

TILLINGTON PARISH PLAN

2006



Tillington Parish Plan
documents the Parishioners' observations of and
sentiments about the environment in which they live
and their aspirations for the future.



We would like to thank everyone who has contributed in any way
to the publication of this document.

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What is a Parish Plan?

In November 2000, a Rural White Paper, “Our Countryside—The Future,” was published by the Government and initiated the concept of Parish plans. According to the paper, the purpose of a Parish plan is to: “identify key facilities and services, set out the problems that need to be tackled and demonstrate how distinctive character and features can be preserved.”

Further, the central government decided that funding and planning decisions by the District/County Councils would take account of local Parish plans. The Tillington Parish Plan will aid the local planning authority as it assists the Parish in directing its future.

The Tillington Parish Plan establishes what is important to the community and how best to preserve the local characteristics valued by the Parishioners. It identifies key facilities and services, highlights the elements that the community needs to safeguard for the future, and sets out challenges that need to be addressed.

In May 2005, Amy Brown was chosen as project leader and she distributed and collected a survey for all households in the Parish. Sixty per cent of the households in the Parish filled out the survey. The results of that survey, along with community input, serve as the basis for the plan. Amy Brown, along with Hugh Rolfe and a committee of volunteers, worked to complete the plan and organised a meeting to present it to the Parish.

Using the results of the survey, strengths, weaknesses, opportunities and threats were identified and were used to complete the Action section of the Plan.

Strengths

Quiet, unspoiled rural village and hamlets surrounded by farms and woodland
Small, friendly, sense of community/strong community spirit
Historic housing/All Hallows Church/Horse Guards/Pitshill/Manor of Dean, etc.
Beautiful views to Downs and surrounding countryside/network of footpaths
Petworth Park

Weaknesses

Lack of shop and post office
Lack of opportunities for children and teenagers
Inability to curb speeding traffic on A272 and Parish lanes

Opportunities

Use Village Hall to provide opportunities for young people/teenagers and older people
Retain strengths of Parish

Threats

Unwanted housing forced upon area
Modern farming and horticultural practises adversely affecting landscape
Speeding traffic on all Parish roads

Part II: The Parish of Tillington

History and Evolution

Evidence of Tillington first appeared in a Saxon title-deed date 960 A.D., as “Tullington,” or the farm/village founded by Tulla. By the 13th century, three other hamlets or villages existed in the Parish: Upperton (“Upper Village”—first mentioned in 1191), Grittenham (“At the great farm-enclosure”—first mentioned in the Domesday book, 1086 as Greteham), and River (“on the slope”—and by 1262, renamed Treve, and later, River, although known by both names as late as the mid-16th century). All Hallows church is first mentioned in 1100 A.D. Since the 12th century, Petworth was held by the Percy family, created Earls of Northumberland in 1377.

In the eighteenth century, Petworth Park was given its present layout by the landscape gardener, Capability Brown, as well as the wall around the estate. Besides a renovation of the landscape plan around Petworth House which entailed the moving of earth and the planting of many trees, the new design necessitated a change in the road from Petworth to Tillington. The colt shed behind the Village Hall was located on the site of a house on the old Tillington/Snowhill (old destroyed hamlet)/Upperton trackway. At the time, Upperton was a thriving community of tenant copyholders holding plots of land from the Earl of Egremont, William Mitford of Pitshill, Henry Ede, and the Somerset Hospital of Petworth. While numerous local industries evolved, farming prevailed. Most of the housing in the Parish was built in the 17th and 18th centuries.

By the 19th century, the population in the Parish was over 800; overcrowding and poverty were rampant. Lord Egremont was the principal backer of an emigration scheme to Canada. Residents who chose to go were provided passage and clothing, and a doctor and superintendent were provided on each ship.

Very little new building took place until the early 1930s when the artist Charles Leazel developed land for a number of bungalows in the western end of Tillington. In the 1940s, Council Housing was built on the western side of Tillington too. After World War II, most of the workers’ cottages in the Parish were sold, with the Leconfield Estate holding on to about 20 residences in the Parish. For the most part, the Estate residences are still used for present and retired Estate workers. A number of their farms are let at market rates. The Mitford Estate retains about 15 residential properties that are leased, the majority being in Dene Dip. The cottages that were sold by the Leconfield and Mitford Estates were converted from buildings housing many families to single-family residences.

About one-third of the houses in the Parish are Grade II listed. Despite new building in the 20th century, the population of the Parish has shrunk to 501 residents (2001 census) from its all time high of 982 in 1851.

The Community

The Parish of Tillington consists of the village of Tillington and the hamlets of Upperton, River, and River Common, an area of 1,416.28 hectares (3500 acres). Approximately 500 people live in 227 households in the Parish (2001 census). Upperton and Tillington are designated 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 appearances of the area.” (quoted in Chichester District Local Plan). Individual communities are for the most part close-knit and benefit from a range of services and activities. Volunteers run these activities and services and their time and efforts allow them to survive and flourish.

In May 2001, after the Annual Parish Meeting, the Parish Council committed their efforts towards developing the Village Hall as a community centre. The only shop in the Parish closed in 1999 and as a result, Parishioners had fewer opportunities to meet each other and to gather locally. Besides this challenge, the Parish Council had to contend with the November 2001 destruction of the Pavilion on the Recreation Ground. While insurance paid for most of the rebuilding of the Pavilion (£80,000), fund-raising efforts for the church roof and new electrics (£125,000), refurbishing the Village Hall – work done mostly by volunteers (£75,000), making the cart shed in Upperton structurally sound (£10,000), and resurfacing the tennis courts (£22,000) represents a massive community effort in terms of fund-raising, project management, and volunteer labour.

The Parish Council

The Parish Council (PC) consists of nine members who are elected for a four-year term. Any vacancies between elections are normally filled by co-option and the PC encourages Parishioners to become involved in this important role.

Parish Councils are third tier authorities in local government and have an annual duty to set a Parish rate, which is not capped; to maintain and keep abreast of modern legislation, and to safeguard local assets vested in the Parish Council, i.e. the Village Hall, Sports Pavilion, etc. Equipment owned by the Parish needs to be stored and the Council wishes to build a small shed to accommodate it. The PC has many functions and responsibilities and attends to Financial, Environmental, and Planning issues in the Parish. The PC meets every two months and both the West Sussex County Council (WSSCC) and Chichester District Council (CDC) are represented at these meetings. Thus the PC is kept abreast of matters at a higher government level that may affect the Parish such as planning, traffic, transport, waste disposal, flooding etc. In turn the WSSCC and CDC are able to give advice and take note of local views on planning applications, highway speed limits, local transport and other concerns in the Parish, which they can then pursue further with their own authorities if necessary. Typical subjects discussed can include the support services run by Social Services and, very topical in 2006, the location of Accident and Emergency Departments. In all matters, Parish Councils are a statutory consultee.

The meetings are open to the public and the agenda is published in advance. Other parties, such as the police, may be invited to discuss specific issues. An Annual General Meeting is held each May.

The Church

The Parish is served by All Hallows church, a Grade I listed building. The oldest parts of the church date back 800 years, including a plain eight-sided 12th century stone font, lead-lined on a stone base. The building was mostly rebuilt and enlarged between 1807-1837 at the behest of the 3rd Earl of Egremont. The tower is topped by Britain's most southern Scots Crown spire and within the tower are five bells. Three of the bells date from the 16th-17th century (1572, 1622, 1651) and the remaining two were given to the church in 1992.

Also of note within the church are the South Aisle and the Mitford Window, based on the Holman Hunt painting of Christ as the Good Shepherd and Light of the World. Funds for the Millennium window, designed by R. Lloyd were raised by subscription from church members as well as from other Parishioners.

The Parish currently has a priest in charge, the Rev. Bob Staveley-Wadham, who lives in the rectory at Tillington. The Rev. Staveley-Wadham is also responsible for the Parishes of Duncton and Upwaltham and services rotate between the Parishes.

Every week the men's and women's groups meet to pray for the needs of the Parish. The choir practices on Saturday mornings. The Bell Ringers welcome the congregation to worship and ring for other special occasions. The churchyard and cemetery are maintained in good order by volunteers, the Holy Dusters and Brass Cleaners, and flowers are arranged by a highly skilled team. A yearly church fete brings the community together at the rectory.

The Friends of Tillington Church

Formed in the early 1980s, The Friends of Tillington Church is a registered charity established to provide funds to support the upkeep of the fabric and infrastructure of the church, its churchyard, and cemetery. In recent years, the organisation has contributed funds for the repair of the roof and electrical repairs; donated money towards the Millennium window; and sponsored floodlighting.

The Village Hall

In 1957, the National Trust, through the kindness of Lord Egremont, leased a small piece of land to the Tillington Parish Council for a Village Hall. River Common architect, Brian O'Rorke was chosen to design the building. The Hall was paid for by public subscription and held in trust for the use of the Parish. The Village Hall is a registered charity and for nearly fifty years has provided social and educational facilities for generations of Parishioners.

The Village Hall is administered by the Village Hall Management Committee (VHMC) which is made up of a chairman, treasurer, secretary, and one member from each of the major organizations in the Parish, e.g. Church, Women's Institute (WI), Cricket Club. The VHMC is responsible for fund-raising, maintenance, improvements, lettings, and is accountable to the landlord, the Parish Council, for all financial and functional matters. The Village Hall is funded solely by lettings, and fund-raising activities.

In 2003-2004, a fund-raising campaign was started and along with external grants, raised the funds to refurbish the Village Hall. Work was completed in 2004. A small dining-room was created to provide a weekly coffee shop and monthly lunches for older Parishioners. In addition, a new kitchen, redecorated main hall, resurfaced floors, and facilities for the disabled were installed.

In addition to existing activities, including the WI, table tennis club, and yoga classes, following the refurbishment, new adult education classes, a gardening club, a computer club and lessons, a Scottish dancing club, Pilates classes and other activities make use of the Village Hall. A Brownie group meeting takes place in the Hall for one week every year.

The Village Hall currently has no outdoor space so is unable to offer the Parish any open air activities. With a dedicated outdoor space, the Village Hall would be able to provide a greater range of activities which would not only increase the Village Hall income, but a wider range of social and educational activities could be available to the community. These might include: a community orchard, outdoor wedding receptions, outdoor amateur theatre, classical music concerts, and a crèche. The need for a crèche was highlighted in the survey preceding the Parish Plan.

In January 2006, the VHMC submitted a proposal to the National Trust at Petworth House and to the Leconfield Estate for the lease of a small area of land at the rear of the Village Hall to be renovated and landscaped as an outdoor space. The requested piece of land falls within the Parish boundaries and it is hoped that the outcome of this proposal will be known shortly.

Tillington Charitable Trust

The Tillington Charitable Trust was created in the early 1700s to serve the Parish. Its current objectives are defined as: the relief of sickness, the furtherance of education, the relief of poverty, the provision of facilities for recreation and other leisure-time occupations, with the emphasis on supporting the very young and the older members of the community.

Funds are distributed from the interest earned on the investments. Individuals may apply for themselves or on behalf of others. Gifts and bequests are greatly appreciated.

Public House

The Parish has one public house, located in Tillington. The Horse Guards, a 300-year-old inn, was originally known as The New Star. Its name was changed when Horse Guards on security duties in nearby Petworth Park began frequenting it. At least, that is one version. Another is that the same body of soldiers used it as their regular watering hole while transporting gold from London to Portsmouth.

Converted from three cottages, the Horse Guards Inn contains a bar, two dining rooms and an event room. Customers in the restaurant and terrace enjoy views across the Rother Valley to the South Downs. Overnight accommodation is available.

Farming, Forestry and the Working Countryside

Agriculture and forestry are the dominant industries in the Parish and provide the most employment. The Leconfield Estate owns more than half of the 3,500 acres in the Parish. Nearly all the land North of Upperton and River belongs to the Leconfield Estate as well as more than half of the area south of the A272. The National Trust owns the Deer Park at Petworth House, some half of which lies in the Parish. There remain about twelve other parcels of privately owned farmland in sizes varying from a few acres to over 100 acres.

Farming

The soil in the Parish falls into two distinct types. On the southern slopes down to the River Rother greensand predominates. On the other side of the hill, to the North of a line joining River to Upperton, the Parish is on the edge of the low weald, and clay and silty soils are the norm; though not as highly prized as greensand they are, nevertheless, good for farming. Even though the geology favours the farmer, current social and political factors make the future less certain.

The European agricultural plan to phase out subsidies over a number of years to be replaced by a Single Payment Scheme and a voluntary Stewardship Scheme have just begun. At the same time the squeeze on food prices brought about by the power of the supermarkets is intensifying and makes farming less rewarding and more stressful. Dairy farmers are particularly susceptible to supermarket

pressures, whereas cereal farmers are finding it difficult to compete with cheaper imports from Eastern Europe. It is still too early to predict the full impact that these changes will have in the Parish, but it is already clear that farming the land has become much more complex.

The following farms, belonging to the Leconfield Estate, have land in the Parish:

Parkhurst Farm:-	Beef and arable
Stagpark Farm:-	Beef, sheep & arable
Nithurst Farm:-	Grazing

All the Leconfield land South of the A272 within the Parish has been leased to the vegetable growers Langmead. Langmead have also recently bought some 100 acres of land north of the A272 below River.

More significant changes have taken place on the other traditional working farms of the Parish:

The Manor of Dean. By tradition, mainly a dairy farm, the land is no longer in hand, nor is there a dairy. The land is rented by a farmer who owns a dairy and farm at Plaistow and who uses the land of the Manor to raise young stock and to provide winter fodder for his cows.

Grittenham Farm. This old farm no longer works its land either. The land is let to a dairy farmer in Selham who uses the arable land to grow crops to feed his stock located elsewhere.

Netherlands Farm. A traditional family farm of arable and beef which is still in work but recently reduced in size. The farm that used to straddle the A272 has sold nearly all its land to the north of the road, some 100 acres, for a vineyard.

Forestry

Except for River Wood, nearly all the wood in the Parish is owned by the Leconfield Estate, including the trees on the Commons. Westlands and Pheasant Copse are commercial plantations of high quality timber. Other woodlands are designated ancient and semi-natural and are managed accordingly. With the expansion of Europe to the East, there is now much good quality oak and other timbers available at low prices which makes it difficult for the home-grown industry to compete. However, forestry is a long-term project and may prove profitable at some time in the future.

Wildlife and Habitat

The varied character of the Parish landscape affords excellent conditions for wildlife. Perennial wild flowers such as orchids, bluebells and cowslips thrive in the undisturbed environment while others—like poppies, campion, and cow parsley (and brambles and bracken) benefit from the managed areas of hedgerows and roadside verges.

A rich diversity of birdlife includes various tits, woodpeckers, owls and thrushes, together with flycatchers, linnets, robins, sparrows and many other common species. Nightingales and nightjars can be heard throughout the summer. Buzzards have recently returned to the area.

Large mammals such as foxes, deer (both roe and muntjak) and badgers and hedgehogs are found in the Parish. Many rabbits are residents as are stoats, weasels, dormice, harvest mice, voles and other

species. Smooth snakes, grass snakes, slow worms, lizards, newts, frogs and toads are plentiful, together with many types of insects, including stag beetles. Glow worms are seen in River Common during the summer months.

Tree Preservation

Upperton and Tillington are designated Conservation Areas; therefore, special permission is needed to fell individual trees of more than 75mm in diameter at 1.5 meters above the ground and for thinning purposes. Three specific Tree Preservation Orders are in force in Tillington, and they appear to be within the Conservation Area.

Paths and Bridleways - Freedom to Roam

The Parish of Tillington is blessed with a multitude of footpaths and bridleways that enable Parishioners and visitors to explore the remotest corners of this area of outstanding natural beauty (see map). In addition, recent legislation now means that there is complete freedom to roam on the two registered Commons of Upperton and River.

Riders, however, are required to keep their horses to the bridleways when on the Commons. Bridleways are clearly marked by blue arrows and signs. Unfortunately, a tendency for riders to stray onto the footpaths, particularly on the Common, has badly damaged the walking surface. This behaviour must be discouraged as much as possible.

Access to Petworth Park in the Parish is through a gate across from the Recreation Grounds. The gate is unlocked year-round from 9am-dusk (or 9pm).

Recreation Ground

The Parish Recreation Ground is owned by the Leconfield Estate and leased to the Parish on a long lease. It is available to all the Parishioners and visitors, and is hired out to clubs and for events through the Parish Clerk.

The Pavilion, designed by River Common architect, Brian O'Rorke, was built in 1965. Unfortunately, vandals burned it in 2003, and a new Pavilion of the same size was built on the foundations of the old. It too can be hired out to clubs and for events through the Parish Clerk. A dedicated volunteer, Jackie Larkin cleans the Pavilion.

Outside grants were obtained and funds were raised and in 2006, the children's new playground equipment, swings, roundabout and a seesaw, were installed, along with a football net. The new equipment is built to current health and safety codes.

Tillington Tennis Association

Due to various fund-raising efforts and lots of volunteer work, the two hard-surface tennis courts on the Recreation Ground were refurbished in 2005 and are managed by the Tillington Tennis Association. Those residents wishing to use the courts pay an annual subscription which pays for

maintenance of the courts and the eradication of weeds around it. The Association intends to hold an annual tournament.

Tillington Cricket Club

The Tillington Cricket Club has been in existence for over 100 years and has more than 20 players on its books. Members are locally based or come from families that are locally based. The club runs net practices and participates widely in area cricket tournaments against other Parishes.

Horse Guards Darts Club

The Horse Guards Darts Club is held at the Horse Guards Inn and has been in existence for over 45 years. This mixed adult group is locally based and holds an annual charity tournament.

Tillington Pony Club

Tillington Parish is at the northern edge of the Cowdray Branch Hunt Pony Club. The range of the Branch extends down to the Coast and has just under 200 members, from four to twenty-one years old. Year round activities include training and mounted games for: polo, horse trials, dressage, show jumping, and tetrathlon. The Branches compete with each other for a national competition held each August.

Tillington Stoolball Club

Stoolball is an old Sussex sport originally played by milkmaids and thought to be a precursor to cricket. The Tillington Stoolball Club is at least 50 years old and has fifteen female members, both adult and juniors. The club plays friendly games (as opposed to being in a league) with surrounding villages. Unfortunately, due to the rise in rent for the Recreation Ground, the team no longer plays in the Parish. Instead they play in Petworth Park.

Parish Magazine

The Parish magazine "News from the Parishes" serves the three Parishes of Tillington, Duncton and Upwaltham. This distribution reflects the ministrations of the Rev. Bob Staveley-Wadham, a resident of Tillington, and he serves all three Parishes. Every month (except August and January), 450 copies are distributed to all households free of charge.

The present format of the magazine was first published some twelve years ago. The front cover was designed by George Warren and he has been editor ever since. George Warren is ably supported by Angela Gresham-Cooke, the advertising manager. Everyone involved with the production and distribution of the magazine is a volunteer. In 2005, it was decided to take on the printing of the magazine 'in house' to save costs. Printing equipment was leased and installed in the Tillington Village Hall, and under the guidance of Angela Gresham-Cooke and Trevor Purnell the magazine has been entirely produced by the Parish since March 2006. This local printing is proving to be a great cost saver.

Tillington Website

A Parish website *www.tillington.net* is funded by the Parish Council and has information on the Parish Council and local activities and links to local organisations, as well as to local businesses.

Tillington Women's Institute (WI)

Having seceded from the Petworth WI in 1934, the Tillington Women's Institute has played an important role as both a social centre and an agitator for material improvements in the Parish. For example, in 1936, the WI was instrumental in obtaining the telephone kiosks in Tillington and Upperton. Most recently, to celebrate the new millennium, the WI, along with help from Parishioners, planted 1000 daffodil bulbs along the roadside between Tillington and Upperton.

Members meet once a month and every meeting includes an interesting lecture and tea. Visits to houses and gardens as well as shopping trips abroad complete a busy calendar of events. Currently, the group has about 35 members and besides Parishioners, includes members from Petworth and surrounding Parishes.

Twinning

When the twinning of Petworth with San Quirico D'Orcia in Tuscany (Italy) and with Ranville in Brittany (France) was arranged, it was done for Petworth and the surrounding villages. Groups from the twinned towns visit each other and partake in the cultural offerings each has to offer. Anyone in the Parish can be a member of the Association and go on these visits.

Tillington Garden Club/Open Gardens/National Garden Scheme

The Tillington Garden Club which is affiliated with the Petworth Horticultural Society, is a recent addition to the Parish. Sixty members enjoy visits to gardens and lectures on various subjects. A few of the local members are Master Gardeners who hold hundreds of first prizes for local produce in area shows.

Local gardens in the Parish are included in the National Garden Scheme, including 6 Park Terrace and the Manor of Dean, and are open during the year at various times. Gardens in Tillington, Upperton, and River are open on alternate years in aid of various local organisations. Petworth holds a hidden garden tour event twice a year too.

The Caravan Club

The Caravan Club has a small site along Westlands Copse Lane where up to five caravans may be parked. The site is in a corner of a field belonging to Parkhurst Farm and therefore administered by the farmer, Charles Drake. It is well used in the summer when it is often full at weekends.

Traffic and Public Transport

The nearest railway stations are Pulborough (nine miles away) or Haslemere (ten miles away). Parking is available, but overnight parking is allowed at Pulborough but not at Haslemere.

Since the closure of the post office and only shop in the village in 1999, out-of-village shopping is the norm and the school runs add noticeably to traffic through the Parish.

An excellent community bus service on Fridays and DORIS on a call-up service basis are available to Parishioners. A bus shelter on the south side of the A272 and a bus stop on the north side of the A272 in Tillington provide waiting places for bus service to Midhurst and Petworth and beyond. This bus service is available during working hours but does not run in the evenings. For young people and those residents without cars, this lack of public transportation in the evenings severely limits options for entertainment and socializing.

Traffic on the A272 through Tillington is slowed by lower speed limits, but the great number of traffic fatalities on the A272 stretch between Petworth and Midhurst is a worry to residents. Sussex County has undertaken a study and will put measures into place in 2007. Parishioners would like to see the speed limits through Tillington on the A272 enforced by a significant traffic police presence.

Away from the A272, nearly all the roads in the Parish are single-track lanes with natural verges and no lighting. The vast majority of the respondents to the survey wish to maintain this state because these conditions, together with the numerous bends and rough surfaces, demand cautious driving which naturally slows the traffic.

The Parish is joining Lurgashall, Lodsworth, Lickfold, and Selham, along with West Sussex County Council Road Safety in the Safe Lanes Drivers Scheme. Drivers fill out a form committing themselves to driving at slower speeds; therefore, each vehicle becomes a mobile road traffic calmer.

Waste Disposal

Since the 2005 introduction of wheelie bins, refuse is collected on a bi-weekly basis with recyclables and rubbish collected in alternate weeks. Following this new system, some of the Parishioners believe that fly-tipping has increased. The possibility exists also that the Council is not as attentive to removing unwanted rubbish from public areas although the Council is responsive about coming to pick up fly-tipping when contacted. An amenity tip that is open six days a week is located in Midhurst and there is also a bi-weekly collection in the Petworth car park.

Local Services

The mobile library visits the Parish monthly. Milk deliveries are made three times a week and there is a daily newspaper round. The Parish magazine, *News from the Parishes*, is delivered monthly.

Outside Services:

Health Care

The nearest Doctors' surgeries are in Petworth and Midhurst. The nearest hospital with Accident and Emergency facilities is St. Richard's in Chichester. Within the last few years, King Edward VII hospital in Midhurst has closed and there is now a threat of closure or curtailment of services for both St. Richards's and at the hospital in Worthing. This threat is of great concern to local residents.

Art and Culture

The nearest theatre is the Festival Theatre in Chichester with two auditoriums--a large and small stage. The annual Petworth Festival and Chichester Festival offer a wide range of programmes for all ages, including classical and jazz music concerts, open-air theatre, poetry readings, and children's activities.

The Parish contains a large number of talented artists and craftspeople and last autumn, Parishioners held a show in the Village Hall. It is hoped that the show will be held every couple of years. In River Common, a yearly art and craft show is held at Treve Cottage, highlighting local as well as internationally-known artists.

A rich cultural environment exists in the area; a variety of museums, houses, and gardens are available within a few miles of the Parish: Petworth House, Cottage Museum, Gardens at Cowdray, Parham House and garden, Goodwood, and the Cass Sculpture Foundation.

Cinemas

The nearest cinemas are located at Chichester (10 screen and 1 screen) and Haslemere (1 screen only in Town Hall). Occasionally, films are shown in Leconfield Hall in Petworth and at the Village Hall in Tillington.

Social and Economic Issues:

Crime and Safety

General concern exists in the Parish over crime and safety. The Parish is policed by the Midhurst Neighbourhood Police Team, which operates out of Midhurst and Petworth Police Stations. Each police officer has responsibility for a defined area and for attending all emergency calls within the Midhurst area. The result is a small number of police officers covering more than 300 square miles.

While current police performance figures show a reduction of crime in the Midhurst area for the last few years, house break-ins and robberies have increased in Upperton. Residents would like to see more patrols in the Parish. The police are anxious to maintain good local contact and have offered to attend Parish Council meetings or the Annual Parish Meeting to discuss issues of concern.



All Hallows Church



Park Terrace, Tillington



Tillington Village Hall



Aerial View of Upperton



The Pavilion



The Hamlet of River



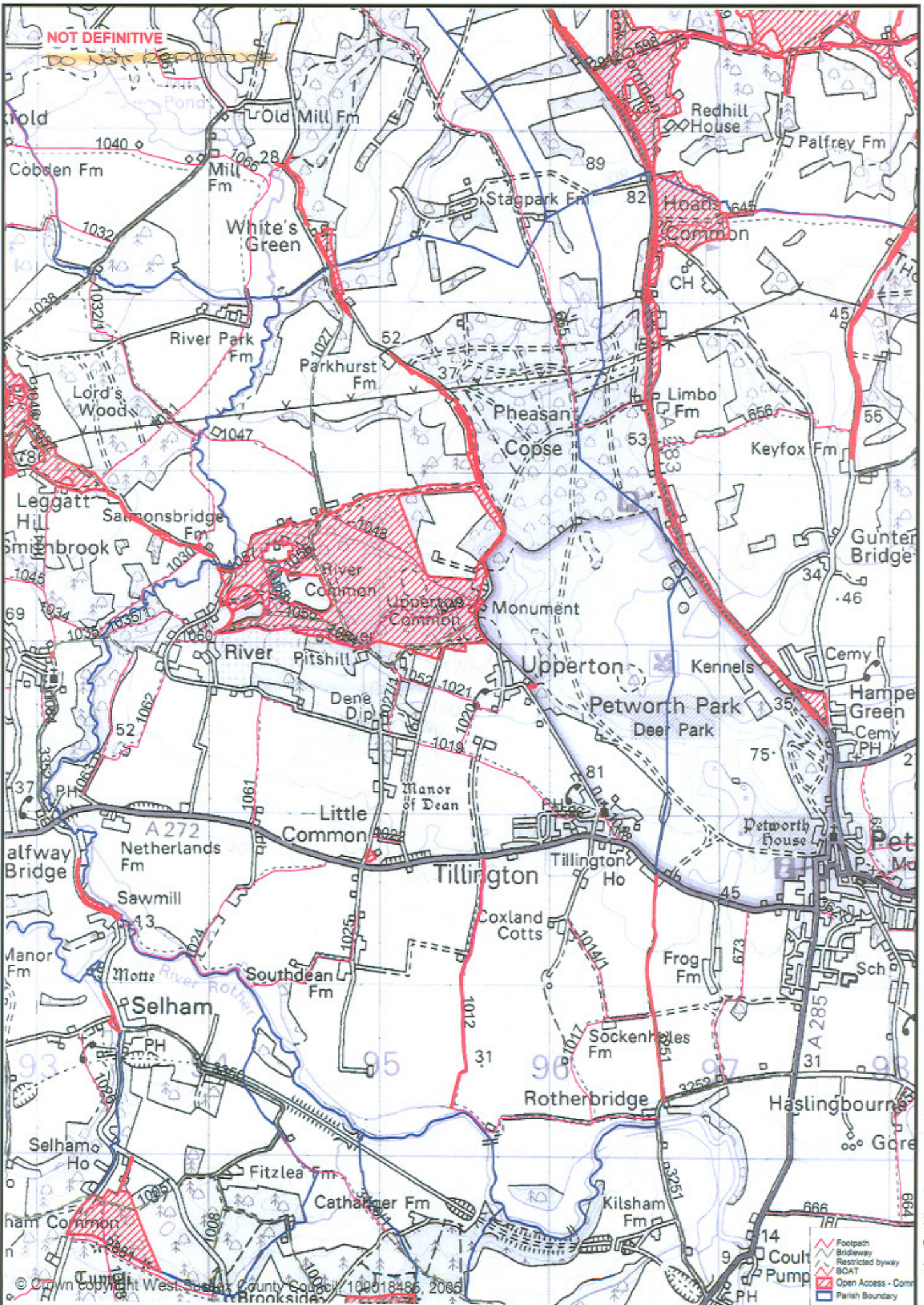
The Horse Guards Inn



Harvest Time

NOT DEFINITIVE

DO NOT REPRODUCE

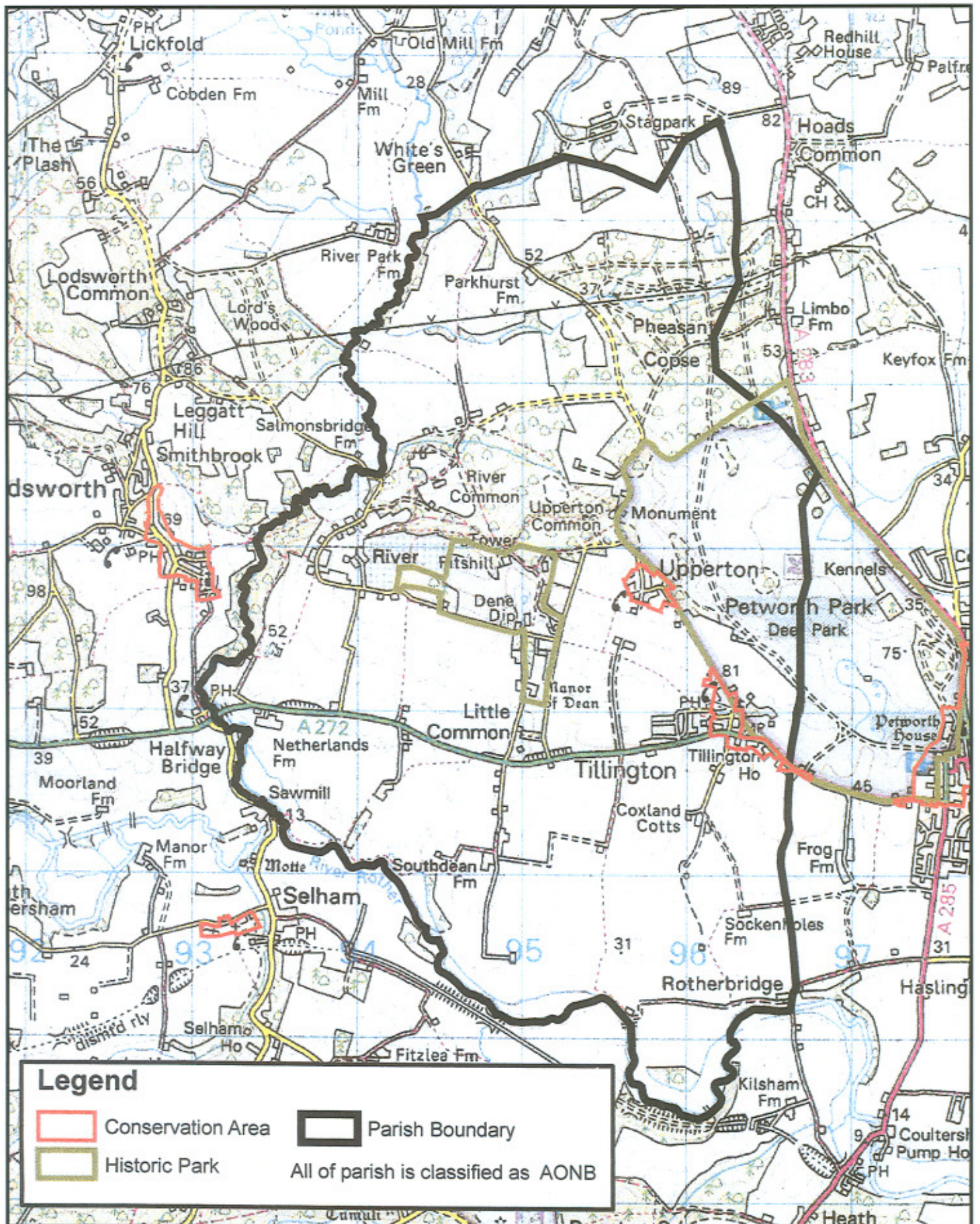


May 2006
 JEFF BARTLEY
 HEAD OF ENVIRONMENTAL &
 ECONOMIC POLICY SERVICES
 WEST SUSSEX COUNTY COUNCIL

Tillington Rights of Way and Open Access Land

0 0.2 0.4 0.6 Kilometers
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A Local Wedding



Lunch After the Marquee Service



Monthly Village Hall Luncheon



Scottish Dancing in the Village Hall



Sunday Cricket on the Recreation Ground



Picnicking on the Recreation Ground



Local Flower Show in the Village Hall



Landscape of the Parish

Education

Having no schools in the Parish, there is a need to maintain the availability of good local State Schools within easy travelling distance for children of the Parish. While some children are educated privately, State Primary, and Intermediate schools are located in Midhurst and Petworth, with a Grammar School only in Midhurst. While some children are driven to school, others must take the bus; therefore, bus fares must be kept low for students of all ages. Parishioners expressed the need for a crèche in the Parish.

Some Adult Education classes, such as painting and computer classes are offered in the Village Hall. The number and kinds of classes could be increased.

Population/Demographics

The size of the Parish has remained fairly constant over the last 50 years. However, there has been a shift over the past year as families produced new babies at a greater rate than in previous years.

Businesses and Employment

Besides the pub, a riding school, and an undertaker, farming is the most prevalent business in the Parish with forestry second. A large number of other home-based businesses in the Parish, ranging from artists to consultants, builders to decorators to catering businesses thrive here.

Affordable Housing

Support for the concept of affordable housing in the Parish depends on it being clearly needed by people with a local connection, mainly to give local people the chance to remain in the Parish.

Housing owned by the Leconfield Estate, most of which is Grade II listed, primarily provides housing to Estate workers or to Estate pensioners. The Estate provides concessionary tenancies to these workers.

Although there are no plans for new housing, respondents to the survey overwhelmingly voiced the opinion that all additions and extensions should be in keeping both in design and materials with existing structures. Further, residents value traditional and local materials and the size and scale of structures that already form the Parish, and they do not want change.

Additional affordable and market rate housing as laid out by the Core Strategy for the Local Development Framework calls for 1170 units of housing to be built in Midhurst and Easebourne (890 units), Petworth (270 units), and Graffham (10 units) up to the year 2018. While percentages have not been decided, affordable housing will be an important aspect of the scheme. Due to absence of shops, there are no plans at present to locate new housing in Tillington Parish.

Part III: Action Plan

GOALS	RECOMMENDATIONS	IMPLEMENTATION
1. Expanded use of Village Hall for all Parishioners	<p>Create youth club—classes, place to hang out, disco, modern dance classes, films</p> <p>Pursue application to National Trust for use of outdoor space behind Village Hall, including Colt House</p> <p>More activities for elders</p> <p>More activities for families/children</p> <p>More activities for others</p>	<p>PC appoint adult advisor for youth club, along with appointing a committee of teens</p> <p>Village Hall Committee to raise funds to landscape, fence, and maintain outdoor space. Use space for children’s outdoor recreation, including crèche and birthday parties; weddings, Parish fetes, and performances</p> <p>Continue the weekly coffee mornings, monthly luncheons, and offer more classes, films</p> <p>PC to appoint representative/get volunteer to work with Village Hall Committee to devise programme of activities—films, organised walks, school holiday activities</p> <p>PC to appoint representative/get volunteer to work with Village Hall Committee to devise programme of expanded activities including film series, classes, walks with dogs etc.</p>
2. Keep Parishioners better informed about activities of Parish	<p>Use a variety of means to engage community</p> <p>Use Parish website to engage community</p> <p>Use Parish magazine to engage community</p>	<p>PC to appoint representative/get volunteer from Tillington and each of the hamlets to keep notice boards well-maintained and up-to-date, and refurbished, as necessary</p> <p>PC to appoint representative/get volunteer from Tillington and each of the hamlets to update Parish website about local activities and news</p> <p>PC to appoint representative/get volunteer from Tillington and each of the hamlets to make better use of Parish magazine—include page for news and activities, including page for children’s activities</p>
3. Keep local activities local	<p>Ensure that local clubs can continue to use local facilities</p>	<p>Means test and discount fees for local clubs to keep them local</p>
4. Keep Parish Council better informed about activities of Parish	<p>Appoint representatives/get volunteers from Tillington and each of the hamlets</p>	<p>Regularly report to Parish Council about needs and activities</p>
5. Improve transportation links with Petworth and Midhurst	<p>Improved and expanded evening bus service</p>	<p>Organize group from Petworth, Midhurst, and communities in between to ask for expanded bus services</p>

GOALS	RECOMMENDATIONS	IMPLEMENTATION
6. Monitor the outcome of Local Development Framework on quality of life in Parish	Although not directly affected, there may be indirect effects of projected growth of Petworth and Midhurst which must be addressed	Communicate with Councils in Petworth, Midhurst, and communities in between to keep Parish in loop Communicate with Councils in Petworth, Midhurst, and communities in between—increased numbers may mean increased possibilities for services, etc.
7. Keep emergency services and hospitals within proper(?) distance	Have paramedic services at Petworth and Midhurst police stations Have air/helicopter ambulance available	Lobby to make paramedic services available Lobby to make air/helicopter ambulance available
8. Welcome pack for newcomers to Parish	Assemble materials for welcome pack- Parish Plan, Parish magazine, coupon book from area merchants	PC to appoint committee to assemble and distribute welcome pack to newcomers
9. Create Local Habitat Plan	Assemble group and get training from South Downs Joint Committee	PC to call for volunteers to research and create Local Habitat Plan
10. Improve maintenance of footpaths and bridleways	Form group and improve communications with South Downs Joint Committee	Gather team of volunteers to report any problems with rights-of-way, stiles, etc.
11. Encourage proper use of footpaths and bridleways	Form group and improve communications with South Downs Joint Committee	Gather team of volunteers to report any problems with hikers/walkers/riders
12. Preserve the character of the countryside and its environment	Keep communications open between Leconfield Estate, National Trust, and industrial farming concerns	Ask representatives from these organisations to report regularly to Parish Council and subsequently, to the Parish, and if needed, meet with community
13. Keep traffic moving safely along A272 and through Parish	Demonstrate to motorcyclists and motorists that Tillington Parish is not a place to speed through	More police presence on A272
14. Consider making River a conservation area too. (Possibly redundant under South Downs Conservation Plan)	Research what is required to make community a conservation area. Research consequences	Get advice from authorities and local community
15. Make water available to users of recreations ground	Research what is required to put in a tap/water fountain on recreation ground	Get information from plumber
16. Provide storage space for miscellaneous items of equipment owned by Parish	Build small Community shed near Cricket Club shed	PC to pursue and implement

Note: It is recommended that Tillington Parish Council review progress of the Action Plan on an annual basis and the complete Plan after five years.

Part IV: Appendices

Appendix I: The Village Design Statement and Parish Plan

I am pleased to present my latest report which details the results of the Survey carried out in the Summer and details an important opportunity for those who would like to be involved in the next stages of this important initiative.

I delivered the survey to all the 210 households in the Parish last summer and after one week, I picked up the completed surveys from as many households as were finished filling in their answers. Some residents dropped their surveys off at the Village Hall while others left them at my house or the Parish Council's Chairman's house. In all, I received back 120 surveys. This is a very high percentage and I would particularly thank all of you who took the trouble to fill out their survey and get it back to me.

Now, for the results.... I held a meeting on 4th January in the Village Hall, where I reported the results of the survey and also, what was happening next in order to complete the Village Design Statement and the Parish Plan. Thanks go to those who came out on a chilly evening. Because the results will take up so much room in the Parish magazine, I will publish them over the next four months.

Not everyone answered every question. So, in this document, when I refer to the respondents, it refers directly to the question at hand. The most number of responses to a question were 118, the fewest, less than fifty.

Survey Results

The majority of respondents agree that the ambience of the Parish is "fragile", meaning that it can or could be too easily spoiled.

Most declined to put forward potential sites for future development; presumably, because they are opposed to the very idea. The small number who responded in the affirmative, suggested that housing should go next to the Harrows. The second most suggested development site was south of the A272.

Although the edges of the Parish were a suggested site, a majority said that any new building should be effectively integrated within the neighborhood. Some raised legitimate concerns about the resultant increase in traffic and the need for extra services like water and sewage disposal which are already close to capacity.

Section B

Development and Planning

About half the respondents thought that Chichester District Council (CDC) heeded the decisions of the Parish Council.

Some felt that CDC needed to be more in tune with local needs, that CDC needed to listen to what local people say. Others wanted more meetings to thrash out contentious views while others just thought that CDC needed to take more notice of the Parish.

The majority of respondents wanted River and River Common to be designated as Conservation Areas.

Village/Hamlet Characteristics

In describing the essential characteristics of the village and hamlets in the Parish a number of common denominators came through:

- “Quiet, unspoiled rural village and hamlets surrounded by farmland”
- “Small, friendly, sense of community/strong community spirit”
- “Beautiful views/ to Downs and surrounding countryside/network of footpaths”
- “Petworth Park”

Historic housing was frequently mentioned as the main physical characteristic of the village and hamlets.

All Hallows Church and the Horseguards were mentioned most frequently as parts of the Parish most liked. They were also mentioned as the centre. The Village Hall was also mentioned as was the Cart Shed and telephone box in Upperton as well as the post box in River.

“Everything” was also a frequent response to the question of what parts of the Parish that people most liked.

The church and the pub were the most frequent answers to what buildings were of special or architectural interest. The Manor of Dean and Pitshill were also frequent answers. Individual houses were also given.

Fifty-seven different views were identified as being favourites with the views to the Downs from different vantage points as being the most often given. A number of respondents claimed the view from their own house as being a favourite.

Section C

Landscape Characteristics

“Agricultural/farmland, unspoiled, rural, footpaths, woodlands, views, and very beautiful” led the list of essential characteristics of the rural landscape of the Parish. One person wrote that “it is an evocation of what is utterly enchanting about English pastoral existence.” In all, there were 51 different answers to this question.

Almost all the returns agreed that the Village Design Statement should include guidance on new agricultural and industrial buildings as well as the conversion of existing buildings where they occur in rural areas.

The most frequent suggestions were that new or converted agricultural and industrial buildings must comply with the characteristics of the village/hamlet and must be in keeping with the rural area.

All the buildings and spaces listed for preservation (the Village Hall, church, pub, Upperton Common, River Common, Cart Shed, and Cemetery etc) were overwhelmingly voted for keeping. Twenty-nine other buildings and open spaces were suggested for preservation with Mrs. Bennett’s field getting the most mentions.

The vast majority wanted tighter controls regarding the replacement and/or maintenance of trees and hedgerows.

Almost everyone agreed that service cables, satellite dishes, and antennae are unsightly. Almost everyone agreed that it is important to retain soft verges for our roads and lanes, 114 respondents thought that it was important, 4 said it was not. (That was the question with the most answers.) And only 2 thought that kerbs were appropriate in the Parish.

Most respondents thought that there were enough or too many signs in the Parish although a few new or the mending of existing signs was suggested.

The majority thought that the Village Design Statement should include criteria for the maintenance of gates, stiles, and paths for public access and reinstatement work in connection with erosion and flooding in the Parish with the biggest number wanting rights of way and access to be maintained. A number of people believe that it is not our responsibility to maintain the gates, stiles, and paths for public access and reinstatement but the County's responsibility.

Section D

Building design and detail

All the respondents would like to ensure that any future development is built with the same form and scale as existing buildings. They believe that they should blend in design, materials and scale. They believe that it must be ensured although seven people suggested that it was already law.

An overwhelming majority think that there should be a height limit to buildings and to the number of storeys. The majority of respondents suggested a no more than two storey limit with a quarter of that number wanting 2-3 storeys.

Only one respondent had no objection to flat roofs while the remainder of the respondents found them unsightly/ugly/ a nightmare. Flat roofs were said to be out of place, not appropriate, always leak, and should be avoided where possible. One person suggested that they might be appropriate for garages and outbuildings.

Most of the respondents said that their approval of individual high quality modern architectural designs depended on the location and design, that they should blend in and be judged individually. A third of that number regarded modern design with horror. What has happened in Billingshurst and Ashurst were mentioned as reasons not to have modern designs. A few respondents wrote that modern design would refresh the community, that they should be regarded with an open mind and two respondents said that modern designs would be regarded by them sympathetically and in a positive way.

Half the respondents said that garages should be required for cars rather than as house extensions although almost as many had no view on the subject.

A majority thought that it was very important that alterations and extensions use similar detailing, brick bonding, doors, windows, roof coverings. That was not the case with sustainability although the numbers were pretty evenly split between the responses-very important and important. About the same numbers thought that it was very important that new buildings use only materials that exist in the area although here more people thought that good modern design should be allowed for alterations and extensions. And almost every respondent said that it is important to replace like with like when repairing or maintaining existing buildings, fences or boundary walls. In the same vein not

quite as many, but a majority of the respondents thought that synthetic materials were unsuitable on buildings which are listed or of merit or of particular importance.

Although there were a few other materials mentioned, most respondents mentioned stone, brick, clay, tiles for roofs as the dominant building materials. Sandstone and wattle and daub were also mentioned.

Section F

Traffic

Although the majority could agree that red road markings were the best way to make drivers obey the speed limit, illuminated speed signs were the preferred method. The other most frequently mentioned suggestion was more police presence.

In thinking about reducing traffic levels, the most frequently mentioned response was to have better public transportation. Weight limit restrictions and No Access signs were the most often mentioned methods for reducing lorry traffic.

Almost everyone travels by private car, although a few rode in their spouse's or partner's private car, walked, took the train or bus.

Most respondents had two cars and two drivers with one car and one driver coming in second. A majority of respondents did not share lifts although it was thought to be a good idea. All the respondents seem to be aware of the public transportation options and most of the respondents who used public transport took the train while half of that amount took the bus. Almost all of the respondents know about Doris, Tandem, and the Community Bus.

Respondents travel all over the Southeast for work and for pleasure and do their travelling at all times of the day. The second most mentioned answer was during the workday with the third most popular answer being at varying times.

The majority of respondents thought that they were not encouraged to use the train. And over half of them are not satisfied with the parking facilities at the stations. The number of respondents who use the Pulborough station are almost the same who use Haslemere. The numbers are about equal for those who think that the parking costs are fair versus those who think that they are expensive. Less than half said that they would use public transport to go to the train station. Most respondents were not aware that they could hire the Community Bus.

Section H

Roads and drainage

The majority of respondents had no comments on road improvements and flooding. The most frequent comment from those who commented was that the ditches should be maintained.

Most respondents had no other road/drainage ideas although a few people wanted to make sure that maintenance was regular.

Almost all the respondents did not like the idea of street lighting.

Section I

Public areas and maintenance

Very few respondents commented about the play equipment since there was none at the time of the survey. One person suggested that a play area around the Harrows was needed.

Sixty-seven respondents said that they would join a team of helpers for one day a year to clear rubbish or verges. (Too bad we did not take names!) Eighteen respondents said no while two suggested that the Council should do it. One person suggested that the spirit was willing but the flesh was weak.

Twenty-two other public areas that need more attention were mentioned with foot paths and the need to clean bus shelters getting the most mention.

Section J

Facilities

While only two respondents said that there were any facilities that needed to be provided closer to the Parish and 23 said no, 40 respondents asked for a village shop and 11 for a post office. A small number said that Midhurst and Petworth needed to provide more, but 29 new facilities were named including a cinema, swimming pool, more real shops rather than antique shops in Petworth, more for children, and a new bakery and butcher's shop were also mentioned for Petworth.

Section K

Clubs and Activities

The majority of respondents said that they were aware of the range of clubs and activities in the area and the majority said that they knew how to contact them and get information.

A majority said that there were not any clubs/activities that needed to be added to the Parish, but twelve suggestions were made with the largest number asking for activities for young people. Fifteen more activities were suggested for the future/five year's time, but each of them had only one vote each.

Thirty-one different recreational activities were listed within the Parish. Walking and tennis were most frequently mentioned, but gardening club, cricket, pilates, and local events were mentioned six or more times. Respondents mentioned 64 different activities that were done outside the Parish. Cinema, swimming, walking, and golf were mentioned the most. Respondents further commented that there needed to be more activities for the very young and the very old. One respondent stated that the new Village Hall Committee has made big improvements.

Village Hall and Pavilion

Sixty-six respondents said that they used the facilities while 23 said never. The majority thought that the charges for using these facilities was fair/acceptable/reasonable/okay. Fourteen additions or changes were suggested with the colt shed area for playgroups being the most frequently mentioned. Eleven more suggestions were made for the future, but most of them had no more than two votes.

The respondents thought that OAPs should be subsidized in their use of these facilities. Other groups mentioned were those who are transportation and mobility impaired, and those who had low income.

16 respondents volunteered for redecoration; 10 for maintenance of buildings; 14 for maintenance of grounds; 15 for cleaning; 3 for caretaking; and 13 for committee work. 48 respondents said no, while again, one person wrote that the spirit is willing but the flesh is weak.

Section L

Housing

The overwhelming majority of the respondents own their own home with a smattering of tenants. Almost half the respondents have lived in the Parish for over 15 years. An overwhelming majority answered that their home meets their needs and the few who did not answer in the affirmative, thought that their homes were inadequate because they are too small.

Less than five of the respondents' households are on the Chichester District Council Housing Needs Register and less than five responded that anyone currently living at their address, including themselves, will be in need of separate or other accommodation within the next five years.

Sixty-seven percent of the respondents support the provision of affordable housing and the most frequently given statement was that it should be given to local people only. Most respondents objected to all the possible affordable housing sites shown in the survey.

Appendix II: Listed Buildings in the Parish of Tillington

Note: There are three grades of listed buildings in the Parish—in order of importance: Grade I, Grade II*, Grade II

TILLINGTON

- I **Parish Church of All Hallows:** Transitional Norman nave, C13 Chancel; the rest early C19.
- II **Wall to the north** of the church: C18; Stone.
- II* **Tillington House:** Early C19.
- II **Garden Wall** of Tillington House: early C19. Stone.
- II* **The Old Manor House:** C16
- II **Hillside Cottage & Holly Tree Cottage:** C17 or earlier, timber-framed.
- II **Dummers:** C17 or earlier. Timber-framed.
- II **Sokenholes Farmhouse:** C17. Stone rubble with ashlar quoins.
- II **Barn** at Sokenholes Farm: early C19. Stone rubble with red brick quoins.
- II **Milestone & Garden Wall:** C19. Stone rubble along South side of A272 East of Tillington Cottage with an embedded cast iron Milestone
- II **Weston House:** C17 or earlier. Timber-framed.
- II **Tudor Cottage:** C17 or earlier. Timber-framed.
- II **The Almshouses:** mid-C19. Ashlar.
- II **Orchard Cottage:** C17 timber-framed with later additions.
- II **Lantern House:** early C19. Ashlar.
- II **The Horse Guards Inn:** C17 with C18 addition to South.
- II **The Post Office and Postmaster's House:** C18 front to an older building. Red brick and grey headers in Flemish bond.
- II **Nos 1-6 Park Terrace:** C18 with No 6 older. Coursed stone with red brick dressings and quoins. Nos 2&3 refaced with stucco.
- II **Telephone Kiosk:** Type K6. Designed 1935 by Sir Giles Gilbert Scott.

UPPERTON

- II **No 542 Leconfield Estate:** C18 house. Stone rubble with red brick dressings and quoins.
- II **Park Cottage:** C17 or earlier, timber-framed. Later refaced with stone rubble.
- II **Lutine Cottage:** C17 or earlier, timber-framed with C18 additions.
- II **Westbrook House:** C18 exterior to a C17 building.
- II **Upperton Cottage:** C17 or earlier, timber-framed.
- II **Keyes Wells:** C18. Stone rubble with red brick dressings and quoins.
- II **Upperton Farmhouse:** C17. Stone, restored and modernised.
- II **Corner Cottage:** C18. Coursed stone with red brick dressings and quoins.
- II **Nos 526 & 527 Leconfield Estate:** C18. Stone rubble with red brick dressings and ashlar quoins.
- II **Cart Shed:** C18-19. Timber-framed.
- II **Home Farmhouse:** C17 or earlier timber-framed, but mostly refaced with stone rubble and red brick.
- II **Barn** to east of Home Farmhouse: C18. Stone rubble.

- II **Holloways:** C17 or earlier timber-framed but refaced with stone rubble with red brick dressings and quoins.
- II **Yeomans:** C15 timber-framed with later additions.
- II **Garden Wall and Garage** at Yeomans: C18. Stone wall and garage.
- II **Upperton House:** Probably C17, refaced with stone rubble and red brick dressings.
- II **Outbuilding** at Upperton House: C17 or earlier, timber-framed.
- II **Well Cottage & Little Tatton:** C 17 or earlier, timber-framed.
- II **Hillside Cottage:** C17 or earlier, timber-framed.
- II **Park House:** C17. Coursed stone with red brick coping, string course and quoins.
- II **Yew Tree Cottage:** C18. Stone rubble with red brick dressings and quoins. Now part of Park House

RIVER

- II **Little River Farmhouse:** North wing C17 or earlier; timber-framed. East wing C19; stone rubble with red brick dressings.
- II **Heytotts:** C17 or earlier; timber-framed.
- II **Outbuildings** at Heytotts: C17. Stone rubble.
- II **Standlands:** C17. Timber-framed.
- II **Barn** at Standlands: C18. Stone rubble with weatherboarding.
- II **Woolgers:** C17 or earlier. Timber-framed.
- II **Orchard House:** C17 or earlier. Faced with stone rubble on first floor & tile hung above.
- II **Tanners Knap:** C17 or earlier timber-framed with C18 additions.
- II **Old Janes:** probably C17. Stone rubble.
- II **Salmon's Bridge:** C18-C19. Stone rubble.
- II **King's House:** C16 or earlier. Coursed sandstone with red brick dressings and quoins.
- II **Barn south** of King's House: C18. Sandstone rubble with red brick dressings.
- II **Barn west** of King's House: C18 with C20 addition. Weatherboarded.

OTHER

- II* **Pitshill:** C18
- II **Pitshill Stud:** late C18. Originally the stables. Stone.
- II **Upper Lodge,** Pitshill: mid C19. Coursed stone with ashlar quoins.
- II **Lower Lodge,** Pitshill: mid C19. Coursed stone with ashlar quoins.
- II* **The Manor of Dean:** Partly C15 with early C17 west Wing.
- II **Dene Cottage** (in Dene Dip): early C19. Stone with red brick dressings.
- II **The Malthouse & Nos 2&3 Malthouse Cottages** (in Dene Dip): C17. Stone.
- Lodge Farm** (Recently refurbished for commercial premises):-
- II **Granary:** C18 or earlier; timber-framed on stone staddles.
- II **North Barn:** C18 threshing barn. Stone rubble; brick dressings; Slate roof.
- II **East Barn:** C17. 6 bay aisled barn.
- II **Cart bridge** over river Lod: C18 cut stone and stone rubble.

- II **The Monument** (Petworth Park): Late C18. Tower lodge. Ashlar.
- II **Westlands** (formerly Parkhurst Cottages): C17 or earlier. Timber-framed.
- II **Parkhurst Farmhouse**: C17 or earlier. Timber-framed.
- II **Grittenham Farmhouse**: Farmhouse with origins dating back to C15. Built in 3 parts: C16 timber-framed; C17 of stone.
- II **Barn** at Grittenham Farm: C17 timber-framed.
- II **Netherlands Farmhouse**: C17 stone rubble.
- II **Barn** at Netherlands Farm: C17 timber-framed.
- II **Roundabouts Farm** (River Common): C16 or earlier with C19 alterations. Recently enlarged.



