



Wisborough Green Village Design Guide

Produced in consultation with the Community by
Wisborough Green Parish Council

“It would be difficult to find, in the entire Sussex Weald, a better-looking village than this. The lay-out and the setting are as near perfection as one could wish for.”

(Ted Walker, 'The Observer', 15 October 1971)



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Purpose & Aim

The purpose of this design guidance document is for use as material consideration in determining applications for planning permission and for contributing to control of development within the planning system in Wisborough Green.

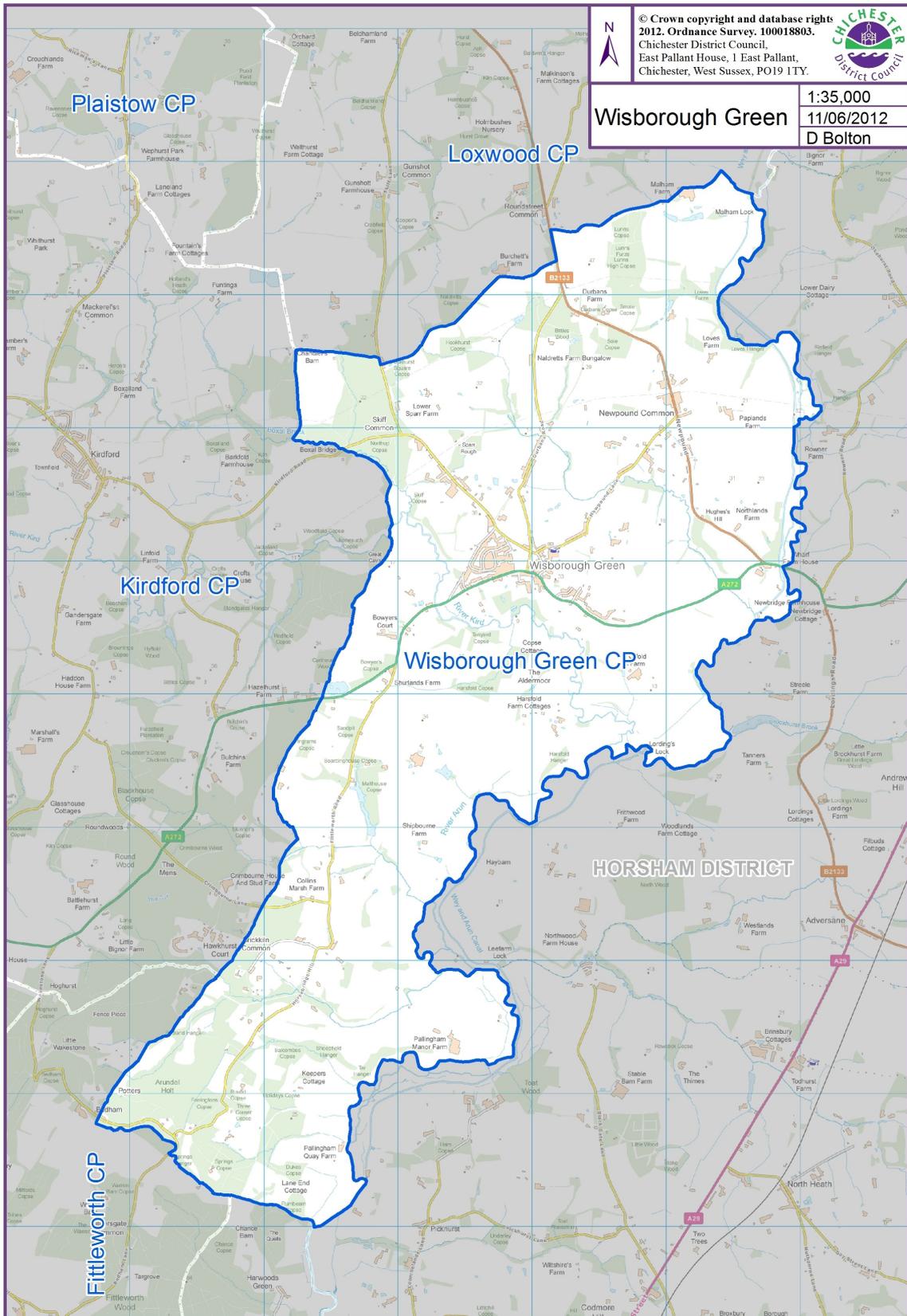
It sets out a vision for the future embedded in the visual history of the past so that the essential character of the village is preserved. The Guide has been prepared after three public consultations as part of the larger project of adopting a Neighbourhood Plan.

The Guide also seeks to record the current features of the built and natural environment of the village that are valued by the residents. It is intended to guide all parties on the preference for use of local materials and vernacular architectural style that will ensure the continued authenticity of the village character.

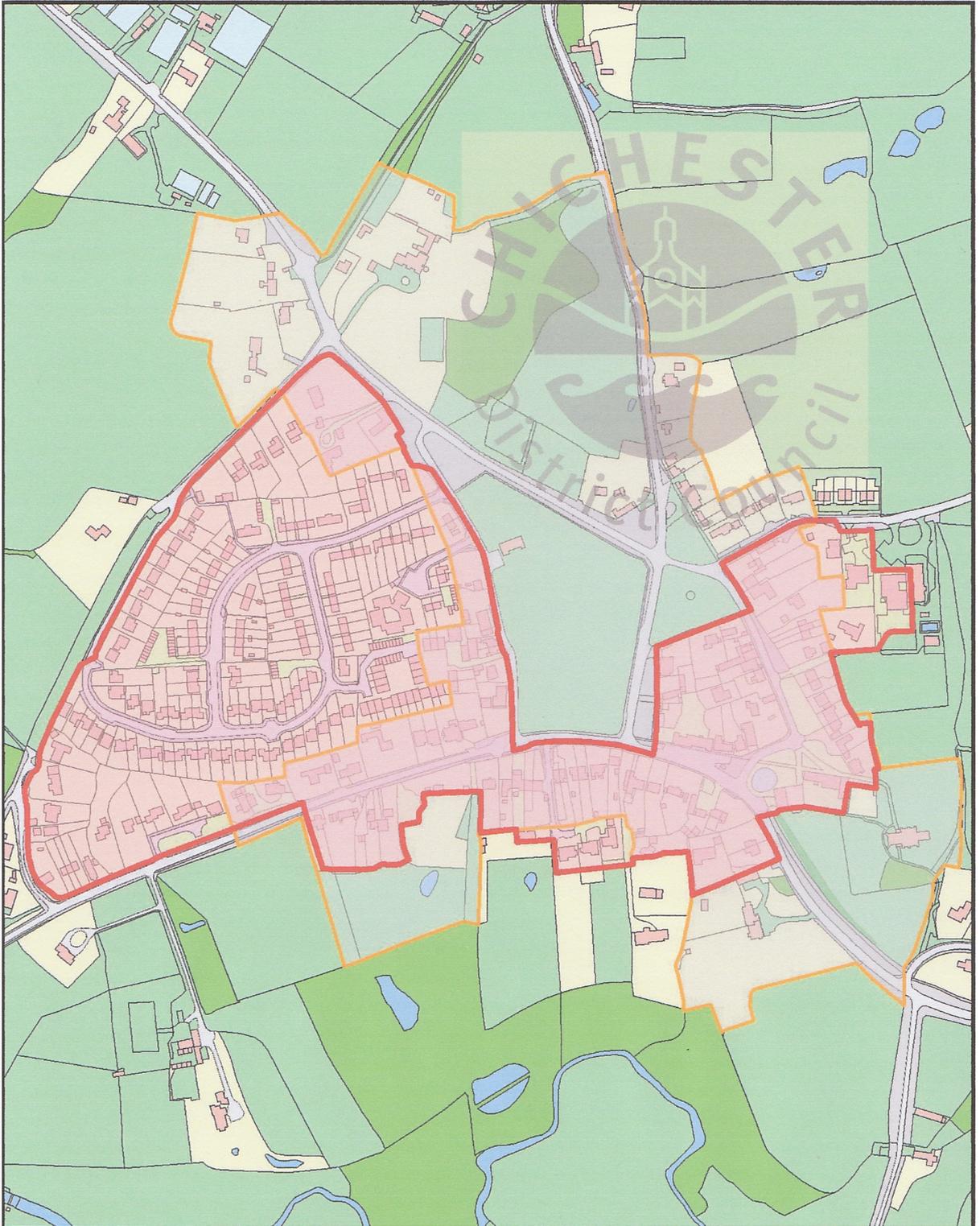
The Village Design Guide will:-

1. Outline the types and details of the buildings in the Parish to ensure design parameters are based on local character.
2. Complement the existing planning and development control system and strengthen the local authority's position when advising or negotiating on design and appeal.
3. Inform local authority planners by representing the view of the village community.
4. Inform future public policies of the Parish and District but also more widely in the context of the country and region.
5. Inform future local development by:-
 - Describing the visual qualities and character of the village as inspiration for design.
 - Recoding the character and elements of the village as perceived by the local people as important for retention.
 - Outlining the parking pressures on the village.
 - Providing essential guidance for further future development with regard to design and type/use/style of materials used to maintain the integrity of the character of the village and local environment.

The Parish of Wisborough Green



Settlement & Conservation Areas



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Map center: 504852, 126023

Red Boundary
Yellow Boundary

—Settlement Area
—Conservation Area

An Introduction to Wisborough Green

The Parish of Wisborough Green has a land area of 1756.9 hectares (4339.5 acres) that lies within a scenic rural landscape of West Sussex, with 1414 inhabitants in about 636 dwellings (2001 Census). The main settlement area (Wisborough Green village) has the Conservation Area at its heart, including the Grade I Listed Parish Church of St Peter ad Vincula, which is elevated on the eastern side of the village giving sweeping views across the Sussex countryside to the south.

The Village Green, in the centre of the village, is bordered by its renowned and attractive red and white Horse Chestnut trees and an eclectic mix of housing that echoes its long and rich architectural history. Popular throughout the year for sporting and social functions, the Green is central to the community and to village life. It includes the children's playground as well as smaller green areas with well know village features such as the millennium sundial and the attractive village sign.

The Village Hall, once the village Workhouse, lies directly below the church and provides the a public parking area. This Listed stone building is a valuable village asset, providing a well used venue for a wide range of functions ranging from exercise classes and wedding receptions, to the ever popular monthly Farmers' and Village Market.

The village pond, adjacent to the Hall, originally had an entrance and was used by the wheelwright and later to fill steam engines. Today it provides an attractive ornamental pond well stocked with goldfish and water lilies, as well as being home to local wild duck. Surrounded by pollarded willow trees, the pond features benches for residents and visitors alike to enjoy the tranquil view.

Wisborough Green is noted for its many attractive buildings, many of historical note, featuring the use of local building materials such as red brick and clay tile hanging, typical of this par of South East England. Some use of grey slate can be spied on the occasional roof and the rare and beautiful Horsham stone.

Wisborough Green is presently a thriving community that values and appreciates its unique environment and cultural lifestyle. It is determined to maintain this by incorporating the existing visual character and traditional approach of the village into all future development, taking Wisborough Green into the future by recognising the authentic values of the past.

	2001 Census	2011 Census
Total Population	1360	1414
Total Males	667	686
Total Females	693	728
Total 16-74 years of age	964	1029
Economically Active (16-74)	621	741
Total Households	570	636

A Brief History

Historians generally agree that the word 'Wisborough' is derived from the Old English 'hill' (beorg) by the 'wish' or damp meadow (wise), literally 'the hill by the water meadow'. This describes the Parish landscape; the village church stands on a small hill overlooking both Green River and the River Arun.

The combination 'Wisborough' and 'Green' first appears in 1517 as Wysebarughgrene. The village of Loxwood (3 miles to the north) was originally part of the ecclesiastical and civil Parish of Wisborough Green, although there was a clear distinction, with reference to the Loxwood End or Green End, with the appointment of separate Overseers to supervise affairs. Wisborough Green and Loxwood became separate ecclesiastical parishes in 1873 and civil parishes in 1937.

Wisborough Green has always been a typical Wealden rural community with strong farming and agricultural interests. Although there is some evidence of Neolithic and Roman occupation, before the 11th century this area of the Weald had dense forest and for the most part, was uninhabited. The Romans brought apple trees to Britain in the first Century AD and during the 14th century Wisborough Green was known for its cider making. During the 16th and 17th centuries the timber from the Weald forest provided the charcoal necessary for the furnaces of the glass-making and iron-making industries and Sussex oak was considered the finest timber for shipbuilding.

In the 19th century a few wealthy landowners owned the majority of the farmland including Lord Leconfield of Petworth. However, there were numerous smaller farms in the village including Champions, Whites, Wheelers, Naldretts, Sparr, Orfold, Brookland and Sweephurst. The farms grew mainly corn (in 1820 the village had at least three windmills) and roots crops, with some livestock farming for beef and milk.

There were several mills in the village and the oldest seems to have been Cookes Water Mill (also known as Amblehurst in 1585). In 1647 there is a reference to Green Mill being part of Amblehurst. In 1714 land 'being part of mill land on the twist of the river running from Green Bridge to Simmons Bridge' was sold to a tanner. By 1784 this had become known as Tanyard. Champions windmill was a corn smock mill built c1820 and lies in the centre of the village in the lane now known as 'Old Mill Lane'. It was damaged by a storm in 1914 and subsequently converted into a private house.

Iron Industry

There are indications that iron ore was mined in this area as long ago as 750 BC. In woodlands around the village there are shallow circular depressions which are evidence of iron ore mining. The ore used for making iron was clay iron stone. The abundance of forest for fuel, easily extracted iron ore and the rural landscape of the area meant that Wisborough Green was an ideal location for the production of iron and played an important part in the industry.

The local iron industry began to decline in the late 17th C but the legacy of the iron industry remains in place with names such as Furnace Pond Cottage, Furnace Field, Furness pond and Hammer pond.

Glass Makers

There is a long history of glassmaking in the village. Records indicate that in the 16th century glass making was an important local industry. Two merchants from Antwerp secured a licence to produce window glass at their furnace at Farnfold Wood. In 1938, a huge elm tree was uprooted to reveal fragmented glass pieces and confirmed the presence of two glass furnace sites, 50 yards apart, at Brooklands Farm.

Inside the Church is a small lancet window made of fragments of glass found locally.

A Brief History

The River Arun

The river, which forms the eastern boundary of the Parish, passes under the A272 at Newbridge and flows south through Pallingham to Stopham Bridge at Puborough. The stretch of river which flows around the village is so important that in 1988 it was designated a Site of Special Scientific Interest SSSI by the Nature Conservancy Council.

Pallingham is the highest point on the River Arun to which ordinary tides flow and it was made navigable in the mid 17th C. The four mile long canal runs an almost parallel course with the Upper Arun but straightens out some of the large bends and sweeps in the river. The canal was opened in 1787 and connected Newbridge with the English Channel.

A second canal to connect the River Wey, at Stonebridge Wharf near Guildford, with the River Arun at Newbridge was constructed from 1813.

Between 1816 to 1845 Newbridge was an extremely busy and important wharf, but declined due to the introduction of the Guildford to Horsham railway line in 1865. It was finally abandoned on 30th June 1871.

In 1970 work to restore the canal to its former glory began and in 1973, The Wey and Arun Canal Trust was formed. Narrow boat cruises can be taken today from the visitor centre at The Onslow Arms in Loxwood.

Settlement Pattern

Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries. The Green has always featured as an important green space in the centre of the village, with roads bordering the 4 sides, heading to Kirdford, Loxwood, Newpound and the main road to the south, west to Petworth and east to Billingshurst.

Obviously the scale and surfacing of these roads has changed from the mud tracks of bygone years now to the tarmac surfacing of modern roads to withstand the heavy traffic. The main road to the south is the A272 east-west trunk road, which carries heavy traffic in terms of size and volume. The road on the west side of the village is now a service road to properties and the Pavilion only. The roads to both Kirdford and Loxwood are classified by WSCC as 'C' local roads. Newpound Lane, which links the village centre with Newpound and the B2133, retains the characteristics of a rural lane but has a 30 mph speed limit.

The Conservation Area forms the centre of the village and the architecture represents the age of the village. There has been very little change apart from a small amount of infilling, extension or change of use of these historical buildings.

Over the years, linear development has been seen along the arterial roads. The main estate of Butts Meadow was constructed in 1954 followed by Carter's Way in the 1960's. Wyatt Close, consisting of 4 semi detached properties and Wyatt House, was built in 1965. The original Wyatt House, built as an older person's residential home in 1965, was replaced in 1997 with the current warden assisted flats. Thornton Meadow, accessed from Butts Meadow was built in the late 1980s and consists of a small development of 25 houses. It was originally intended as an estate for the over 55's, but this restriction was subsequently lifted on half of the properties.

The most recent development seen in the village has been the development of Garmans, 6 affordable semi detached houses opposite the School in Newpound Lane. The first residents moved in early in 2005.

Geography

Location

Wisborough Green lies in the north-west corner of the Chichester District Council area, on the northern border with Surrey. The A272, the main east west road, runs through the heart of the Parish. The River Arun and its flood plain to the east and the heavily wooded high ground to the west maintain the essentially rural nature of the Parish and its separation from the commercial and residential development in Billingshurst (3 miles) and Petworth (5 miles). Wisborough Green is a typical English village with a village green, public houses, pond, church, village shop located in the historic core and Conservation Area of the village. There are several other businesses located in the centre along with a variety of commercial units at Ansells Yard in Kirdford Road and Newpound. Small commercial units are also based in outlying farm locations. Fishers Farm Park in Newpound Lane is a major tourist attraction for the area and offers local employment.

Topography and Geology

The character of the landscape is typical of the North Western Low Weald. The area comprises of gentle, rolling, enclosed rural landscape with a sense of unity conferred by strong patterns of woodland, streams and rolling pasture interspersed with more open arable fields. The village lies in undulating land which overlooks the River Arun and Wey and Arun Canal to the south. Other small culverts feed into Moonsbrook which meanders through pasture to the west, and joins the Arun to the south. The centre of the village is relatively flat.



Natural Environment & Open Space

The Parish of Wisborough Green sits in the North Western Low Weald (as defined by WSCC in their Landscape Character Area project); and is part of Natural England's National Character Area No 121, the Low Weald. A *Strategy for the West Sussex Landscape* confirms that the North Western Ridges Character Area, on which Wisborough Green stands, retains important ancient woodland which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.

As of 2011, the south western part of the Parish has been included in the South Downs National Park (SDNP) and is managed by the SDNP Authority. Refer to map of page 37 for where the divide occurs and further information on the management of the SDNP area in Appendix 4.

The Village Centre: The open character of the village is dominated by the Green, an open area in the centre of the Village much cherished and used for events such as regular sports, fetes, hot air ballooning, annual charter fair and exercise, including dog walking, as well as sitting and enjoying the vista. This Green is Registered with WSCC under the Commons Registration Act 1965 as entry VG40 and with the Land Registry WSX276212. The registered areas include the areas in front of the Cricketers Arms, the Little Green, and wide verges in Kirdford Road and School Road. Despite being used for general recreation, it supports the rare Chamomile.

The extended graveyard to the south of the church, sloping down to the wide grass verge and A272, is an important open area when entering the village, and allows extensive view from the Church.

Allotment Gardens: The allotment site at the top of Harsfold Lane provides residents the opportunity to grow fruit and vegetables on 18 plots of varying sizes, and is another important open area for the village. The bottom section of the original allotment site was leased to the Scout Association in 1957 to locate a Scout Hut and small recreation area.

Notable Verges: Away from the village centre, much of the network of lanes and roads are not paved but are lined by grass covered verges including some which are designated by WSCC as Notable Verges on account of the plants they support.

Map of footpaths. There is an extensive network of footpaths and bridleways throughout the Parish as shown in Appendix 7. While much informal use is made of this network it would be helpful to research and produce some guides to circular routes focussed on the village.

Important Open Spaces: Within the village centre and different character areas (as detailed in pages 20 to 38) wide grass verges are an important feature, contributing to the village character and well as reinforcing its rural nature. Verges of particular note are detailed in Appendix 8, page 59.

Habitats

This part of West Sussex supports the second most extensive wooded area in England, that occurring in the Weald. The appearance of the Red Kite over the village from 2012, nesting buzzards, Greater and Lesser spotted woodpeckers and notably an English hotspot for Nightingales, all point to a varied and important area for wildlife which make use of a variety of habitats across the Parish.

Ancient Woodland: The Mens is an internationally important wildlife site which borders the Parish. Standing among small fields and strips of woodland peppered with historic small hamlets you could be stepping back to medieval times or beyond, as much of the landscape remains fundamentally unchanged since then. This is the area which forms the backdrop to the Parish approaching the village from the west.

Farmland: Much of the area is farmed. It is composed of pastures containing large individual field oak trees scattered within some dense networks of hedgerows. Relict bits of woodland – known as shaws – occur, as well as some areas of ancient woodland containing Oak-hazel coppice. The hedges provide an important means of connectivity across this landscape which also supports Notable verges holding clusters of plants such as primroses and early purple orchids.

Natural Environment & Open Space

Meadows: There are some small sections of unimproved pasture including species such as Cowslip, Early Purple Orchid and oxlip in spring. Beyond Hawkhurst Court (on the edge of the Parish) there is an area known as the "Badland" presumably where crops could not be grown. It is damp and grazed by cattle. It supports the rare Genista.

Wetlands: Play a key role with streams connecting to the River Arun which is tidal from Pallingham Quay. Streams such as the River Kird and Boxal Brook wind their way through the landscape intersecting lanes and roads on small often ancient bridges. The small streams in the upper catchments improve the connectivity with woodlands and neighbouring catchments (such as the River Rother) enabling the movement of wildlife species such as otters.

The River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.

At Newbridge, on the outskirts of the village to the East, drivers can become all too aware of the power of water as heavy rain can prevent movement along the roads, roads such as the A272, at Strood Green and/or Boxal Bridge.

The **canal** provides a quiet retreat as currently it does not carry boat traffic although the efforts by the Wey and Arun Canal Trust can be seen to great effect at Loxwood. The village has its own pond where ducks took to sitting on top of the duck house in its midst as their accommodation was flooded in exceptional heavy rain over the winter period of 2013-14. Ditches line many of the lanes and roads requiring regular maintenance.

Overall, the area has a remote and tranquil area and on clear dark nights the skies are full of stars.

Areas Designated for Wildlife (Refer to map in Appendix 7): There are two Sites of Special Scientific Interest (SSSI) on the east and west borders of the Parish, The River Arun and The Mens respectively although the woodland is also internationally important, a Special Protected Area under EU legislation. There are several areas of semi natural and replanted woodland in the Parish. There are lengths of Notable Road Verge W43 is present on Horsebridge Hill. There are a number of locally important Sites of Nature Conservation Importance, SNCIs:

- Dunhurst & Northup Copses SNCI C85.
- Wey and Arun Canal, River Arun and adjacent meadows SNCI C89 (Billingshurst Parish Boundary)
- The wonderful Wisborough Green Pastures also known as the Nap SNCI C97, Badlands Meadows, Badland Hanger and Brickkiln Common complex SNCI C62.

Views and Vistas

Wisborough Green residents are united in their enjoyment of the many local walks, footpaths and bridleways with their varied and beautiful views. The most dramatic views are seen from St Peter's churchyard looking south and west, taking in the immediate vicinity of the village and across the undulating Sussex landscape to the South Downs beyond.

Other popular vistas identified by the community at the consultation event in April 2012 include the views from Harsfold Lane back up to the Church spire, and through the tree tunnel of the slightly sunken Harsfold Lane. The view from Carters Way across The Luth to the pasture land beyond is noted, as well as the more restrained views in, and across, the village Green. In out-lying areas there are numerous vistas across varied scenery such as the water meadows by the River Arun and ancient woodland, old bridges across deceptive brooks that trickle in summer and flood widely in winter, and the beautiful beeches of Bedham Woods with their carpet of bluebells in the Spring.



Details of the 6 top spots, views and footpaths are included in the Appendix 3, along with a link to the data gathered from the consultation event in April 2012.

Looking south-west from St Peter's churchyard

Important Rural Gaps

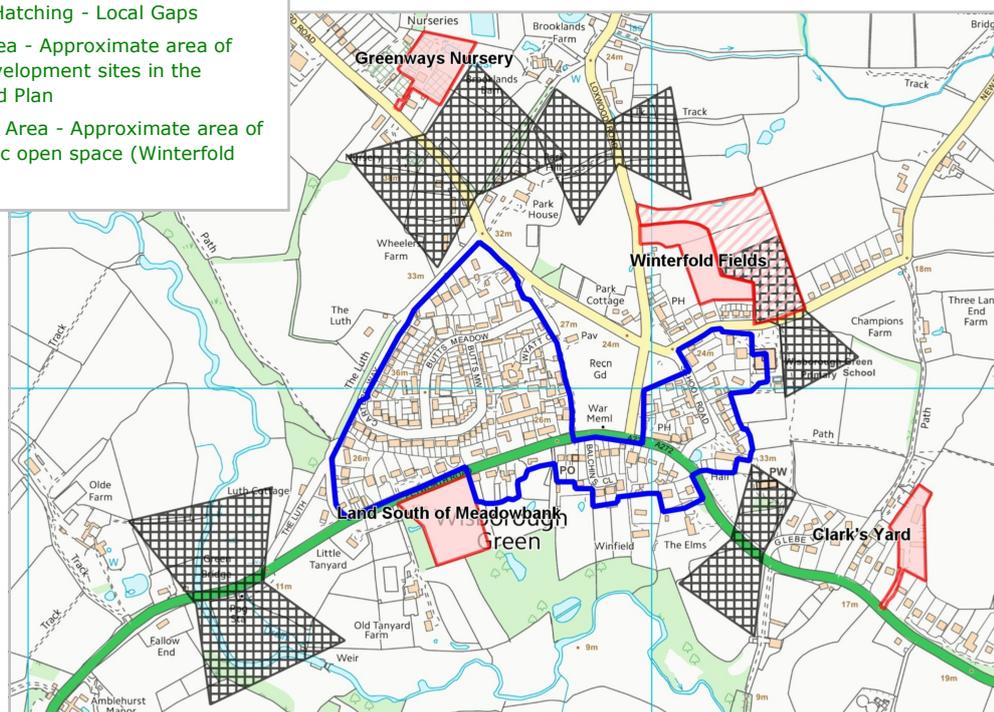
The importance of strategic rural gaps was confirmed by residents in the original survey questionnaire undertaken in November 2011, with significant support for maintaining a green gap between the village centre and strip developments. When asked 'To what extent do you agree that it is important to maintain the strategic gap?' 44% of responders agreed strongly and 22% strongly. The start of the important rural gaps are indicated below.

Blue Line - Current Settlement Boundary

Black Cross Hatching - Local Gaps

Solid Pink Area - Approximate area of proposed development sites in the Neighbourhood Plan

Pink Hatched Area - Approximate area of land for public open space (Winterfold Fields)



Verges, Ditches and Culverts

The maintenance of verges, ditches and culverts are seen as integral to the general maintenance and durability of the Parish roads, preventing water accumulating on road surfaces and general flooding. Previous government policies and the current national economic constraints have resulted in a lack of maintenance by West Sussex County Council, resulting in the deterioration of many roads and lanes in the Parish.

Flooding and surface water on all roads is a regular problem during adverse weather with many local brooks/streams intersecting the roads. There are also several underground springs that resurface on roads at times. Particular areas of concern are School Road, Kirdford Road and the entire length of Newpound Lane. Poor ditch clearance and hedging overgrowth on some private land and verges has contributed to the current flooding problem. Erosion of verges in Newpound Lane also contributes to speeding as the width of the lane is effectively widened. Inconsiderate parking, in breach of current Bye-laws, also contributes to damage to verges of The Green.

The Parish Council is responsible for cutting verges in the village centre, with the other verges throughout the Parish being cut by WSCC three times per year; this excludes the 'Notable Verges' which are cut once a year after the seeds have dispersed, as detailed in biodiversity, page 56.

The Parish Council has established an annual maintenance programme to ensure ditches around The Green are kept clear, but it is important that an annual programme of clearance of ditches and culverts by the necessary authorities/landowners is established to ensure safe and consistent access to the village is maintained throughout the year.

Street Furniture

Street lighting in Wisborough Green is limited to Glebe Way, Carters Way and Butts Meadow, and was recently upgraded by WSCC. The 1960s concrete poles and lamps have now been replaced with a more suitable rural style in green. Public consultation confirmed that there is no desire for further lighting in this rural area.

There are 31 wooden benches around the village green, some of which are dedicated to past residents, providing suitable seating in character with the historic centre of the village.



Traffic road signage includes the traditional directional finger posts but has increased in recent years in a more modern style to meet traffic regulations. A voluntary one-way system is in operation in School Road during school drop off/pick up times; this has not been made compulsory as the additional signage required was considered out of keeping with a rural environment.

The Parish Council recognised that the gradual proliferation of temporary signage around The Green detracted from the character of the rural village and therefore established a 'Sign Policy' for signs placed on Parish Council land. This has reduced the number of temporary event notices and requires business signage to be used on a daily basis only.

Litter bins are of a traditional closed style and the number has been reduced in recent years due to emptying charge increases by the District Council.

Although there are several bus stops in the village, the only bus shelter has been provided at the stop outside The Three Crowns Public House on the A272. This is a wooden structure with a tiled roof and a public notice board located on the west side.

There are three Parish Council notice boards located on The Green, made in oak in a traditional style.



Highways and Traffic

Public consultation identified both speeding and parking as priority areas of concern within Wisborough Green.

Speeding

Traffic through the village along the A272 is an issue, particularly speeding at the eastern entrance, and exiting downhill to the west. The creation of a gateway on the east side to reduce traffic speed from 60 mph to 40 mph before entering the 30 mph limit has helped in some part to reduce speed. The 30 mph limit is highlighted further with a flashing speed indicator opposite the allotment site. A similar gateway on the west side has been requested by the Parish Council.

Kirdford Road has a 30 mph speed limit on its central section which changes to a 40mph after Wallabies Nursery. Villagers would like the 30 mph limit to be extended along the section of road immediately after the hill past the residential housing, as this is a noticeable area of speeding.

When leaving the village, Durbans Road has a 30 mph limit to just beyond Winterfold, which then changes to 40 mph. The curving nature of this road slows traffic by Sweephurst Farm, as does the roadside parking outside some residential housing. There is an accident spot at Brookbridge where a straight section leads into a bend. This road links the B2133 with the A272 and is used to some extent by heavy traffic despite being routed through the village centre.

Newpound Lane is access to the village centre from the B2133 at Newpound, having no road marking and narrowing to almost single carriage at one point. There is a speeding issue despite a 30mph limit throughout the lane.

Parking

The use of cars by Wisborough Green residents is unavoidable due to its rural position and limited public transport. On road parking causes congestion in several areas, particularly when events are held in the village hall or sports fixtures on The Green.

The impact on School Road is generally when functions take place at the Village Hall or the Primary School drop-off and collection time; the congestion at this time has required a voluntary one way system to be introduced. The Village Hall provides the only public car park in the village, with additional public parking available outside The Three Crowns, The Cricketers Arms and in the lay-by next to The Green in Durbans Road.

The Butts Meadow and Carters Way estates also suffer from insufficient and poor parking, with on road parking around junctions and pavement parking being a concern. Existing garage blocks serving Butts Meadow are currently under used and a review of these areas could contribute to easing this issue. Marking and staggering parking on roads could also help alleviate a perceived speeding concern in this area.

It is important to acknowledge the increasing reliance upon private vehicles for those in a rural village with reduced public transport provision. Due to property price, more young people are remaining at home which has increased the number of cars per household. In the initial CLP baseline survey, 29.49% of households had one car, 45.62% had 2 cars, and 18.89% had 3 cars or more. Only 19.35% of responders regularly use public transport; the 2011 Census indicates that out of the 601 households, 43 had no car or van.

WSCC currently provides potential developers with guidance on the provision of off road parking spaces. However, this is a broad policy that applies to a wide range of environments and does not relate specifically to rural environment where there is unavoidable reliance upon the car due to a very limited public transport service.

It is therefore important to ensure that adequate provision is made in all future development proposals for off-road parking. Spaces provided should reflect the actual potential occupancy numbers in properties as the narrow rural road network cannot accommodate additional on-street parking without compromising safety and adding to evidenced longstanding congestion. The objective will be to ameliorate the current parking issues within the village to ensure that new development does not contribute to the existing parking problem.

Economic Activities

Over the years the Parish has seen a decline in its agricultural heritage, with only one dairy farm remaining. The farms now reflect a range of activities from arable or beef enterprises, equestrian facilities or have been acquired as private residences. Equestrian facilities offer a range of services to horse owners from livery to race horse training. Diversification is also reflected in the use of redundant farm buildings as light industrial units and a popular award winning children's activity centre at Fishers Farm Park. There has been a shift from mainly rural economic activity to home working and commuting, with an increase in the retired population. (2011 Census: 17.1% economically inactive—retired. 32.6% of residents aged 60 or over). The 2011 Village Survey, 41 respondents (19%) ran a business in the village and 62 (28.6%) worked from home.

A small industrial area is located at Newpound which includes an auctioneers, car retail and serving garage, antique flooring and furniture company, as well as other small units or redundant buildings. Units for small individual companies are located at Ansell's Yard, Kirdford Road, and at Lowfold Farm, Fittleworth Road. Retail units have been developed at Wharf Farm on the A272 at the eastern Parish boundary.

The village is fortunate to still retain three successful public houses which are well supported and offer different dining options as well as the Sports and Social Club, for members only drinking. The provision of retail units in the village centre has declined over the years, but the village store and post office is well supported and provides a valuable service, especially for the elderly who find it more difficult to leave the village due to the very limited public transport links. The village centre also benefits from a hairdressers, cafe, charity shop and equestrian estate agents.

Regular trade events, such as the weekly antiques market at Ansell's Yard or monthly Farmer's and Village Market and Collectables Fayre held at the Village Hall, bring visitors to the village from outlying Parishes.

The popularity and success of the village primary school has seen expansion and an increase in pupil numbers; in April 2014, 189 children were on the school role. This growth has created additional work opportunities associated with extended school day activities, such as breakfast club and after school clubs.

The village is also fortunate to have Climbing Bears, a well-established voluntary run pre-school located in the school grounds. It has been meeting the changing needs of children from Wisborough Green and the surrounding areas since 1970, with the aim to provide an environment where children play and learn and extend their learning as they grow.



Facilities & Leisure

Walking, cycling, and horse riding are all leisure activities that are enjoyed due to the nature, character and location of the village. These activities are not just enjoyed by residents, but the many visitors and tourists who visit the area. Wisborough Green has an extensive network of footpaths which link most areas of the village to the open countryside. In particular, a circular route to the east and south of the village, takes in the canal and the river as well as some beautiful countryside.

At the heart of Wisborough Green is the village green which forms an attractive central feature. Being situated on the A272, the Green is not only well used by those visiting or just passing through, but is a valuable recreational area for residents and for those participating in organised sport through the Wisborough Green Sports Association. The Association also runs a social membership scheme for non-playing members to use the facilities of the Pavilion and the Bar.



The Sports Association is active in promoting and supporting sport for all ages, with football during the winter months, and cricket and stoolball during the summer. The success of the Cricket Club in attracting young members has resulted in a further field in Durban's Road (Collards Field) now being used as an additional practice area for younger members.

Located on The Green is a popular children's playground which was refurbished in 2012 to mark the Queen's Golden Jubilee and London Olympics. The Green also features cycle humps as well as a basket ball hoop. As well as being for general recreation and sport, The Green also plays an important role in community life as the venue for events, particularly the renowned August Bank Holiday fete and flower show.



Many organisations, such as a Horticultural Society, Women's Institute Group, and art clubs regularly meet at the Village Hall, in addition to an exercise class, short mat bowls and table tennis clubs. For the younger members of the community, a Parent and Toddler Group is held most Friday mornings and a Youth Club is run most Thursdays for the 11 to 16 year olds. St Peter's Church is also a valued venue such as concerts and special festivals.

Wyatt House, which offers sheltered accommodation to the over 55s, also provides a programme of entertainment and classes to the community.

The Scout Hut in Harsfold Lane is used by the scouting movement for Beavers, Cubs and Scouts up to 14 years of age, and is used on occasions by other community groups.



The allotment site at the top of Harsfold Lane provides Wisborough Green residents the opportunity to grow fruit and vegetables on 18 plots of varying sizes.

The village toilets, located in the centre of the village by The Green were saved from closure in 2013. The Parish Council will now be working in partnership with Chichester District Council to retain the facilities, with the Parish Council being responsible for the management and funding the cleaning contract. These facilities are vitally important for the many visitors and tourists to the area, as well as the many activities that take place on the Green.

The Consultation Process

November 2011 Survey Questionnaire

In order to establish a 'baseline' of information gleaned from our community, a questionnaire was circulated to all households in November 2011; 217 (34%) households responded. The full survey results are published on the village website, but the key messages were:



Living in Wisborough Green: The community felt that the best things about the village were the traditional village setting, the Green and other open spaces, and low levels of crime. The improvements needed related to traffic issues such as speeding and parking, public transport and the availability of affordable housing.

Housing: Responses indicated strong agreement for the need for more housing in the village over the next 15 years, especially smaller and starter homes. The views pointed to a clear preference for smaller developments, ideally on Brownfield sites, providing a balance of housing and maintaining strategic gaps. Concerns related to the pressure on infrastructure, traffic and parking, and the retention of the character of the village.

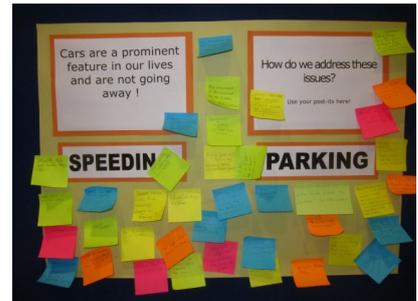
Employment: A significant 28% of households had someone working from home. The key issues here were broadband speeds and mobile phone reception.

The Consultation Process

Consultation Event - Wisborough Green Past, Present and Future—April 2012

Community Issues: The key issues raised by the 2011 survey were expanded further at a two day consultation event held in the Village Hall. Results from the survey were fed back to the community to start discussion about what this meant for the future. The theme of Past, Present and Future was developed to give structure to the event and appeal to the widest possible audience.

For community issues emerging from the survey, display boards were used to demonstrate the history of the community and to emphasise that communities are always changing. The present element shared the results from the survey and the future encouraged residents to add comments using post it notes to think about ideas for the future and solutions to issues.



Future Housing Sites: Large scale maps showing potential sites for development were displayed. Residents were asked to comment on post-it notes on what they saw as the Pros and Cons' of each site. Volunteers with knowledge of local housing and planning issues were on hand to answer questions and encourage participation, with Chichester District Council staff on hand to answer more technical questions.



Village Design Statement: A large scale map was used for people to identify what they liked about the built and natural environment.

- Where is your favourite spot?
- Where is your favourite view?
- Where is your favourite footpath?



The results can be found in the appendices and the data gathered on the map can be found at

<https://maps.google.com/maps/ms?msid=217957723256239022425.0004bf5b32f09db7fd7e1&msa=o>

The Consultation Process

November 2012 - Village Character Areas Workshop

Following explanation in the Parish Council's Newsletter in August 2012 for the need to develop a Village Design Statement, and subsequent approaches, a workshop with 22 village residents was held in the Village Hall on 27th November 2012. The Design and Implementation Manager from Chichester District Council gave explanation to the process of identifying the qualities and individual characteristics for each area. One area, Billingshurst Road, was visited by the Group and discussed in detail. A comprehensive questionnaire was provided for each character area. Residents divided into small groups and assessed one area, generally the area in which they lived, completing the questionnaire.



On completion, the questionnaires were returned to the Parish Council and summaries produced by the NP Working Group.

May 2013 Consultation - Village Character Areas

These summaries, as well as the annotated character area maps, were displayed at the consultation event held in May 2013. The community was asked to give written confirmation if they agreed with the descriptions and to add any additional comment or observations. Apart from a few relevant comments, the descriptions received endorsement from the community.



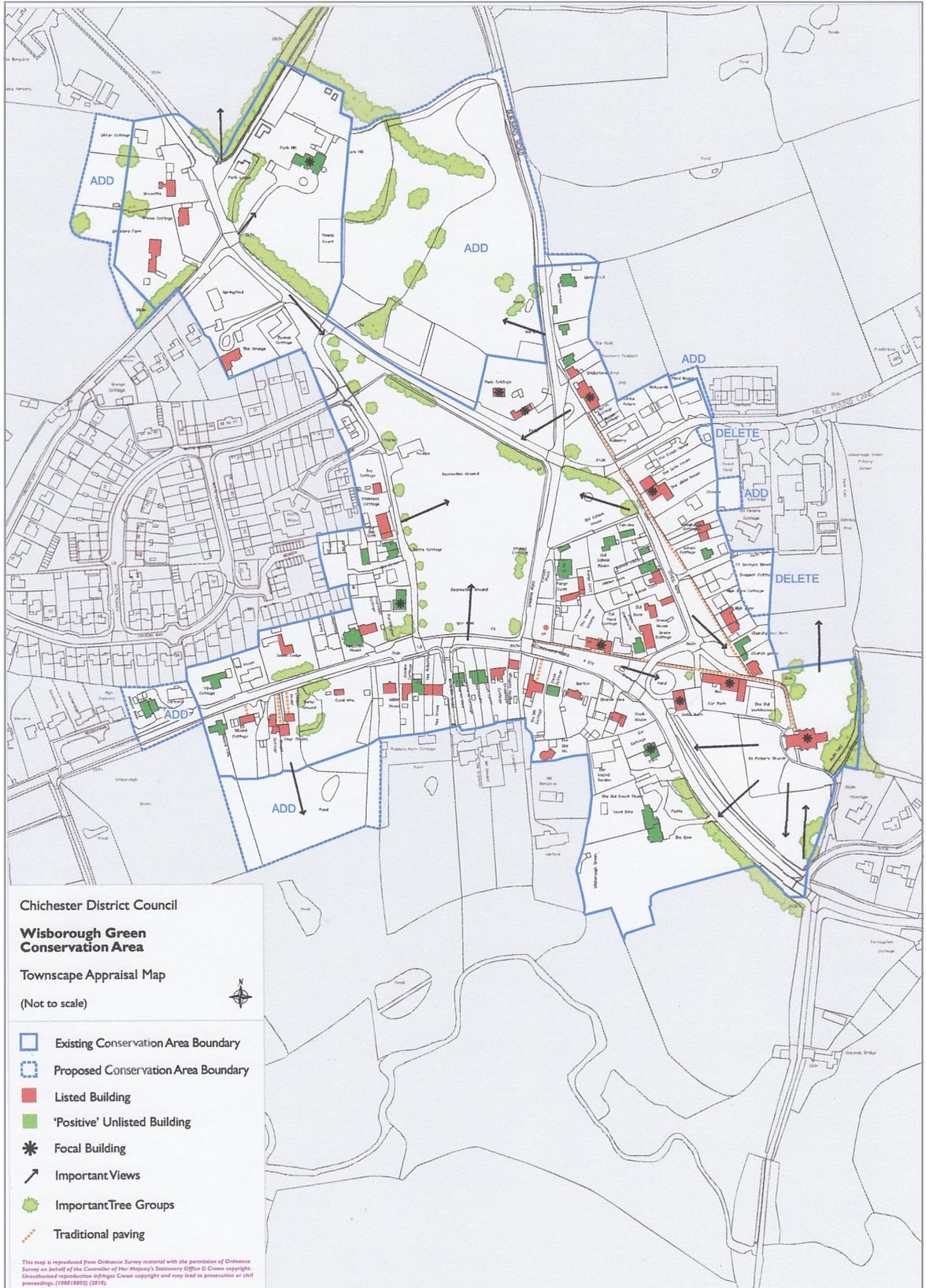
May 2013 Consultation - Future Style & Design of New Development

One important aspect of the neighbourhood planning process is consulting with the community to identify the preferred architectural style of any future development in Wisborough Green. This essential information is needed to inform the future development policies within the plan and provide guidance for developers.



To incorporate this into our public consultation event in May 2013, we created an exhibition of photographs taken of building styles and features of other near-by local developments, both old and new. We hopefully included examples of the good, the bad and the ugly across a range of areas for comparison purposes eg chimneys, windows and doors, height, frontage, boundaries and different social housing styles. Comment was then invited on post-it notes as to the preferred option, plus any ideas and opinions on what Wisborough Green residents felt would be most appropriate to take the village into the future. The results were then collated and analysed, and proved interesting in that the majority of opinion wished to maintain the current mix of building styles representing the attractive visual blend of housing across the centuries in the village.

Character Area A: Conservation Area



The confirmed boundary in relation to the Settlement Policy Area can be found on page 6.

Character Area A: Conservation Area

Chichester District Council commissioned the Conservation Studio to prepare a Conservation Area Character Appraisal and Management Proposals for the Wisborough Green Conservation Area. A public consultation was carried out between 14 May and 25 June 2010. CDC considered the representations received and updated the document which was formally approved, along with proposed changes to the Conservation Area boundary and the recommended Article 4 Direction, by the Council on 2 November 2010. The proposed boundary changes and the making of the Article 4 Direction have now been implemented.

Purpose of Conservation Area Character Appraisals

The purpose of a conservation area character appraisal is to define the 'special architectural and historic interest' that warrants its designation and to identify what it is about the character or appearance of the area that should be preserved or enhanced.

Appraisals define the features of interest that give each conservation area its special architectural and historic character as well as any features that detract from the character of the area. It should be noted that an appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

Appraisals examine the existing boundaries of the conservation area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded.

The Management Proposals include a number of suggestions that are aimed at either protecting the special architectural and historic character of the area where it is seen to be under threat, or enhancing the character of the area where there are opportunities to do so.

A character appraisal used in conjunction with planning policies and other guidance will assist the ongoing management of a conservation area, including development control decisions.

A full copy of the adopted document is available on Chichester District Council's website.



Park Cottage over looking The Green



Butts Cottage and Stonewall Cottage on the western side of The Green

Character Area B: Estates & Wyatt Close



Character Area B: Estates and Wyatt House

- KEY**
- Character Area Boundary
 - Listed Building
 - Positive Un-Listed Building/Features
 - Negative Building/Features
 - Views
 - Significant Trees/Tree Groups
 - Street Feature
 - Footpath/Bridleway
 - Commercial Activities

Character Area B: Estates & Wyatt Close

Summary

The Estates are situated on gently rising ground in a triangular area of land to the west of the Village Green. They consist of four housing developments; Butts Meadow, Carters Way, Thornton Meadow and Wyatt Close, and an adjoining lane The Luth. Butts Meadow was originally built as social housing but is now mostly privately owned. Carters Way, built in the 1970s, provided much needed housing for young families. Wyatt Close includes Wyatt House, a very successful warden assisted complex for local elderly people, and Thornton Meadow, also originally built as retirement housing, now 50% open market. The Luth has a row of mixed residential housing on one side which adjoins the Carters Way estate housing at the far end. Both access roads to the estates are from Kirdford Road.

Landscape Character

One access to the estates is a fairly narrow road which skirts round the north-west border of the green between wide verge areas and the mature chestnut trees which symbolise Wisborough Green. There are views back across the Green to the Cricketers Arms and to the church spire in the distance beyond the picturesque houses spaced around the Green itself. Access from The Luth is scenically attractive with an old beamed (Listed) farmhouse to the right of the entrance and wide verges with native hedgerows revealing far reaching views across rolling farmland and distant woodland. There are some mature trees further along this entrance where the road divides into the pedestrian green lane of The Luth and the continuing estate road through Carters Way and Butts Meadow

Main Characteristics

- There is no through traffic other than for accessing residential housing.
- Most of the area has pavements, some of which enable parking. There is one small section with street lighting.
- There is street parking throughout the area. Carters Way and The Luth have parking within the plots and there are some defined garage areas. Some front gardens in Butts Meadow have been converted to hard standing for parking. Wyatt House has an area of defined and reserved parking.
- Thornton Meadow has a pedestrian only access through to the Village Green and allocated parking
- Residential housing comprises a mix of individual houses, 13 pairs of semi-detached houses, flats, social housing and sheltered accommodation. There are short terraces of houses and some bungalows.
- Buildings are predominantly two-storey and the majority front the street with generally smaller front gardens and larger back gardens. Thornton Meadow and Wyatt House both have small courtyard gardens.
- Building materials are mainly red, sand coloured or mottled (local) brick with some tile hanging. Roofs are exclusively tile with some gabled but most hipped.
- Windows are mainly casement in a range of size and colour.
- There are no Listed Buildings.

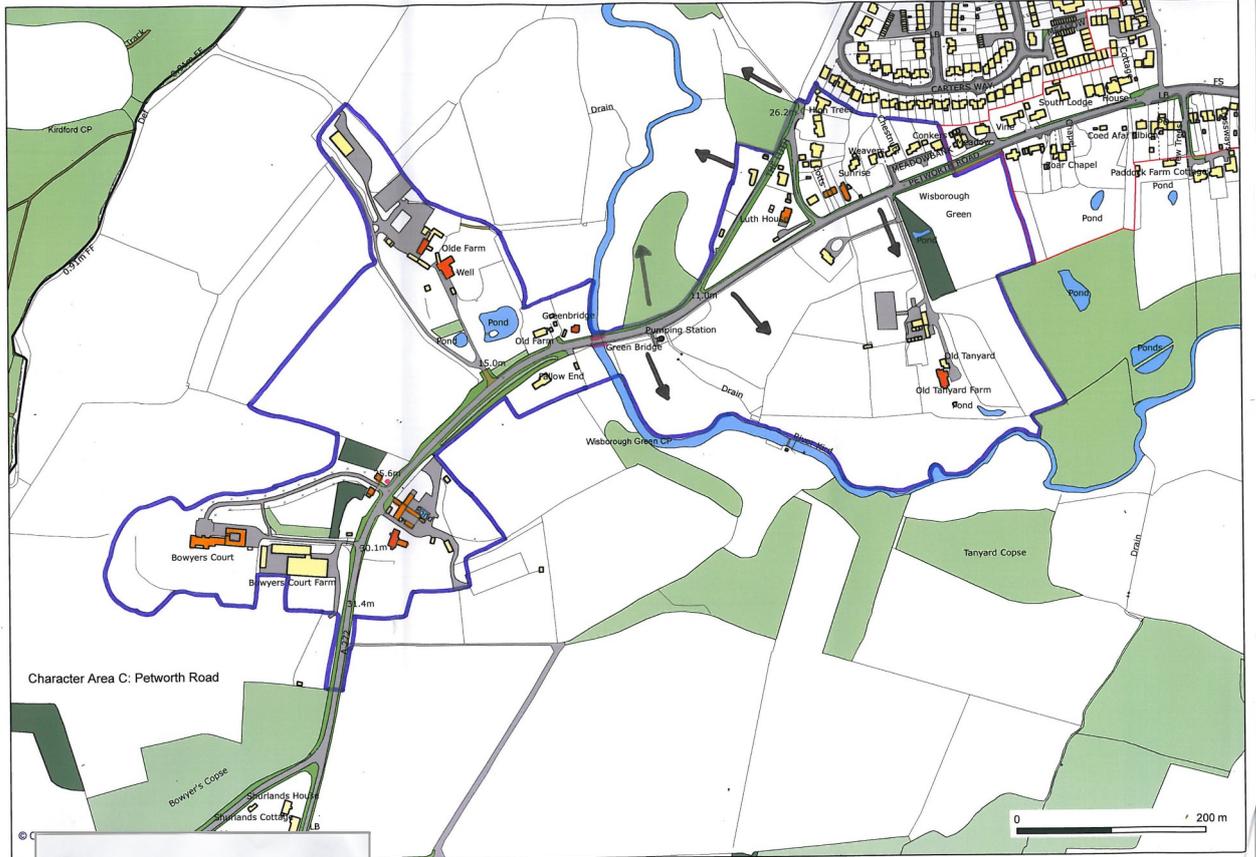


Wyatt House



Thornton Meadow

Character Area C: Petworth Road



KEY

- Character Area Boundary
- Listed Building
- Positive Un-Listed Building/Features
- Negative Building/Features
- Views
- Significant Trees/Tree Groups
- Street Feature
- Footpath/Bridleway
- Commercial Activities



Character Area C: Petworth Road

Summary

Petworth Road is the section of the A272 that enters Wisborough Green from the west, with the same consistent traffic and peak time increases as Billingshurst Road. There are scenic views on both sides at Greenbridge before climbing the hill into the village. Two exits from The Luth form a triangular shape of intermittent housing in a range of styles to the north. To the south, a driveway runs between two rows of trees towards two houses set back from the road. A pavement borders the road on the south side running from below Tanyards up the hill linking the row of mixed housing and The Zoar Chapel with the village centre. Residential housing on the northern side sits predominantly on ground higher than the road and includes individual houses, a short Victorian terrace, a cul-de-sac of larger modern houses, a Victorian pair and a Georgian house. Two newer detached properties occupy the previous garage forecourt site and nearest the village centre, a small cottage partly screened by hedging.

Landscape Character

There are intermittent open views of mixed arable farmland to one side and of meadows and woodland to the other as the land falls away to the River Kird, and across the flood plains immediately after exiting the village along the Petworth Road. Mature trees, some with tree preservation orders, border the pavement along the lower section of the road. A view across fields to the south is obstructed by a high hedgerow but there is a vista across the flood plain and water meadows to the north and a good panoramic view looking west from high land at this end of The Luth. There are no views back into the village.



Access from The Luth onto the A272

Main Characteristics

- Petworth Road is a main trunk road carrying consistent traffic, speeding along this section is an issue.
- Residential housing is predominantly detached and two storey in a range of styles; there are some single storey and three storey.
- Housing runs along both sides of the road. The row to the south is shorter and the row on the northern side is broken by a cul-de-sac and exits from The Luth.
- Most properties along both sides have large hard standing areas for parking. Most garages are detached on older properties and attached on newer properties.
- The cul-de-sac of houses and some farmhouses are partly screened by high hedging but are visible through the entrances
- Some agricultural buildings and large industrial sheds are also hidden behind hedging to the west of the river.
- There is a Southern Water Pump station adjacent to the lay-by at the bridge.
- Roofs are mainly gabled, some hipped, and tiled with steep pitches and overhanging eaves.
- Properties have mainly single brick chimneys with some metal flue chimneys evident.
- Windows are a mix of sash and casement but some original windows have been replaced with double glazing.
- Materials used on properties throughout tend to reflect the mellow reds of local brick and tile, there are some rendered and painted houses.
- Important building groups include Old Farm, Bowyers Court, Amblehurst and Little Tanyards.
- There are 5 Listed Buildings in the Character Area (see appendices).