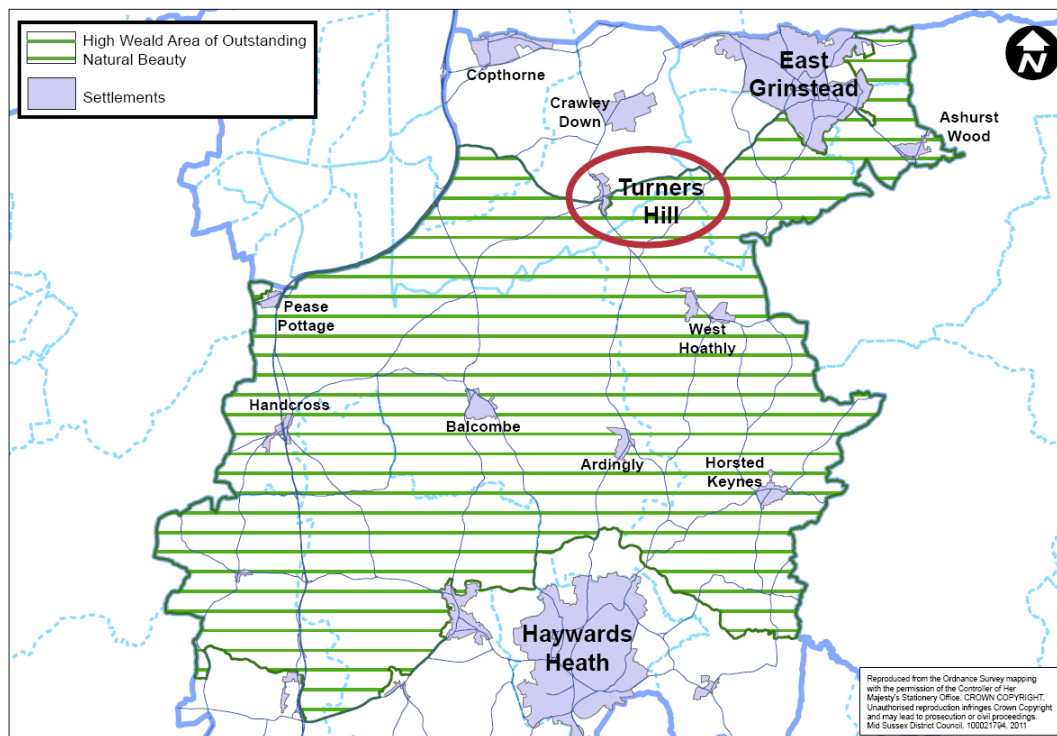
Much of Turners Hill was purchased by Lord Cowdray and at one time the Estate owned land and property over some 19 square miles of the village. The mansion was sold in 1933 following the deaths of Lord and Lady Cowdray. It then became Worth Abbey a monastery and public school run by monks of the Benedictine Order.

The Estate does however, still own a great deal of land and property in the village and provides employment for several local residents. Being the main land owner in the village The Estate works closely with the Parish Council on any matters of development.



OLD SCHOOL HOUSE CHURCH ROAD

4.2 AONB



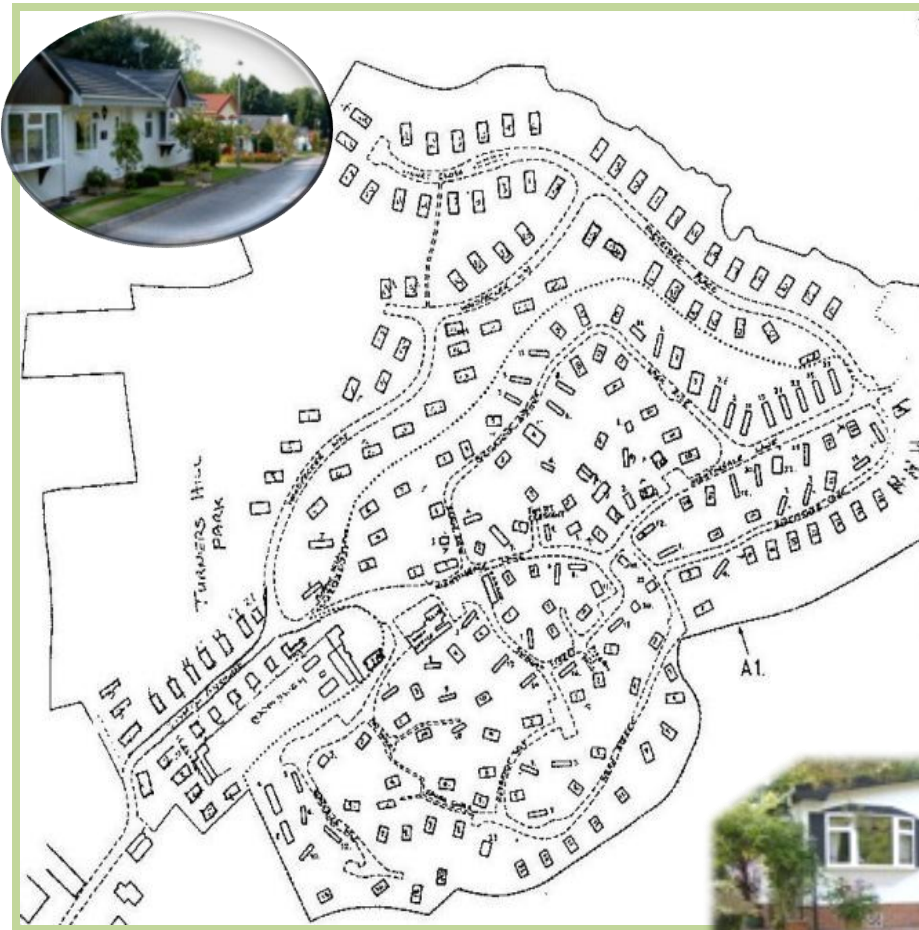
The High Weald Area of Outstanding Natural Beauty lies to the south of the Village. The area was designated in 1984 giving formal recognition to the national importance of the landscape character of the area.

TWO VIEWS FROM PADDOCKHURST ROAD LOOKING SOUTH



4.3 Turners Hill Park

Turners Hill Park was developed to the rear of Fen Place (Alexander House) at Home Wood.



The park started life in 1951 as a caravan park and has since been developed as a very successful residential mobile home site.

About a third of village residents live at the Park which has some 250 homes, now only available to those aged over 50.

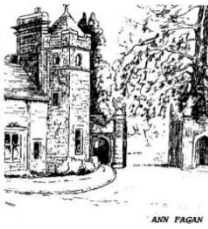


The Park is set approximately half a mile east of the village within an area of 14.7ha in a very rural location on a steep hill and all the roads are named after birds. The homes are informally laid out within a partly wooded setting. All the trees on the Park are protected by a Tree Preservation Order.

The Park is well maintained and has won several Gold Awards from David Bellamy for Parks showing a high regard for the environment.

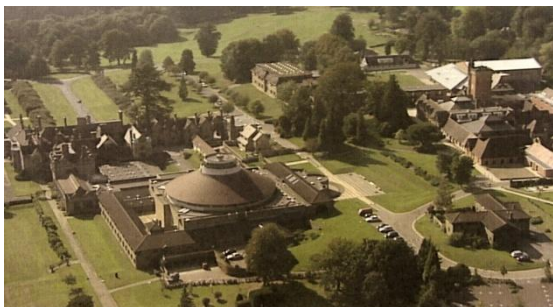


4.4. Worth Abbey



Worth Abbey is located about 1.5 miles west of Turners Hill. Set within beautiful countryside, the estate totals approximately 200ha, the majority of which is farmland or woodland.

The main complex of buildings is located to the south of Paddockhurst Road with sports facilities to the north. A traffic calming scheme should be provided to protect all users of the Abbey and School. The principal uses comprise a school with boarders and day pupils; a monastery and Abbey Church; a guest house and day centre, which includes provision for the elderly and disabled. There is a wide range of architectural styles, and some of the buildings are listed. The Abbey Church itself is a fine building and is a prominent feature in the surrounding landscape.



As the Abbey complex has grown a number of additional buildings and facilities have been provided, and it is anticipated that further proposals will be forthcoming in the future as the institution continues to evolve and develop.

The Abbey is now well established and, although extensive, generally operates without any undue adverse impact on its surroundings.

However, the site does lie within a particularly beautiful part of the High Weald Area of Outstanding Natural Beauty. Therefore, the Abbey's reasonable needs and aspirations will need to be catered for whilst ensuring that development will be limited to that which has no material adverse impact on the character or appearance of the site itself or on the amenity and landscape of the surrounding area.



5. HOUSING AND DEVELOPMENT

5.1 Character and Mix of Buildings

The built environment of Turners Hill comprises an eclectic mix of properties representing various stages of the village's evolution.

A detailed village history is provided elsewhere in this document but it is important to note here that, while a number of buildings date back to the 17th and 18th centuries, the essential character of Turners Hill was created in Victorian and early Edwardian times.



This was when the dominant local landowner, Paddockhurst Estate, constructed housing and associated amenities for estate workers and their families. The area of these developments, principally in the centre of the village, now forms a conservation area. The predominant style is the vernacular 'Sussex Farmhouse' - brick built with tiled roofs and tile-hung exterior walls. There are also a number of Victorian-built Tudor style homes most notably in East Street.

Turners Hill continued to evolve gradually to the north and south through the latter half of the 20th century with the creation of new house clusters (as opposed to large estates), in the 1940s/1950s and 1960s/1980s. These properties by and large reflect their periods.

Outside the conservation area, no particular style dominates: post-war former council houses mix with more modern 'executive' homes. Some developments are open-fronted; others are contained within hedges, fences and walls.



Noahs Court, a block of modern, sheltered housing properties has been built at the rear of a row of listed properties at the eastern side of the conservation area.

Although one major new housing initiative is planned, no significant construction has so far taken place in the 21st century.

Recent development has been limited to home extensions and 'in-fill' construction.

Turners Hill is a pleasant rural village retaining much of its agricultural heritage. Its varied architecture relates the story of this community in an attractive and largely harmonious way.



WITHY PITTS FARM TO SELSFIELD ROAD

5.2 New Buildings

New housing development within Turners Hill is required but must be carried out on a sustainable basis. For instance, the lack of an adequate highways programme for the area has caused the village to be blighted by excessive flows of through traffic on its two B roads.

The Parish Council has produced detailed plans for improvement which need to be costed and approved by residents before funds are found.

A major new housing development - the Clock Field initiative - includes, as an integral part of its plan, significant traffic calming and pedestrian safety improvements. Unfortunately, this proposed development has been put on hold due to the current economic climate. Nevertheless, the Clock Field vision should set a firm standard for any future new housing development i.e. new development must in no way place unsustainable pressures on the existing community. When planning for the allocated site of Clock Field it will be important for the dwellings to be in keeping with the village and to have many sustainable homes features.

To increase the sustainability of new development, alternative methods of travel to the car should be explored and improved where possible. For example a walking bus for children attending the village school would benefit all. However the lack of alternative travel methods also means that new development should provide sufficient car parking for the needs of residents and visitors. While we recognise the regulatory parking standards, due to the rural location of Turners Hill and the high dependency on cars, we would like any new development to provide adequate and appropriate parking, including off-road parking where possible.

It would not be in keeping with the nature of Turners Hill to have excessive development on a single site. As in the past, a manageable cluster of new homes, possibly to a maximum of 50 units, rather than any large estate is appropriate for the village.



New development should blend with and enhance the rural character of Turners Hill. It should also provide a reasonable amount of affordable, 'first-time-buyer' housing for village families and homes for older residents wishing to downsize. Otherwise, it is desirable to limit new home development to brown-field sites, in-fill locations and extensions to existing buildings.

No development, however, must interfere with open spaces which are valuable to existing residents or the community as a whole for one reason or another. All new housing developments must provide adequate off-road car parking space.

5. HOUSING AND DEVELOPMENT

5.2 New Buildings

Guidelines:

- ❖ Alterations, extensions or new buildings must blend in with neighbouring properties, in particular, and with the village as a whole, in general.
- ❖ Given the rural location and high dependency on cars, off-road parking space should be provided for new and re-developed homes whenever possible. This could be in the form of laybys as well as individual spaces.
- ❖ Roofs should be no higher than surrounding buildings.
- ❖ Buildings should normally front streets and follow the existing building line where possible and appropriate.
- ❖ Traditional materials and colours should be used for new buildings, extensions and re-development, certainly in the conservation area and ideally throughout the village.
- ❖ Landscaping and boundaries (hedges, fences, walls) should be sympathetic to the existing environment.
- ❖ The treatment of new road and footpath surfaces must also be sympathetic to the existing environment and traffic calming measures should be included in any new estate development.
- ❖ We should ensure that the village infrastructure (e.g. play and recreation facilities, educational facilities etc) can cope with any new estate development proposed. Funding should be provided by S106 money and the Community Infrastructure Levy (CIL), in due course. *
- ❖ Lower density development which is more in keeping with the village rural setting should be provided.
- ❖ Parking solutions should be found for the Withypitts Estate in partnership with Mid Sussex District Council, West Sussex County Council and Downlands Housing.
- ❖ Residents should be aware of Tree Preservation Orders (TPOs) and the restrictions and responsibilities Tree Preservation Orders impose, in order to prevent illegal trimming and felling.

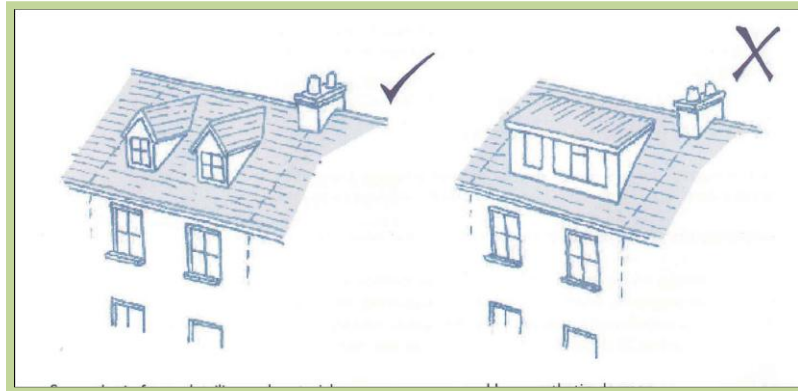
*S106 is an official development contribution payable to the District Council – more information can be found on their website www.midsussex.gov.uk

5.3 Extensions and Roof Extensions

Extensions and re-developments of one kind or another have so far tended to blend well within the existing built environment, especially within the protected conservation area. In some cases re-construction has provided worthwhile improvement.

Enhancement should, therefore, be the principal guideline for all home extension proposals.

The correct selection of materials for walls and roofs is important to ensure environmental synergy.

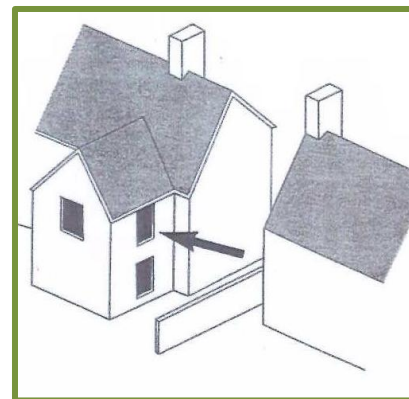


Close consideration should be given to the type, size and placement of dormer windows used in loft conversions. Doors and windows should be sympathetic, in terms of style and scale, to both the main building and neighbouring properties.

Porches should enhance the original house and should be designed as part of the structure matching the roof pitch, style and materials of the house.

Replacement windows should be in keeping with the original design.

Side windows which could cause loss of privacy to the neighbour should be avoided.



5. HOUSING AND DEVELOPMENT

5.3 Extensions and Roof Extensions

Guidelines:

- ❖ Full consideration should be given to any extension or reconstruction to ensure respect for neighbouring properties and boundaries, in terms of undue privacy invasion and daylight protection.
- ❖ Extensions should not be out of scale to the existing building.
- ❖ Extensions should not be overbearing or unneighbourly.
- ❖ Exterior design and materials – including doors and windows – must be complementary to the original building and to adjacent properties.
- ❖ Dormer windows should be considered carefully for the likely impact they might have on existing architectural patterns.
- ❖ Traditional tiled pitched roofs are in keeping with the character of Turners Hill and will be preferred to flat roof extensions.
- ❖ There is an issue of light pollution within the village and householders and businesses need to minimise the impact of any external lighting by means of low wattage lights and sensor lighting as opposed to full time security lighting.
- ❖ The greening of residential environments and business premises by planting can soften the impact of new development and provide an attractive setting. The use of local indigenous planting is recommended.
- ❖ Existing hedgerows should be retained as far as practicable as they help add to the maturity of a scheme and integrate the development into the existing environment.
- ❖ New developments should provide wildlife green corridors where possible.

5.4 Sustainable Energy Features

Sustainable practices will be welcomed on all new and existing developments and extensions.

Developments which conserve energy and water are to be positively encouraged alongside measures to promote sustainable means of transport within the village.

Renewable sources of energy, such as solar thermal, solar PV, wind, heat pumps, biomass will also be encouraged as appropriate. In addition, ideas which can benefit the whole village community, like waste to energy, will also be encouraged where appropriate. New development should meet the highest code level possible.



5. HOUSING AND DEVELOPMENT

5.4 Sustainable Energy Features

Guidelines:

- ❖ Developers will be encouraged to take account of the various design factors which can increase the thermal and energy efficiency of a building.
- ❖ Developers should investigate any contribution that can be made from alternative means of energy provision.
- ❖ Careful consideration should be given to the layout of a development to ensure the orientation of buildings takes full advantage of daylight and sunlight, so reducing the demand for electric lighting.
- ❖ Development should accord with the principles of sustainability taking into account the need to minimise energy consumption.
- ❖ In terms of the Code for Sustainable Homes, new development should meet the highest code level possible.



6. DESIGN FEATURES

One of the characteristics of Turners Hill is the frequency of slopes and changes in level across the hill and down the roads.



Lion Lane, East Street and North Street have many of these embankments and exposed areas of rock structure which have natural growth of wild flowers and plants to soften the road edges. This includes the low stone walls along East Street.



These stone and brick walls, in places very prominent and well constructed, need to be retained and emulated when possible. In places a pattern is established of walls with hedging above rather than fencing, and behind these the roofs of houses built in the upper level of traditional tile hung manner with brick walls at ground levels.

The 'new' house on the site of Electric House, Lion Lane is a good example of what can be achieved.



Where possible the use of tiles patterned and plain, should be encouraged in new work.

The houses with similar pitched tiled and Horsham stone slab roof coverings along The Bank are obviously displaying many features to be encouraged. This does not preclude alternative designs, if appropriate, in other materials though it is felt that flat roofs should be discouraged.

Obviously when the village was designed nobody could foresee the high demand for parking facilities and this has had a negative impact on the character of the village and the lives of residents. Since the requirement for additional parking has been recognised, various Councils and Committees have been unable to provide a solution. Suggestions will continue to be put forward by the Parish Council to the various landowners involved.

Parking facilities should be a priority in any future design especially in the heart of the village, but must also be recognised for any forthcoming planning applications for both existing and proposed new build sites.

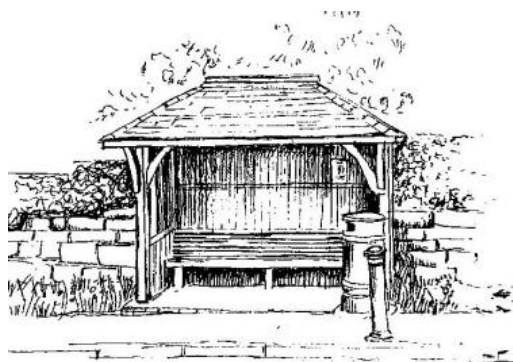
The reasons are personal safety and access by delivery and emergency vehicles (Police, Fire, Ambulance etc).

6. DESIGN FEATURES

Guidelines:

- ❖ Due to the rural location of Turners Hill and the high dependency on cars, we would like any new development to provide sufficient and appropriate parking ideally including off-road parking where possible.
- ❖ As vehicle parking in the village remains a congestion hazard, this should be reduced by locating parking areas that allow pedestrian access to the shops without restricting delivery access.
- ❖ Suggest the use of undercroft or split level parking facilities are provided for new dwellings where appropriate.

Street furniture



The design, materials and layout of footpaths, roads and street furniture can have a significant effect on the character and appearance of an area. They can also impact on the area's sense of place, mobility of disabled people, traffic calming and safety, including access for emergency vehicles.



6. DESIGN FEATURES

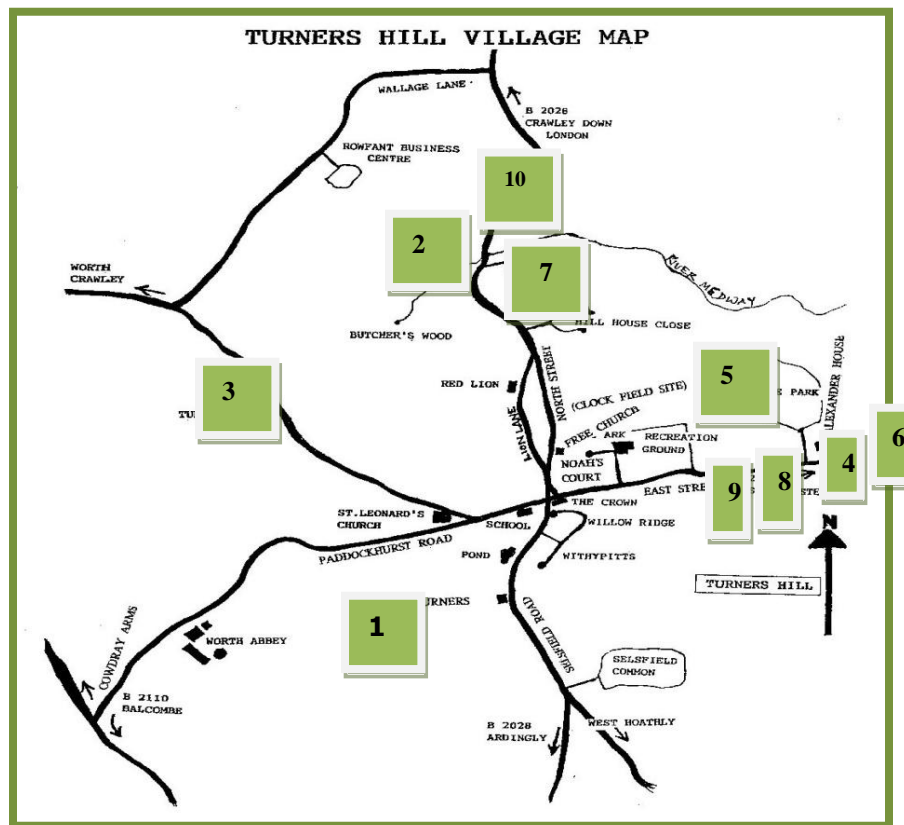
Street furniture

Guidelines:

- ❖ There needs to be a consistent approach to the style of street furniture especially within the conservation area in order to maintain the character and appearance of the village.
- ❖ Appropriate seating should be provided at bus stops, taking the streetscape into consideration.
- ❖ Street lighting should be updated when possible to ensure no light spillage and should be in keeping with the rural environment.
- ❖ New buildings should provide adequate storage space for wheelie bins.
- ❖ Entrances to the village should be welcoming with well kept surrounds.



7. COMMERCE AND INDUSTRY



MAP SHOWING LOCAL BUSINESSES

As in all rural communities, the principal local industry within the parish of Turners Hill has traditionally been that of agriculture; but, as in other villages, different types of business have increasingly been established here.

7.1 Paddockhurst Estate (1)



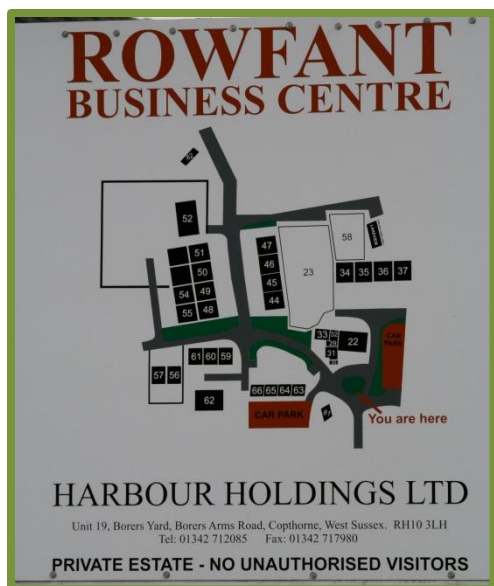
The fact that Turners Hill has for some generations been an estate village is still evidenced by one of its major commercial undertakings, Paddockhurst Estate.

Much of the estate lies within the boundaries of the parish, and extends into the adjoining parishes of Worth and Balcombe.

It continues to operate its businesses of forestry and timber products, and agriculture. The old quarries owned by the Estate have provided stone for many of the properties in the village.

As well as being a major landowner, Paddockhurst is a significant landlord in the area and many houses in and around Turners Hill village are identifiable as estate property by their copper-beech red paintwork. This distinctive feature and the well-tended fields, neat hedgerows and woods of the estate enhance the appearance of the village and its environs and indeed may be said to characterise Turners Hill.

7.2 Rowfant Business Centre & Sawmills (2)

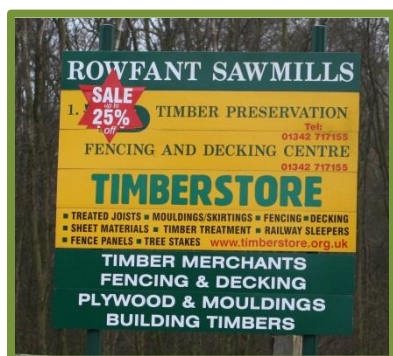


Land at the former brickworks site in Wallage Lane was allocated as a small business centre in 1985. The site has been developed with good purpose built units which provide over 1000m² of floor space. These units are let for a variety of purposes – car repairs, MOT testing, brick and building supplies, recycling, printers, a ceramics company, van and car hire, a security company, recycling of aircraft amenity kits to name but a few. Rowfant Business Centre provides employment for many people from the local area.

The whole complex is served by a long access road, with good security features, leading south from Wallage Lane. The complex is set in a rural area, with extensive areas of woodland, but is not visible from the surrounding roads.



To the rear of the developed site is the remainder of the old brickworks clay pit and this is bounded by a tree lined steep bank.



Served by the same access road and visible from Wallage Lane is the Sawmill site. At one time this whole area was under single ownership but today the Business Centre and Sawmills are under separate ownership. The Sawmills manufactures various timber products for sale including fencing, gates, decking, flooring and cladding.

Other businesses operate along this country road but are within Worth Parish Council. Many of these local businesses require the use of HGV's and between them attract a great deal of traffic. Attempts have been made, via new signage, to direct this traffic away from the centre of

Turners Hill Village.

Further consideration should be given to the controlling and routing of traffic to and from these business sites, including the use of additional road signs.

Should any further planning applications be received for these sites, careful consideration will have to be given to the impact of additional traffic likely to be generated, as well as the nature of the business, in order to protect the character and environment of this rural location.

Development of the Rowfant Business Centre is subject to RA2 of the Mid Sussex Local Plan (see page 43).

7.3 Tulleys Farm (3) and Alexander House (4)

At opposite ends of the east-west B2110 are Tulleys Farm and Alexander House (4). Tulleys Farm, which was a major pick-your-own enterprise, now attracts large numbers of visitors from a very wide area to the various attractions on offer. It has a popular farm shop, restaurant, and entertainments principally for children (for example, an annual 'maize maze', Halloween events, Easter egg hunt). Tulleys' active and innovative marketing, and provision of car parking for more than three hundred cars provides a focal point that enables existing local businesses to flourish and attract other potential enterprises to become located in and around the village.

Alexander House is a large hotel, restaurant and spa, set in extensive grounds. In addition to its role as a luxury hotel, it is also a venue for weddings and business conferences. Again, its clientele is attracted from far afield, and this factor ought to be capitalized on by Turners Hill village.

7.4 Cox Skips, SITA and Turners Hill Garage (5, 6, 7)

Within the Parish are a number of other major commercial industrial sites of a less traditionally rural nature which are located on the periphery of the village itself. These include:

Cox Skips, East Street



The Cox Group provide services to collect, manage, sort and recycle waste material throughout South East England. Their operation includes the largest commercial waste recycling facility in West Sussex where they reprocess and recycle at least 70 % of the general waste materials handled. Established in 1979 as Cox Skips they now employ 100 staff and operate the largest fleet of waste collection vehicles (HGV's) in West Sussex.

SITA UK, East Street

SITA is a UK based company that delivers a wide variety of recycling and waste management services to businesses and residents throughout the country.

The SITA site located to the east of the village is an Operating Centre for waste management activities for the South of England, which consists of the dispatching, parking and maintenance of company vehicles.

There are limited planning controls on this site which gives rise to early morning movements of HGV's through the village.



Turners Hill Garage, North Street

Established in 1969, Turners Hill Garage has become one of the leading Saab Dealers in the UK. Following a recent major development and refurbishment of its showroom and facilities they now offer sales and service for GM Vauxhall motors.

Bowers Haulage can be found to the rear of the garage.

Future Industrial Development

Apart from visual and other environmental impact, the major influence of all these industries and business is the volume of heavy goods vehicles which visit and pass through the village. Further enhancements, development and growth of all industry within the area should take into consideration the impact it will have upon the village particularly with regard to building design, advertising signs, lighting, light pollution and facilities provided for the delivery and distribution of goods, materials and services to be operated.

7.5 Village Shops and small commercial premises



Situated next to Alexander House on East Street is Pots and Pithoi (8), stocking imported Cretan terracotta products, with the distinction of a royal warrant from Prince Charles.



A number of other small industrial units are at Burleigh Quarry in East Street (9) and at Forest Barn (10), north of the village on the B2028.



In the village there are three public houses, an Indian Restaurant, the village shop, post office, a hairdresser, florist, an antiques shop and an ironing business (a good example of an innovative and successful local service enterprise).



Also in the village there are a wide range of other small businesses – examples include heating engineers, painter and decorator, financial advisers, osteopath, carpenter, taxi firm – and many of them are operated from their proprietors' homes.



As in other rural communities, there has been a loss of some local services seen for example in a reduction in opening hours for the Post Office.

It is important for the future and sustainability of Turners Hill that there is no further reduction of the services that are currently provided.

There should be continued encouragement to attract small businesses and enterprises to set up within the village area that will in turn assist others to survive and continue to provide services and recreation both residents and visitors to the village.

There may be questions of local employment opportunities, especially for the village's young people. The majority of local people travel to work in Crawley, East Grinstead and the Gatwick area, or commute by rail to London.

7. COMMERCE AND INDUSTRY

Guidelines

- ❖ Care needs to be taken with any further planned development of business and industrial sites, with regard (for example) to environmental impact, emissions and numbers of vehicles. If possible, industrial development ought to be contained within the existing Rowfant site.
- ❖ There is a need to protect the visual characteristics of Turners Hill, and any extension of business and industry within the parish should take this into account by adhering to the design guidelines in this document.
- ❖ Wherever possible, existing buildings should be used for new businesses, preferably obsolete farm buildings or industrial units. However, care should be taken with change of use of one-time agricultural premises, as this could lead to creeping industrialisation, e.g. the addition of new workshop units. Mid Sussex District Council Local Plan (2004) seeks to 'make provision, where appropriate, for small scale employment generating development compatible with the village environment' (Chapter 14: Introduction and Village Strategy, paragraph 14.11, part (f)). Extensions and new build industrial units should be constructed to blend in and complement existing village properties.
- ❖ Whatever steps are possible should be taken to retain the local post office and maintain other village services at least at the present level and possibly at an enhanced level. Further reduction of retail businesses needs to be resisted.
- ❖ Thought needs to be given to extending car parking within the village centre, both for residents and for visitors. While this is dealt with elsewhere in the Village Design Statement, car parking has a direct impact on the continuing health of local business.
- ❖ Shopfronts need to be distinctive in order to attract customers but they should not be allowed to detract unnecessarily from the appearance of the building or the character of the area.
- ❖ Business and Advertisement Signs – growing commercial pressures can lead to an increase in the size and number of business signs and advertisements. This can be very injurious to the appearance of an area and requires careful management as does the use of illumination of signs and buildings.



VIEW SOUTH FROM CHURCH RD



VIEW SOUTH FROM REAR OF MEDWAY



VIEW SOUTH FROM
PADDOCKHURST RD

8. FULL GUIDELINES AND FUTURE CONSIDERATIONS

3. THE PARISH TODAY – LANDSCAPE SETTING & CHARACTER

Guidelines:

- ❖ Working with West Sussex County Council, the Parish Council will continue to make every effort possible to find solutions to the growing problem of traffic management and the need for safe routes for pedestrians.
- ❖ Footpaths should be maintained, their character preserved and use encouraged.
- ❖ Any new building needs to take into account the context of the location and must blend with the local environment and maintain local features.
- ❖ Any new estate development should contribute to traffic management and safer routes for pedestrians.
- ❖ Conservation and management of hedgerows by local landowners is important and replanting of hedgerows and hedgerow trees should be encouraged.
- ❖ Hedgerows fronting the highways and footpaths should be carefully maintained in order to provide good visibility and access as well as maintaining views into the countryside.
- ❖ The village pond, Withypitts Pond, must continue to be maintained and protected.
- ❖ There are many important key views within the village which need to be protected. Examples of these can be seen throughout this document.

5. HOUSING AND DEVELOPMENT

5.2 New Buildings

Guidelines:

- ❖ Alterations, extensions or new buildings must blend in with neighbouring properties, in particular, and with the village as a whole, in general.
- ❖ Given the rural location and high dependency on cars, off-road parking space should be provided for new and re-developed homes whenever possible. This could be in the form of laybys as well as individual spaces.
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- ❖ The treatment of new road and footpath surfaces must also be sympathetic to the existing environment and traffic calming measures should be included in any new estate development.
- ❖ We should ensure that the village infrastructure (e.g. play and recreation facilities, educational facilities etc) can cope with any new estate development proposed. Funding should be provided by S106 money and the Community Infrastructure Levy in due course.
- ❖ Lower density development which is more in keeping with the village rural setting should be provided.
- ❖ Parking solutions should be found for the Withypitts Estate in partnership with Mid Sussex District Council, West Sussex County Council and Downlands Housing.
- ❖ Residents should be aware of Tree Preservation Orders (TPOs) and the restrictions and responsibilities Tree Preservation Orders impose, in order to prevent illegal trimming and felling.

5.3 Extensions and Roof Extensions

Guidelines:

- ❖ Full consideration should be given to any extension or reconstruction to ensure respect for neighbouring properties and boundaries, in terms of undue privacy invasion and daylight protection.
- ❖ Extensions should not be out of scale to the existing building.
- ❖ Extensions should not be overbearing or unneighbourly.
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5.4 Sustainable Energy Features

Guidelines:

- ❖ Developers will be encouraged to take account of the various design factors which can increase the thermal and energy efficiency of a building.
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- ❖ Careful consideration should be given to the layout of a development to ensure the orientation of buildings takes full advantage of daylight and sunlight, so reducing the demand for electric lighting.
- ❖ Development should accord with the principles of sustainability taking into account the need to minimise energy consumption.
- ❖ In terms of the Code for Sustainable Homes, new development should meet the highest code level possible.

6. DESIGN FEATURES

Guidelines:

- ❖ Due to the rural location of Turners Hill and the high dependency on cars, we would like any new development to provide sufficient and appropriate parking, ideally including off-road parking where possible.
- ❖ As vehicle parking in the village remains a congestion hazard, this should be reduced by locating parking areas that allow pedestrian access to the shops without restricting delivery access.
- ❖ Suggest the use of undercroft or split level parking facilities are provided for new dwellings where appropriate.

Street Furniture

Guidelines:

- ❖ There needs to be a consistent approach to the style of street furniture especially within the conservation area in order to maintain the character and appearance of the village.
- ❖ Appropriate seating should be provided at bus stops, taking the streetscape into consideration.
- ❖ Street lighting should be updated when possible to ensure no light spillage and should be in keeping with the rural environment.
- ❖ New buildings should provide adequate storage space for wheelie bins.
- ❖ Entrances to the village should be welcoming with well kept surrounds.



7. COMMERCE AND INDUSTRY

Guidelines:

- ❖ Care needs to be taken with any further planned development of business and industrial sites, with regard (for example) to environmental impact, emissions and numbers of vehicles. If possible, industrial development ought to be contained within the existing Rowfant site.
- ❖ There is a need to protect the visual characteristics of Turners Hill, and any extension of business and industry within the parish should take this into account by adhering to the design guidelines in this document.
- ❖ Wherever possible, existing buildings should be used for new businesses, preferably obsolete farm buildings or industrial units. However, care should be taken with change of use of one-time agricultural premises, as this could lead to creeping industrialisation, e.g. the addition of new workshop units. Mid Sussex District Council Local Plan (2004) seeks to 'make provision, where appropriate, for small scale employment generating development compatible with the village environment' (Chapter 14: Introduction and Village Strategy, paragraph 4.11, part (f)).
- ❖ Extensions and new build industrial units should be constructed to blend in and complement existing village properties.
- ❖ Whatever steps are possible should be taken to retain the local post office and maintain other village services at least at the present level and possibly at an enhanced level. Further reduction of retail businesses needs to be resisted.
- ❖ Thought needs to be given to extending car parking within the village centre, both for residents and for visitors. While this is dealt with elsewhere in the Village Design Statement, car parking has a direct impact on the continuing health of local business.
- ❖ Shopfronts need to be distinctive in order to attract customers but they should not be allowed to detract unnecessarily from the appearance of the building or the character of the area.
- ❖ Business and Advertisement Signs – growing commercial pressures can lead to an increase in the size and number of business signs and advertisements. This can be very injurious to the appearance of an area and requires careful management as does the use of illumination of signs and buildings.

9. APPENDICES

9.1 Listed Buildings

ALL LISTED BUILDINGS IN TURNERS HILL ARE GRADE II

New Stone Cottages	East Street
Old School House	Church Road
Forge House	Church Road
Old Forge Cottage	Church Road
St. Leonard's Church	Church Road
Shamrock Cottage	North Street
The Bank 115- 118	North Street
The Crown Public House	East Street
The Red Lion Public House	Lion Lane
The Hollies	Lion Lane
Mantlemas	Lion Lane
Mantlemas Cottages (part of)	Lion Lane
Stone Quarry Cottage	Turners Hill Road
The former stables Worth Abbey	Paddockhurst Road
Worth Abbey	
The Screen and 2 Gateways to the west of Worth Abbey	
Grove Farmhouse	Paddockhurst Road
Miswells House	Turners Hill Road
Rashes Farmhouse	Selsfield Road



MANTLEMAS



THE HOLLIES



MANTLEMAS
COTTAGES



MISWELLS HOUSE



THE RED LION



THE BANK



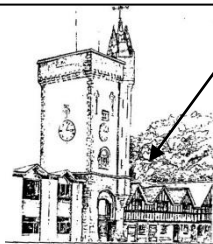
STONE QUARRY
COTTAGE



ST LEONARDS



GROVE FARMHOUSE



WORTH ABBEY



OLD FORGE COTTAGE



FORGE HOUSE



OLD SCHOOL HOUSE



THE CROWN



SHAMROCK
COTTAGE

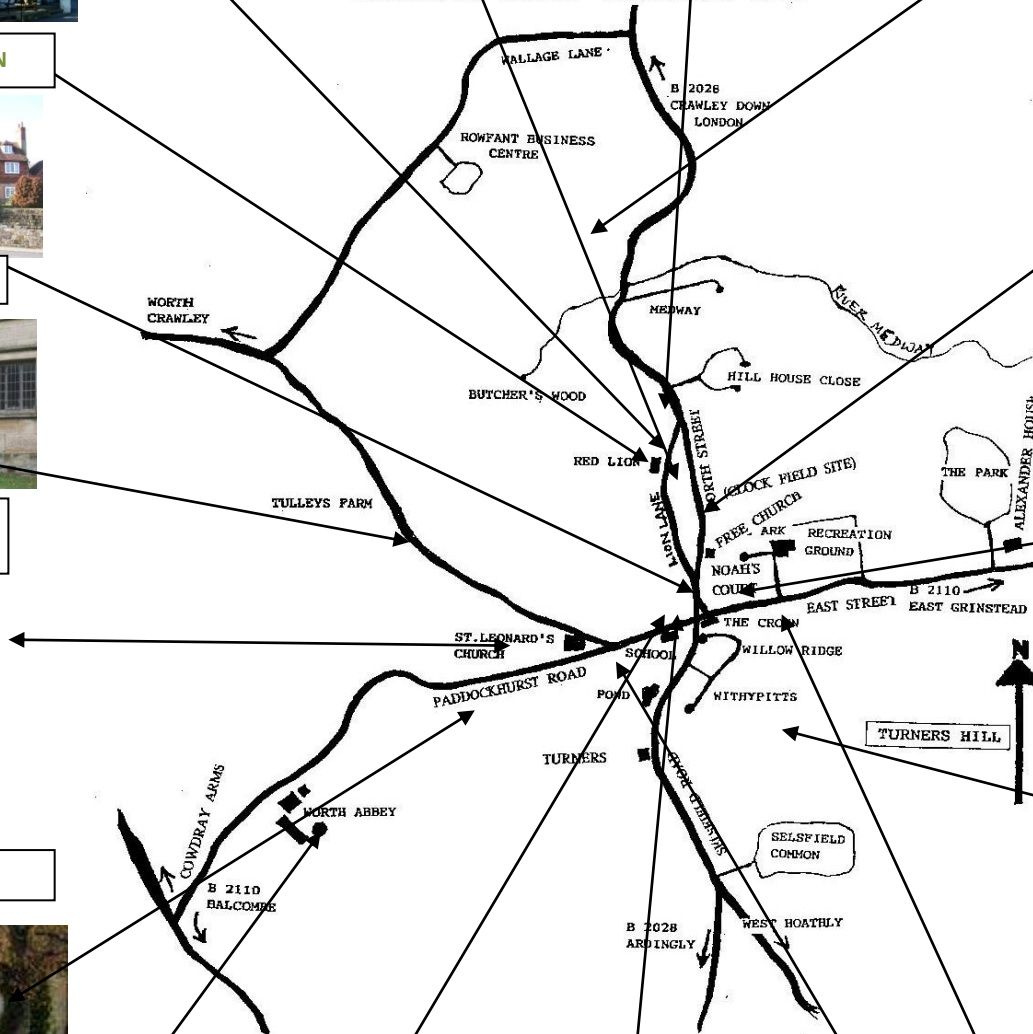


NEWSTONE
COTTAGES



RASHES
FARMHOUSE

TURNERS HILL VILLAGE MAP



LISTED BUILDINGS

9.2 Local Plan Policies relevant to Turners Hill include:

- ❖ B1 A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions.
- ❖ B2 Where new residential estate development is proposed, there will be an additional requirement to:
 - (a) Establish a design concept for the layout of the estate;
 - (b) Introduce a variety of design types;
 - (c) Provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;
 - (d) Link areas of open space and play areas within the site by footways and cycleways
 - (e) Establish a co-ordinated network of footpaths and cycleways within and up to the fringes of the site to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;
 - (f) Ensure the estate layout is not visually dominated by roads and car parking areas; and
 - (g) Build walls to match the materials used for dwellings where it is necessary to screen private areas from public view.
- ❖ B4 All new development proposals should have regard to maximising opportunities for:
 - (a) Energy efficiency relating to location, design and layout;
 - (b) Efficient use of water; and
 - (c) Natural drainage, where appropriate, through the use of landscape and topographical features such as swales, strips and retention and balancing ponds.All new development should ensure adequate levels of daylight and sunlight, particularly to habitable rooms, are achieved.
- ❖ B5 All new development to which the public will have access, including extensions, changes of use and shopfront alterations, should include a suitable means of access into and between buildings for disabled people.
- ❖ B6 Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.
- ❖ B10 Listed Buildings and their settings will be protected. Other than in exceptional circumstances, the following will apply:
 - (a) Alterations and extensions to Listed Buildings which would adversely affect their historic or architectural character will not be permitted. Alterations and extensions should normally be subservient to the original building so as not to dominate the building's character and appearance.
 - (b) Where permission is to be granted to carry out alterations and/or extensions, the use of identical building materials and replica designs and features to that of the Listed Building so as to preserve the character and appearance of the interior and exterior of the building will be sought as far as practicable. The replacement/installation of UPVC windows will be strongly resisted.
 - (c) Proposals for the conversion and change of use of a Listed Building may be considered provided such proposals would not detract from the architectural or historic character of the building and its setting.
 - (d) In considering new proposals, special regard will be given to protecting the setting of a listed building and the use of appropriate designs and materials.
 - (e) The reinstatement of any special features of architectural or historic interest such as original windows, doors and guttering may be required when considering an application that affects a Listed Building.

(f) The installation of satellite antennae on a Listed Building will be resisted. When an antennae is essential, installation in an unobtrusive location and, where possible, within the curtilage rather than on the building itself will be required

(g) Where the historic fabric of a building may be affected by alterations or other proposals, the provision may be sought for the applicant to fund the recording or exploratory opening up of the historic fabric.

- ❖ B12 The protection of the special character and appearance of each Conservation Area will receive high priority. When determining planning applications for development within or abutting the designated Conservation Areas, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area and to safeguard the setting of any Listed Building.
- ❖ B14 New pavements, roads and other surfaces in Conservation Areas will normally be permitted where the development reflects the traditional scale and configuration of streets and public spaces; and only where hard surfaces are treated using traditional surface materials or good quality substitutes.
- ❖ B15 Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. In particular, attention will be paid to the protection or enhancement of views into and out of a Conservation Area, including, where appropriate, the retention of open spaces and trees.
- ❖ B19 Advertisements which are detrimental to the visual amenity of an area, or would adversely affect public safety, will not be permitted. Where such signs are erected under deemed consent, discontinuance action will be considered. A sign or advertisement will only be permitted that is sympathetic to the building or land on which it is to be displayed. The criteria which will be considered, when determining a sign's suitability, will include size, design, colour, materials, lettering, illumination, means of fixture and location. Particularly careful consideration will be given to any sign or advertisement proposed above first floor window level. Advertisement consent will not be given for signs that duplicate information unnecessarily to the detriment of visual amenity.
- ❖ B20 Within Conservation Areas and on Listed Buildings consent for any illuminated sign will be granted only where it is of a discreet nature and does not cause detriment to the character and appearance of the Conservation Area and/or Listed Building. Traditional hand painted signs will be encouraged where the style, colour of lettering and colour of the background conforms with the character of the locality and building involved.
- ❖ B22 The impact on the street scene of any shopfront security measures should be minimised, particularly when a proposal affects a Conservation Area and/or Listed Building.
- ❖ B25 Satellite television dishes proposals that require planning permission for their installation and siting must be located to ensure their impact is minimised.
- ❖ TH4 In order to protect the countryside and the strategic gap proposals for the extension of the Turners Hill Mobile Home Park beyond its currently approved boundaries will not be permitted.

- ❖ RA5 Proposals for the erection of additional buildings or the provision of further facilities at Worth Abbey will only be permitted where there would be no detrimental impact on the character, appearance and setting of the site or on that of the surrounding area.
- ❖ RA2 Proposals for the replacement of obsolete buildings and open uses within the boundaries of the existing Rowfant Business Centre by purpose built small business units will be permitted where there will be no significant adverse impact on the character and amenities of the area and no significant increase in traffic on the surrounding road network.

<http://www.midsussex.gov.uk>



9.3 The Consultation Process

In September 2008 the Parish Council met with Mid Sussex District Council's Planning Officer to discuss the formulating of a Village Design Statement and its adoption as Supplementary Planning Document.



**ARE YOU INTERESTED IN HOW OUR
VILLAGE LOOKS IN THE FUTURE?**

**THE PARISH COUNCIL IS PRODUCING A
VILLAGE DESIGN STATEMENT
TO INFORM FUTURE DEVELOPMENT**

**WE NEED YOUR HELP AND WOULD WELCOME
VOLUNTEERS TO JOIN THE COMMITTEE**

**WE ARE HOLDING AN OPEN EVENT ON
27th NOVEMBER
AT THE ARK
FROM 2.00 PM TO 8.00 PM**

**YOUR VIEWS ARE IMPORTANT SO PLEASE CALL IN
FIND OUT MORE AND GIVE US YOUR VIEWS**



Turners Hill Parish Council
The Ark,
Mount Lane
Turners Hill
West Sussex BN210 4RA
01342 712226
turnershillpc@btconnect.com

Dear

The Parish Council would like to invite you to the Village Design Statement open day and hopes you might have a little time to visit.

The Village Design Statement will be adopted by Mid Sussex District Council as a supplementary planning document which everyone will need to take into account when proposing alterations to property or new development.

It is going to take about a year to produce the Village Design Statement with meetings being held monthly. We would be delighted if you could join us on the committee or as a supporter helping on occasions.

We look forward to having the opportunity to discuss this with you on 27th November.

Kind regards

Mrs Ann Bolt
Clerk to the Council

An Open Day was held at The Ark on 27th September 2008

Following the Open Day a group of volunteers began meeting on a monthly basis with the first meeting being held on 20th January 2009.



The second Open Session was held on 15th September 2009. Some of the comments received were related to matters outside the scope of the VDS and were therefore presented to the Parish Council.



VILLAGE DESIGN STATEMENT
DRAFT DOCUMENT
AVAILABLE FOR CONSULTATION
AT AN OPEN SESSION

BEING HELD ON
15TH SEPTEMBER 2009
AT
THE ARK
FROM 4.00 P.M. TO 8.00 P.M.

PLEASE COME ALONG
AT ANY TIME
TO SEE WHAT IS PROPOSED
AND GIVE US YOUR COMMENTS



The first completed draft document was presented to Turners Hill Parish Council on 6th October 2009 and on 20th October a further meeting took place with Mid Sussex District Council's Planning Officer. The completed document was presented to the Parish Council on 1st December 2009 and then submitted to Mid Sussex District Council.

The Mid Sussex District Council Consultation on the Draft Village Design Statement and Sustainability Appraisal ran from 14th April 2010 to 10th June 2010.

A discussion of the summary of representations took place in October 2010 followed by some revision of the VDS by the committee.

After a final meeting to approve the document the Village Design Statement was submitted to Mid Sussex District Council in January 2011.

Comments from residents at the first open day:

I think this is long overdue and will provide an excellent forum for residents of Turners Hill to play an active part in the future of the village. My primary concern is to ensure that the village has a growth that will enable it to sustain itself without becoming a small town. To maintain its identity and, whatever developments occur, that they do not have a detrimental effect to what we already cherish. As a former US President stated for his country and translated for us could be "Don't ask what our Village can do for me, but what I can do for our Village".

Imaginative scheme to make local inhabitants aware of the local environment and encourage participation in future development.

Preserve the buildings and area of conservation. Ensure new buildings are in keeping with village style.

Emphasis on common features in the village like the stone walls, which can be incorporated and retained by ensuring that they remain even if altered and adjusted, as a dominant element of the design. The importance of similar features, tiles in patterned bands, identical roof pitches with large boards and timber frames. The East Street houses by Aston Webb show how the architect of 1903 knew about country building, scale and pattern; the use of local materials on the roof like stones. We need to be sure also to keep trees where they form part of a composition which contributes to the whole scene.

Bricks are important. All new houses should be equipped with solar panels for electricity and hot water. Also with rainwater tanks for grey-water uses.

Comments from residents at the second open session:

Emphasise importance of retaining post office. Attract more commerce to the village centre, tea shop or bakery?

Worth – now mixed school for boys and girls. Convent no longer there. Lay community no longer there, instead a guest house. Has just celebrated 75 years of the monks arriving from Downside.

Page 17, section 4.3 Age limit for Turners Hill Park is 50 not 55.

I think that a more direct approach to environmental matters not sidle around. Compulsion should be that all new houses must have (1) Solar panels for hot water and electricity, this is the cheapest time to install. (2) All new houses must have a rain water reservoir and the water used for WC and garden. The Victorians did it why not now. There is no clear plan for roads or footpaths, the small plan will make the traffic worse.

I fully support this document. I am pleased that it recognises the need for occasional small scale developments to ensure the sustainability of village facilities at the same time recognising that such development must contribute to improved traffic management measures. Well done to all those involved.

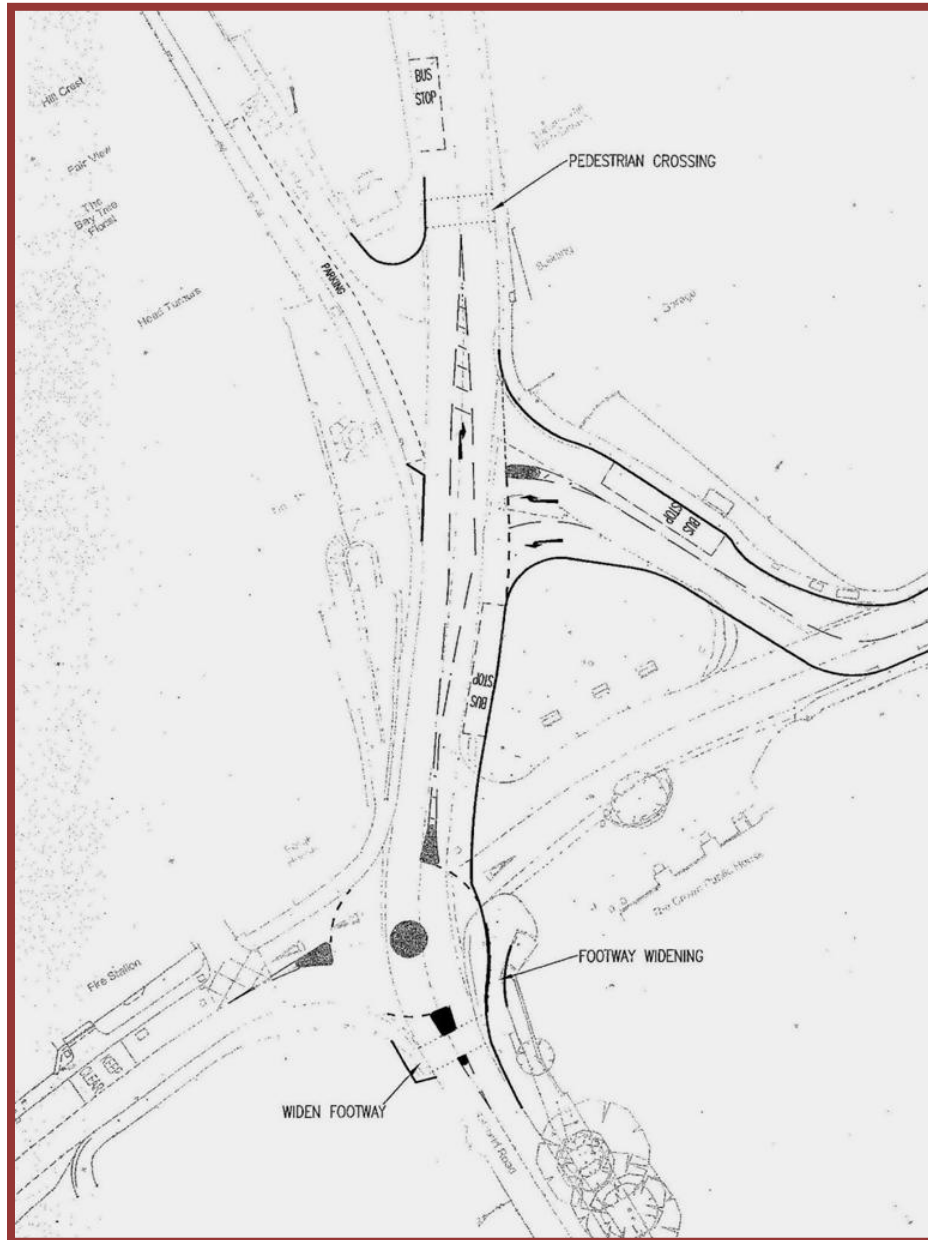
Possible future development sites have serious flaws with access, destruction of natural habitat and pollution. Pollution and traffic will increase sharply, this is bad. Plans to change crossroad layout will, we feel, transfer the traffic congestion not ease it. Plans for pedestrian crossings are unclear and there is need of an extra crossing on the Lion Lane area. Crossing should be traffic light operated to ensure safety. More employment opportunities for teenagers should be made available such as upkeep and presentation of the village.

Parish Gates – please could it be considered to move the parish gates to the east of the Park entrance in order that the speed limit applies. Alexander Hotels front hedge- could the Parish Council lease continue to pursue the hotel management with a view to keeping their hedge cut back for better visibility to residents exiting the Park.

We would like to see Clock Field development up and running and therefore the road moved with a pavement up to the twitten.

Standardise or have a 10 year plan to change the parish lamp posts to look like the old gas lamp on the green outside The Crown, i.e. similar to Hartfield Village. Rumble strips for the approach to all sites to the village @ 30mph signs similar to Sharpthorne/West Hoathly. Draft document is very good, please can a copy be sent to me.

Highway plan



This plan represents the first stage in the Parish Council's plans for improving safety and managing traffic flows within the centre of the village. Improvements made here should impact positively on the rest of the parish.

The idea is to move the village green to the Crown Public House, so making the crossroads into a 'T' junction with a roundabout.

Further suggestions have been put forward for inclusion in this design such as improved safe crossing points and footpaths as well as moving bus stops away from the centre of the village. There is a great deal more planning to be carried out with our highway consultants and West Sussex County Council Highway Department.

The Parish Council is raising funds towards this work and looks forward to receiving S106 money from Clock Field Development to help support the plan. Amended plans will come forward at a later date and full consultation will take place with residents.

10. CREDITS & REFERENCES

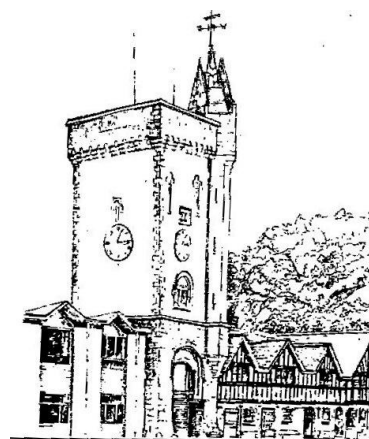
Crossroads Village – Author Eric Dawes. We are most grateful to Eric for allowing us to use information and drawings from his book.

Firstly our grateful thanks go to Mr Stephen Howell who contributed to many sections of this document giving us the benefit of his architectural experience. Sadly Stephen passed away in May 2009 and did not see the completion of the project.

Thanks go to the following volunteers:

Mr John Rainsley
Mr Cliff Webb
Mr Bob Webber
Mr Michael Horan
Mr Tony Cocklin
Mr Tom Parker

Mr Graham Pearce
Mrs Thelma Mason
Mrs Sandy Roffe
Mr Chris Harding
Mrs Ann Bolt (Editor)



SKETCH OF THE WATER TOWER

Photos and maps used by kind permission of:

Mr Eric Dawes
Mr Bob Webber
Mrs Thelma Mason
Mr Chris Harding
Mr Tony Cocklin
Mrs Ann Bolt

We hope these pictures have helped give you an idea of how rural and attractive our village is.

