

Key Settlement Characteristics

Overall existing pattern

The South Coast Plain's wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities. During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market villages were predominantly sited along trading routes, the coastline and coastal inlets.

The Attraction of the Seaside

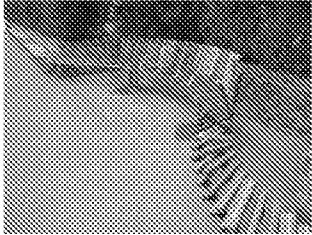
From the 19th century the highly prized restorative powers of sea bathing and fresh sea air attracted many visitors, particularly from London. Several phases of development evolved former fishing villages into successful seaside resorts, such as Worthing and Bognor. Some of this development occurred in a piecemeal fashion and some through more conscious planning and composition. During the 19th and 20th centuries rows of terraced housing, late Georgian and regency buildings, crescent developments, squares and piers sprung up alongside the cobble/sandy beaches. Today the area still attracts many visitors particularly in the summer months.

Maintain, protect and enhance where possible:

- The existing pattern of dispersed farmsteads and associated agricultural land and woodland
- The sense of remoteness of small coastal and coastal inlet settlements
- The scale, vernacular style, massing and materials of rural and village buildings
- Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape
- Conservation areas, listed buildings and their settings
- The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows
- Green gaps between the coastal towns and villages
- Rural character of the local road network through sensitive and appropriate design and signage



Vegetated shingle and coastal lagoon by coastal settlement



'World's longest bench', Littlehampton

Villages and Hamlets

Location: predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours
Distribution: dispersed and common
Origin: early medieval/medieval
Circulation pattern: both linear and nucleated occur
Pattern: hierarchy of buildings with church or farm as the largest.
Open spaces: private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds
Edge character: soft edges formed by gardens, usually complex and indented lacking long straight lines

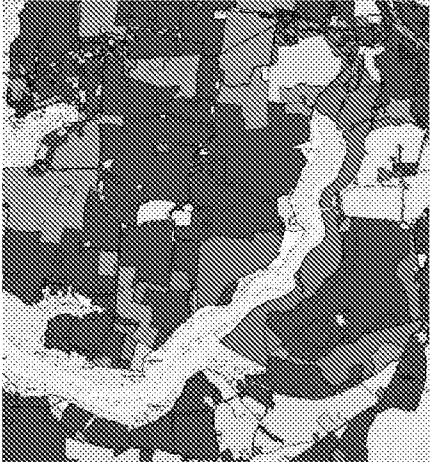
Farmsteads

Location: in close proximity to the fertile and drained soils
Distribution: widespread and common
Origin: some early medieval large farmsteads, early post medieval and 19th century
Pattern: mainly village based farmsteads (often now converted to dwellings), with loose courtyard plans, some large manorial complexes
Materials: thatch, clay tiles, Welsh slate, timber framing, barns clad in weatherboarding (rare)
Relationship to landscape: blank face of shed and barns to roads, associated hedgerows, shelter belts and large fields

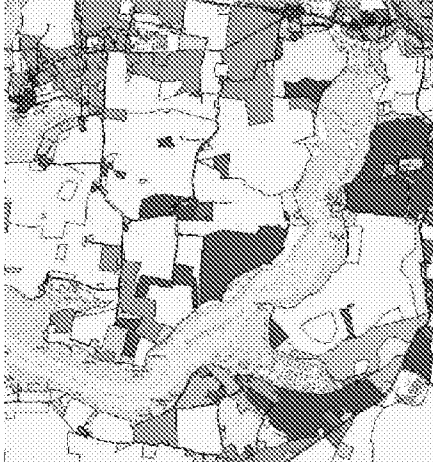
Dwellings

Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none
Relationship to road: facing the front of the plot occasionally with some side on
Size: normally two storey small scale cottages
Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare)
Roof: thatch, clay tiles, Welsh slate
Enclosure: hedges – typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut paling, flint and brick walls

Historic Landscape Character Analysis (HLCA) : The Age of the South Coast Plain Landscape



Map from the HLCA showing the age/period that the existing landscape has originated from



Map of the same area showing the existing historic land use type



Aerial photograph of corresponding area

Key

- Early Medieval (AD 410- 1066)
- Medieval (AD 1066- 1485)
- Early Post-Medieval (AD 1500- 1600)
- Late Post-Medieval (AD 1600- AD 1789)
- Early Modern (AD 1800- AD 1813)
- Early 20th century (AD 1914- AD 1945)
- Late 20th century (AD 1945- Present)

Selected Key

- Assart wood
- Consolidated strip fields
- Factories
- hamlet
- Irregular piecemeal enclosure
- Large Farmstead
- Market Town
- Market Village
- Modern field amalgamation
- Post-medieval Enclosure
- Milk ponds
- planned estate
- Planned private Enclosure
- Regular piece meal enclosure

The HLCA can be used to interpret how the landscape has changed due to human intervention over many historical periods. In the South Coast Plain isolated examples of medieval landscape exist but are rare; the landscape has changed significantly.

These maps of the Bosham area are for illustrative purposes only, for further information on the HLCA: www.westsussex.gov.uk/character

Palette and Materials — Please note this guidance does not aim to inhibit innovative design or sustainable solutions



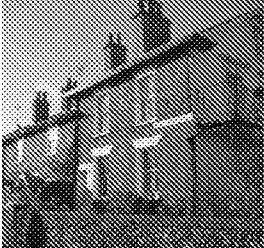
Thatch and flint cottage with hedge



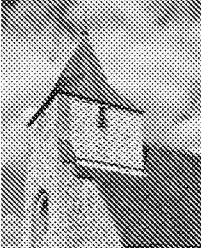
Cobble cottages with brick wall



Flint cottage with slate roof



Multi-tiled brick with grey headers



Shingles on church roof



Quiet and intimate landscapes retain a sense of remoteness.



Green open space on Littlehampton seafront

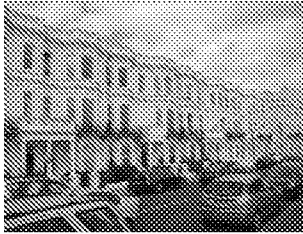
Typical patterns of settlement are described below [Note that the patterns are not exhaustive and further research should be carried out in relation to each site]

Towns

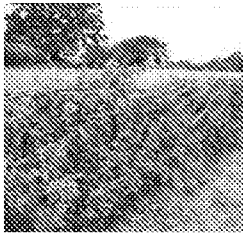
Location: predominantly along the coast; on trading routes
Distribution: extensive, common and sprawling
Origin: former medieval market towns and fishing villages or early modern development with accelerated development in the early to late 20th century
Circulation pattern: both linear and nucleated occur
Pattern: a complex pattern created by centuries of gradual development. Rows of terraces; early examples face away from the sea; architectural compositions including crescents and squares
Open spaces: varied and suburban in style - private gardens, parks, occasional piers, esplanades, boating lakes and lidos, bowling greens, pitch and putt; the beach
Edge character: seaside towns are bounded by public open space with access to the beach and sea occasionally with esplanades. Soft edges formed by gardens, becoming progressively natural away from settlements



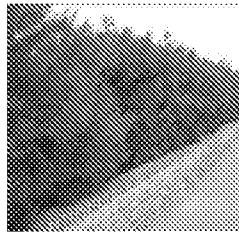
Multi-tiled brick cottage



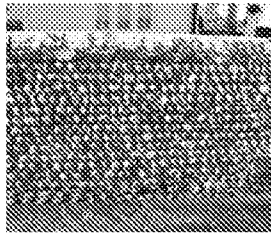
Victorian seaside development



Laid hedge



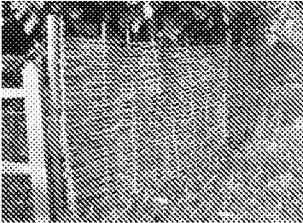
Salt tolerant Tamarisk hedge by the coast



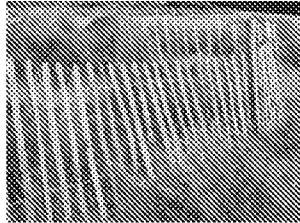
Flint wall with half round brick coping



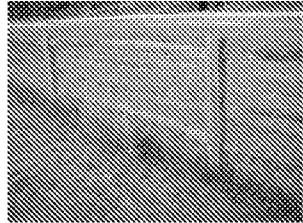
Sea wall at Bognor with seaside motifs



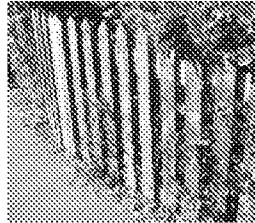
Hazel wattle hurdles



Chestnut paling



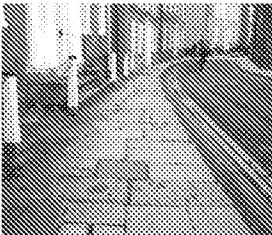
Hardwood post and rail fencing



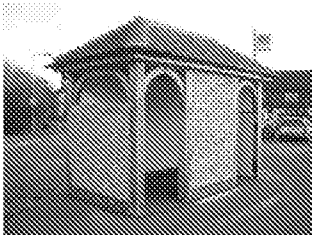
Domestic picket fence



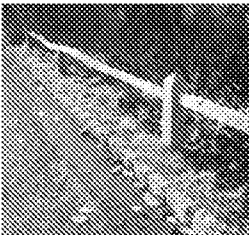
Estate railings



Limestone (Dorset Purbeck) paving in larger settlement



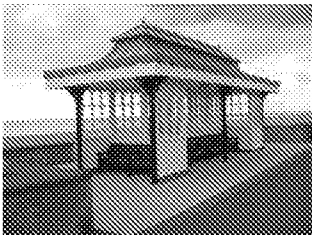
New Cobble bus shelter in village. Timber shelters are also common



Rural angled kerb



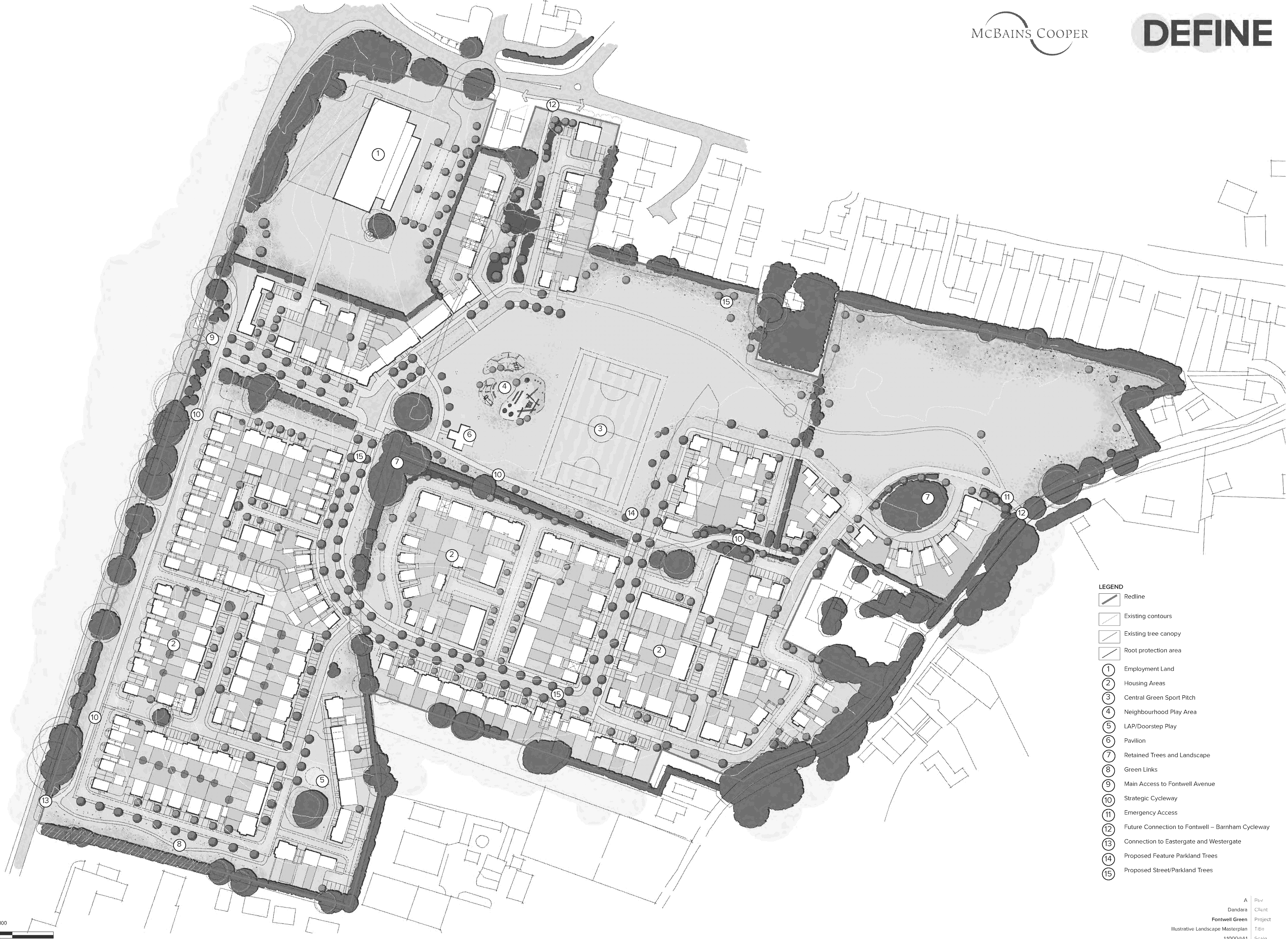
The beach cafe at Littlehampton, modern use of form and materials



Edwardian seaside vernacular

Further information: West Sussex County Council – West Sussex Character Project www.westsussex.gov.uk/character; Natural England – National Character Areas www.naturalengland.org.uk; Chichester Harbour AONB www.conservancy.co.uk; English Heritage – Historic Landscape Character www.english-heritage.org.uk; Sussex Archaeological Society www.sussexpast.co.uk; Sussex Biodiversity Record Centre <http://sxbrc.org.uk>; Common Ground www.commonground.org.uk; Email: environment.heritage@westsussex.gov.uk

APPENDIX D: Dandara Site Illustrative Landscape Masterplan



- LEGEND**
- Redline
 - Existing contours
 - Existing tree canopy
 - Root protection area
 - ① Employment Land
 - ② Housing Areas
 - ③ Central Green Sport Pitch
 - ④ Neighbourhood Play Area
 - ⑤ LAP/Doorstep Play
 - ⑥ Pavilion
 - ⑦ Retained Trees and Landscape
 - ⑧ Green Links
 - ⑨ Main Access to Fontwell Avenue
 - ⑩ Strategic Cycleway
 - ⑪ Emergency Access
 - ⑫ Future Connection to Fontwell – Barnham Cycleway
 - ⑬ Connection to Eastergate and Westergate
 - ⑭ Proposed Feature Parkland Trees
 - ⑮ Proposed Street/Parkland Trees