



Wisborough Green Village Design Statement

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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Supplementary Planning Guidance
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Contents

	Page
Purpose and Aim	3
Parish Map	4
Settlement and Conservation Area Map	5
Wisborough Green Today– an introduction to the village	6
Wisborough Green Past—a brief history	7 - 8
Settlement Pattern	8
Geography	9
Natural Environment & Open Space	10 - 11
Views and Vistas / Important Rural Gaps	12
Verges, Ditches and Culverts / Street Furniture	13
Highways and Traffic	14
Economic Activities	15
Facilities and Leisure	16
The Consultation Process	17 - 19
Character Areas	
Area A: Conservation Area – Village Centre	20 - 21
Area B: Estates & Wyatt House	22 - 23
Area C: Petworth Road	24 - 25
Area D: Billingshurst Road, Glebe Way, Harsfold Lane	26 - 27
Area E: Durbans Road	28 - 29
Area F: Kirdford Road	30 - 31
Area G: Newpound Lane	32 - 33
Area H: Newpound	34 - 35
Area I: Outlying rural areas	36
Area J: South Downs National Park Area	37 - 38
Materials & Architectural Detail—The Past and The Future	39
Materials & Architectural Detail—The Future	
Height / Terraces / Semi Detached / Roofs and Chimneys	40
Porches / Boundaries / Building Materials / Windows	41
Vistas / Parking & Garaging	42
Appendices	
Listed Buildings by Character Area	43 - 51
Tree Preservation Orders	52 - 53
Favourite Places Identified at the April 2012 Consultation	54
South Downs National Park Context	55
Some Rare and Interesting Plants in Wisborough Green	56
Important Species in the Parish	57
Areas of Designation for Wildlife	58
Important Open Spaces	59
Acknowledgements	60

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.

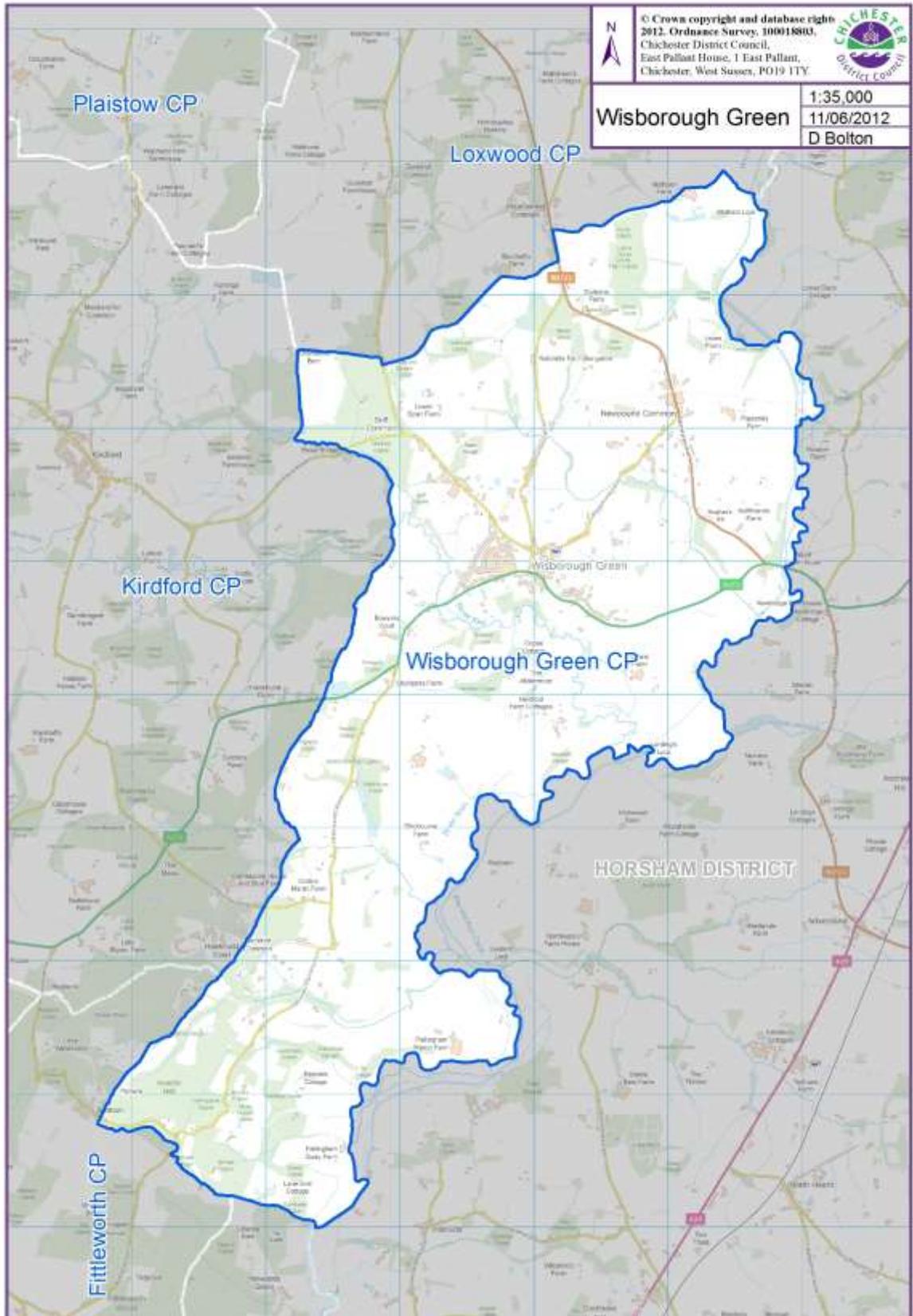
It sets out a vision for the future embedded in the visual history of the past so that the essential character of the village is preserved. The Guide has been prepared after three public consultations as part of the larger project of adopting a Neighbourhood Plan.

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.

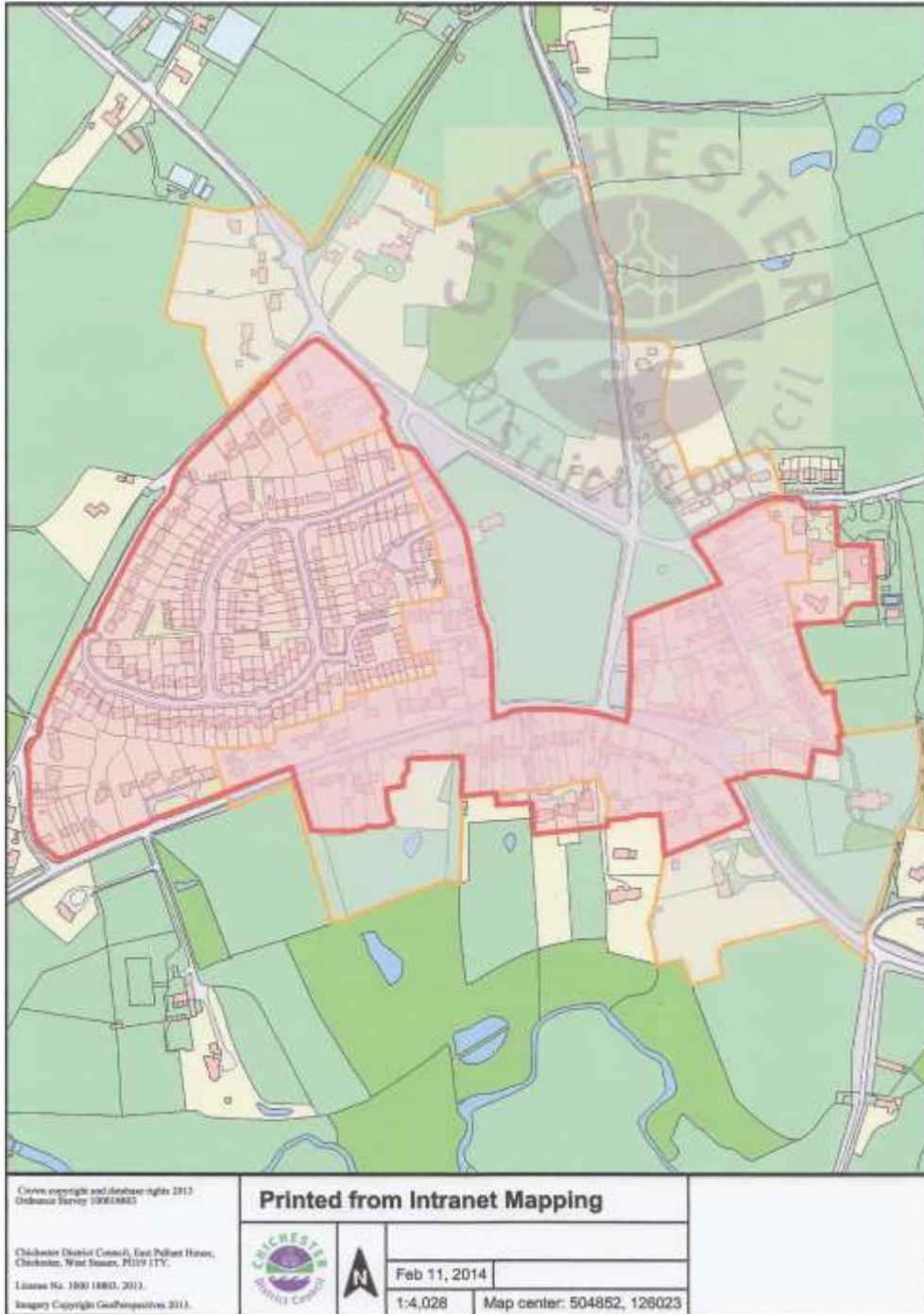
The Village Design Guide will:-

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



Red Boundary - Settlement Boundary
Yellow Boundary - Conservation Area

The current Settlement Boundary for Wisborough Green is shown above. Reference should also be made to the Wisborough Green Neighbourhood Plan, page 32.

It is the intention of Neighbourhood Plan policies to retain a central Settlement Boundary to prevent the spread of peripheral development. The village boundary will only be enlarged to include sites specified in the Neighbourhood Plan following the development of these sites when the final balance of built area to open space is known.

The Settlement Boundary will be reviewed following the development of the allocated sites adjacent to the existing boundary.

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 part 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.

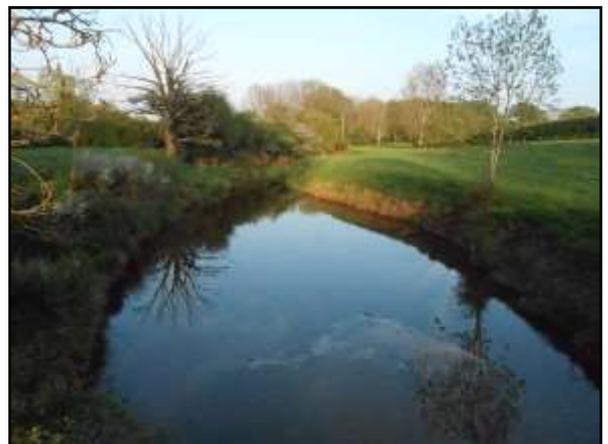
Geography

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 under Newpound Lane joining the Arun to the east. The River Kird 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

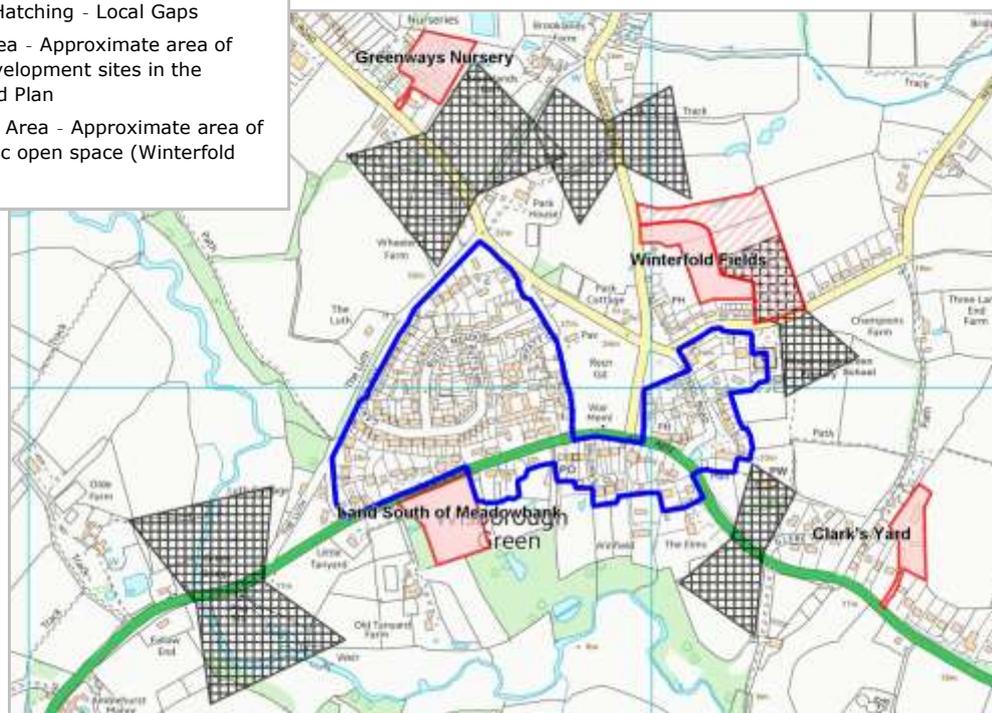
The importance of strategic rural gaps was confirmed by residents in the original survey questionnaire undertaken in November 2011, with significant support for maintaining a green gap between the village centre and strip developments. When asked 'To what extent do you agree that it is important to maintain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



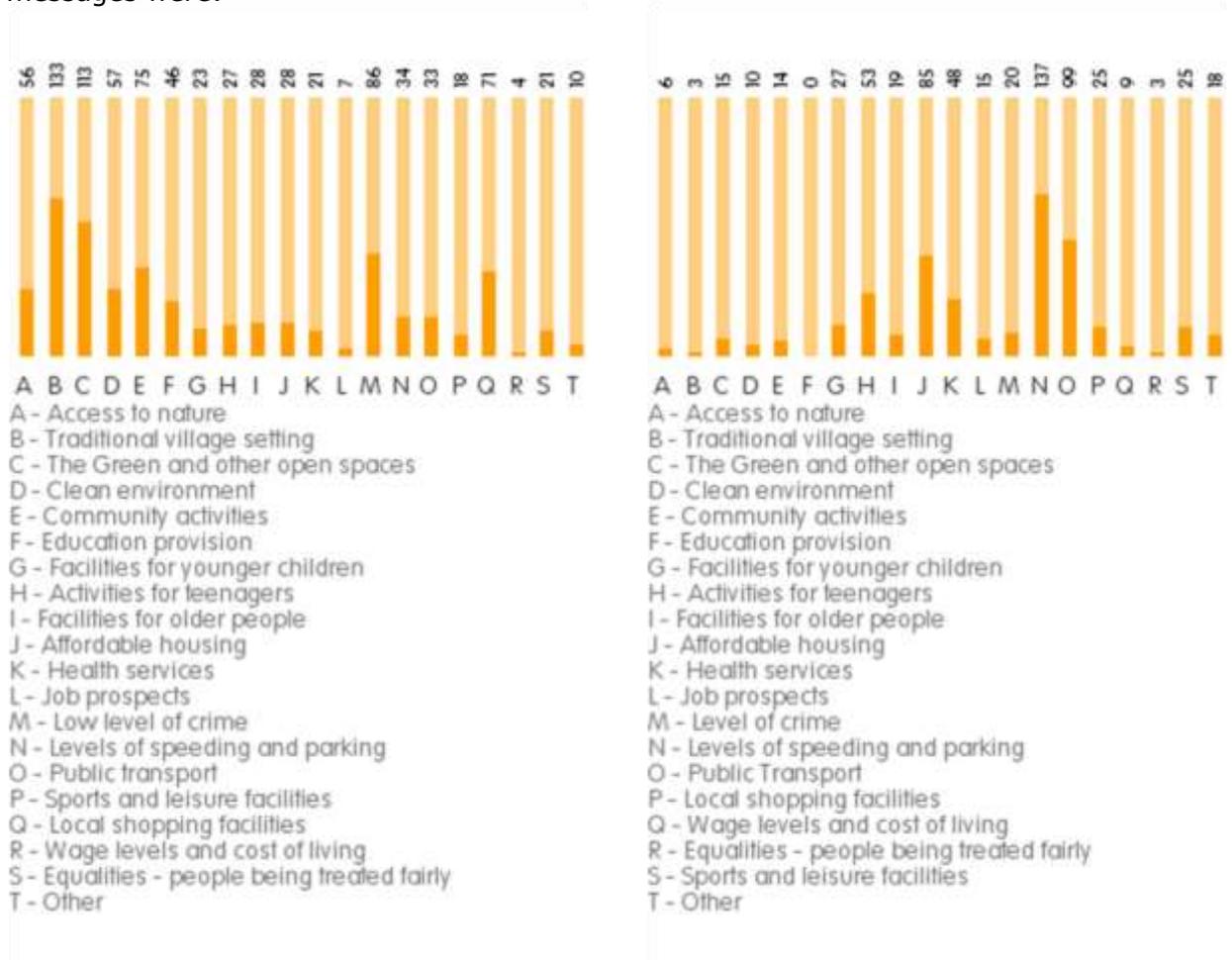
The allotment site at the top of Harsfold Lane provides Wisborough Green residents the opportunity to grow fruit and vegetables on 18 plots of varying sizes.

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=0>

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.



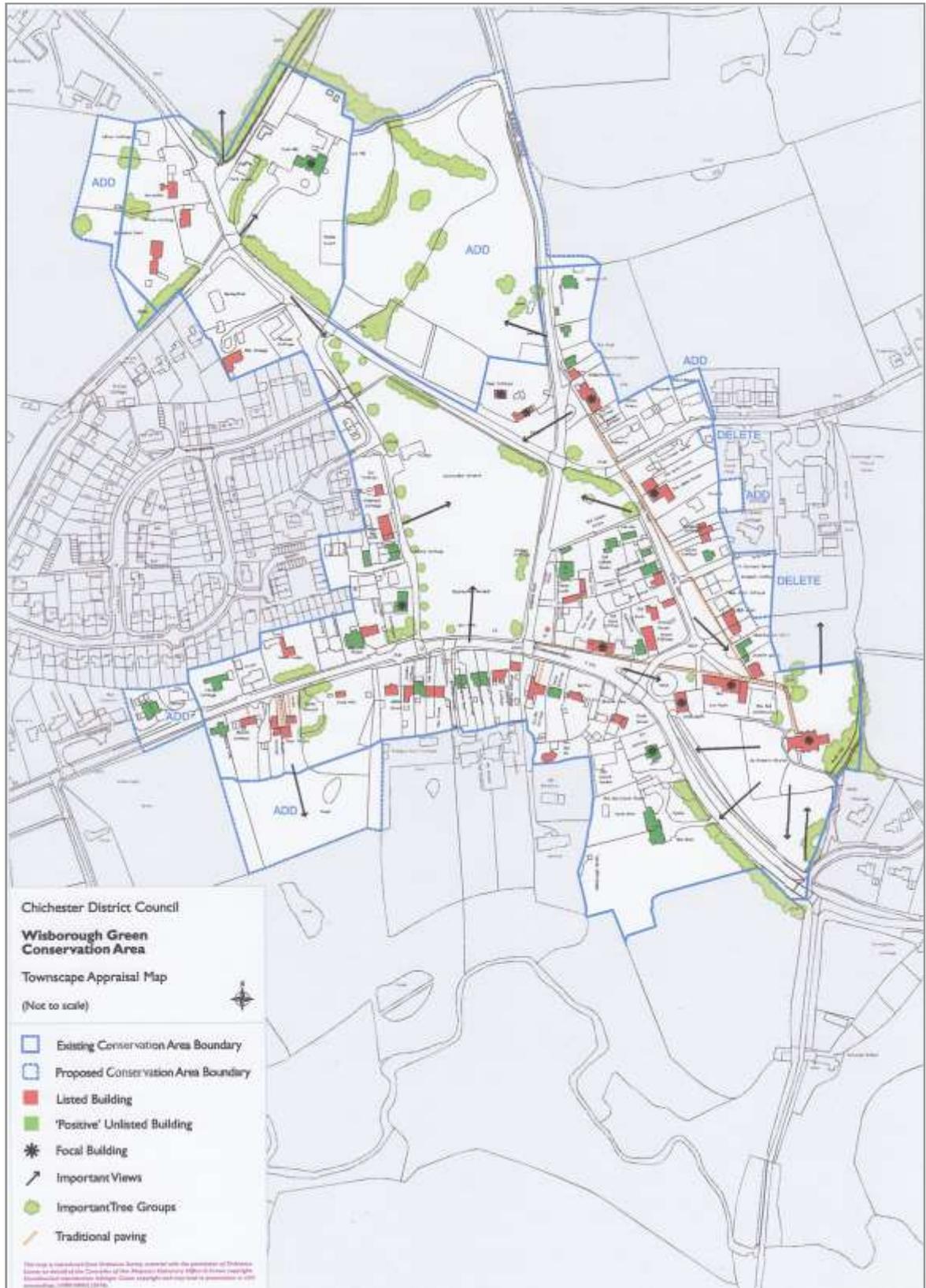
May 2013 Consultation - Future Style & Design of New Development

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.

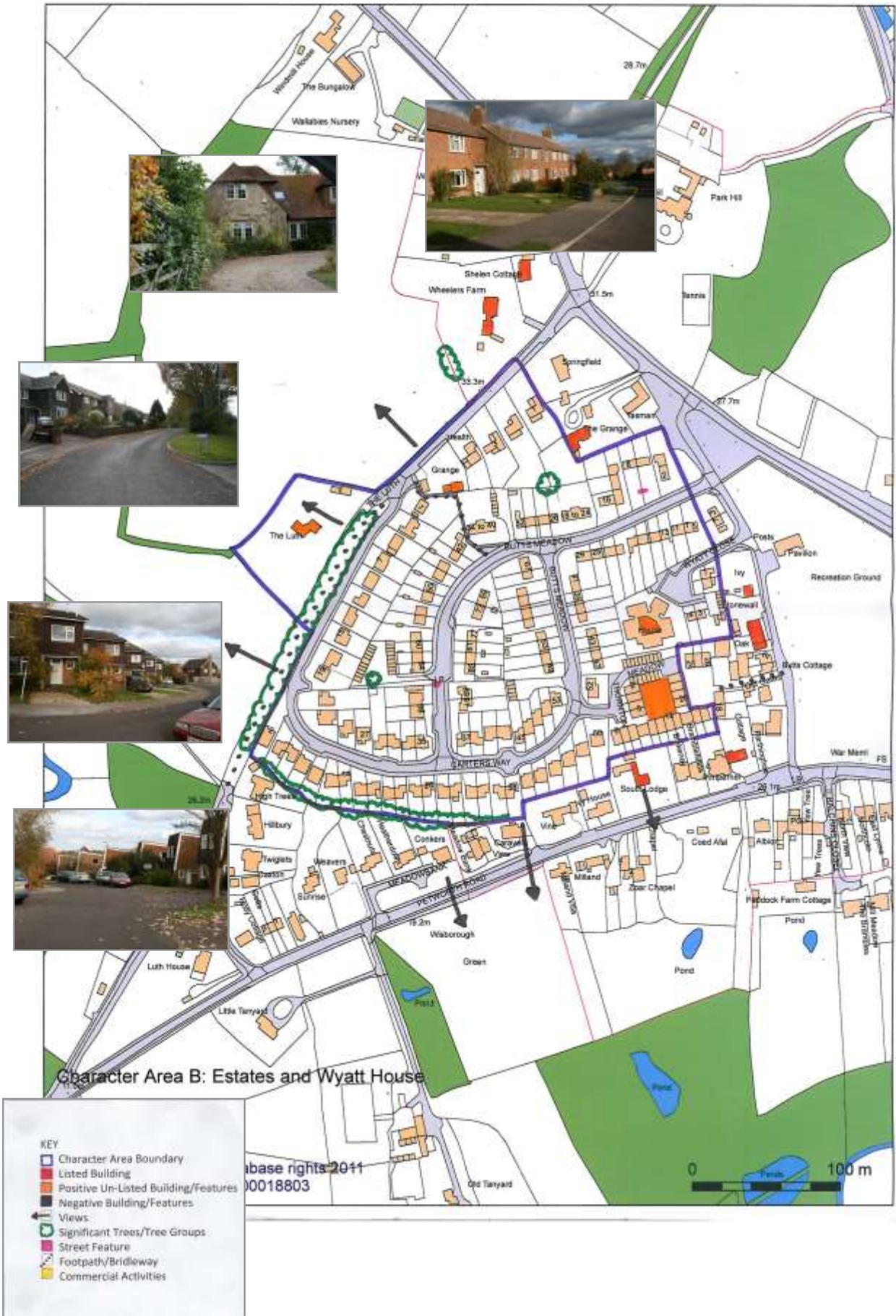


Park Cottage over looking The Green



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

Character Area B: Estates & Wyatt Close



Character Area B: Estates & 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.

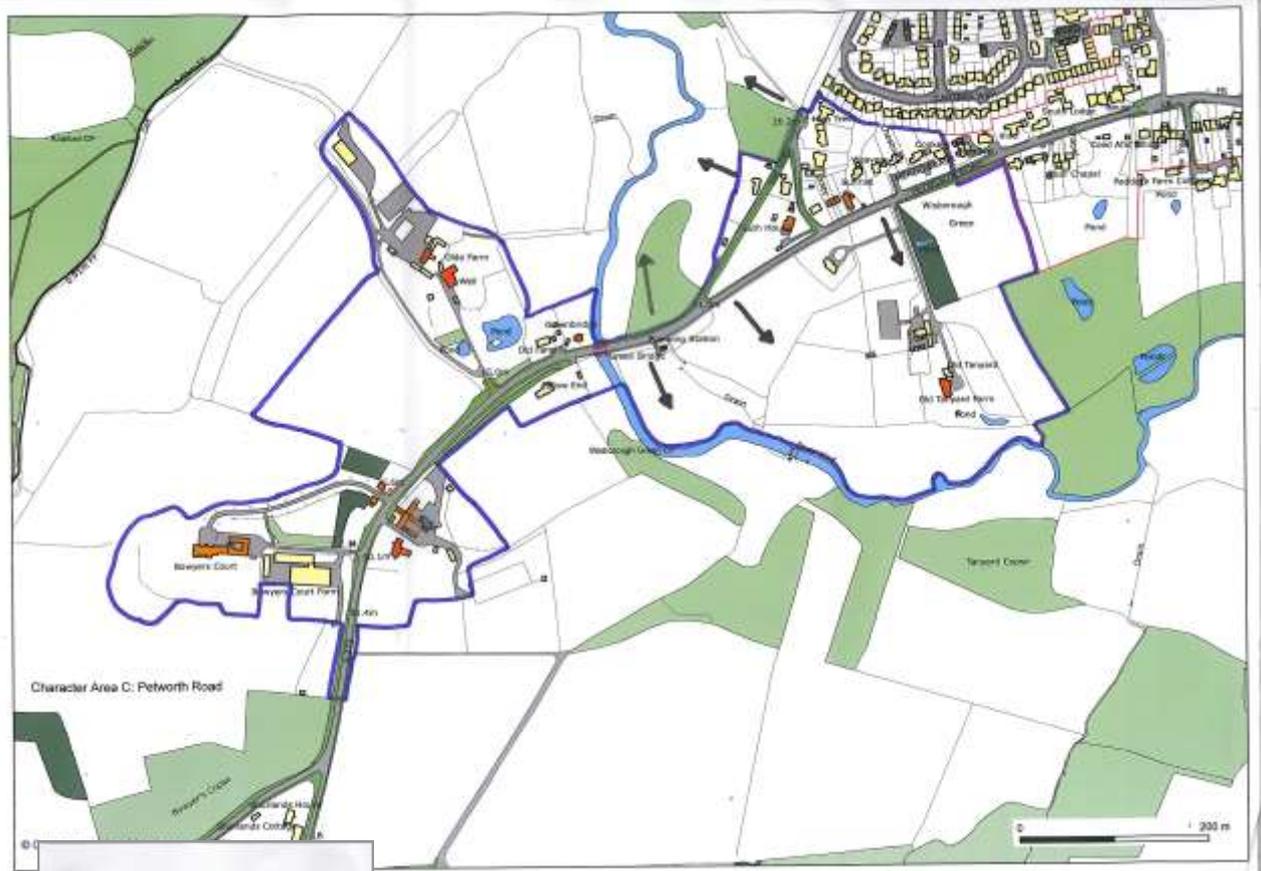


Wyatt House



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).

Character Area D: Billingshurst Road



Character Area D: Billingshurst Road

Summary

Billingshurst Road is the section of the A272 that enters Wisborough Green from the east with a series of left and right hand bends after an initial short straight. This main trunk road carries consistent traffic with peak time and seasonal increases. It has a pavement on the north side from the village pond as far as Oakwood, giving pedestrian access to the village centre for the entire ribbon development of mixed housing situated on the slightly rising ground to this side of the road. The majority of properties are set back from the road with long front and rear gardens. Many houses on this side are partially hidden by high hedging running along the inside of the pavement. The southern side has verges and lower native hedgerows with wide ranging views across open farmland and areas of woodland. There are some mature trees at intervals alongside the road and two individual houses before the entrance to Harsfold Lane which dips down past the allotments and falls away to the River Kird and beyond. This lane has been identified as the favourite walk and scenic view by residents.

Landscape Character

This area of the village is characterised by the extensive scenic views across farmland to the South Downs, and the beautiful 13th century church situated in an elevated position on a small hill overlooking the road at the entrance to the village centre. The pavement curves past the churchyard to Glebe Way where mature trees then provide a leafy tunnel and wide verges create a sense of space and distance from the road in places. Bridleways, footpaths, green lanes and farm lanes all exit from both sides of this road leading to a variety of landscapes including enclosed meadows, woodland, livestock paddocks and open fields and pasture.

Main Characteristics

- Landmarks include St Peter ad Vincula Parish Church, allotments, Scout Hut and Simmonds Bridge across the River Kird.
- There are two small commercial yards behind housing to the north of the road and sewerage works discretely hidden within the southern landscape.
- Most houses are two storey, all individual buildings have good sized mostly rectangular plots with large front and rear gardens and detached garages.
- Buildings are mainly brick and tile, with steep gabled roofs, some dormer windows and most properties have a single brick chimney.
- Windows are mostly casement with some larger windows and glazed doors on the ground floor.
- There is no public parking along the road apart from the one lay-by from the green lane to the ex-police house. Double white lines run along the carriageway. Residential parking is off street and most houses have gravelled or tarmac surfaces to the driveways.
- There are extensive views and vistas of varying landscapes and of Billingshurst Road from Harsfold Lane, including the fine view back to the church and graveyard.
- There is a paved cul-de-sac immediately prior to the churchyard to the north which includes the current Vicarage and the site of the original Victorian Vicarage.
- A green lane runs from the A272 through two rows of mature trees exiting onto Newpound Lane. Off the A272 it has an open aspect with wide grass verges and single lane vehicle access track as it passes three single storey properties and a builders yard, before becoming a typical bridleway with tree cover.
- One large character house has been converted to multiple residential units in a sympathetic manner. Farnagate House is the only Listed Building.

Character Area E: Durbans Road

Summary

Durbans Road is a link road from the A272 to the B2133. It begins at the exit from the village centre after passing the Cricketers Arms Public House and the short row of housing that follows. It carries consistent traffic which, although lighter than the main trunk road, includes some heavy vehicles which is seen as an issue by residents in this area. The initial section of road on leaving the village is straight with rural views to either side. A pavement borders the road to the west terminating at Brooklands corner but continuing on the east side past the two rows of mixed housing that border the road along a shorter straight stretch. It finishes just past the last pair of semi-detached Victorian villas where a popular footpath enters surrounding farmland, eventually linking with Newpound Lane at several points. Durbans Road continues downhill, curving into the dip at Brookbridge where a brook crosses under the road into woodland and fields beyond. There are four additional houses situated after the dip as the road rises up again before opening out with a wide verge area to the left with native hedgerow on both sides. There are views of mixed arable agricultural farmland and woodland approaching the B2133 junction.

Landscape Character

Heading away from the village the land is relatively flat to the east with open fields with livestock visible and far reaching views to properties bordering Newpound Lane. There are scenic views of slightly rising parkland to the west with some mature trees and an open driveway. The pavement and low hedging along this section gives a sense of space and open landscape. A green lane that starts as a service lane to Brooklands Farm also opens up the landscape before disappearing into an overgrown bridleway bordered by woodland to emerge onto Kirdford Road. There are enclosed paddocks to the left and a good view of the village and church steeple looking back from this corner. Proceeding out of the village, views from the road are limited due to development although pylons and power lines are visible in the distance. There are three footpaths that lead across the landscape at various points along Durbans Road.

Main Characteristics

- Being a link to the A272 it suffers with some heavy traffic. Brookbridge corner is perceived as a dangerous corner where there have been several accidents, some causing significant damage to a mature tree situated very close to the road just after the brook crossing.
- Pylons and power cables are visible across open countryside halfway down Durbans Road.
- A green lane and three footpaths access other areas of Wisborough Green from the road.
- Vehicles park on the roadside opposite properties bordering the east side reducing the road to one carriageway. Most properties also have hard standing for parking within the plots and some have garages, either detached or attached.
- There is a wide range of housing styles including three timber framed farmhouses, a converted barn, pairs of semi-detached Victorian villas, small cottages, larger individual detached houses and some newer houses built in traditional Sussex style. There are also several bungalows some of which have been converted to chalet style.
- Most houses are detached two-storey, the Victorian villas are higher with roof conversions. Some originally single storey bungalows have been converted to chalet style with the addition of dormer windows above the lower roof lines.
- All houses, except three, front the road and boundaries are a mix of hedges, timber fencing, iron railings and brick or stone walls.
- Plots are mostly regular on both sides, the majority have long narrow rear gardens but the front gardens are noticeably smaller. The last villa in the row has only a small garden that runs around the property.
- Well maintained, wide verges in front of one section of the housing on the western side also gives a sense of openness and space despite the higher hedging and woodland to the east. This has recently been reduced in height to give glimpses of the farmland beyond.
- Building materials consist of a range of brick, some local, in various colours with clay tile roofs, one roof is Sussex stone. There is one row of houses that are half rendered and painted, some older properties are timber frame and tile hung.
- Roofs are mainly gabled with a range of pitches and over hanging eaves. Chimneys are mostly single working brick chimneys.
- Windows are a mix of sash, crittall and casement depending on the age of the properties.
- Buildings of note: Sweephurst Farm, Brooklands Farm, Woodstock Cottage and Brookbridge Cottage, the Victorian villas have been sympathetically extended. There are 5 Listed Buildings.
- There are 5 Listed Buildings within the Character Area.

Character Area F: Kirdford Road



Character Area F: Kirdford Road

Summary

Kirdford Road commences shortly after exiting from the Conservation Area of Wisborough Green at the north-west border of the village green where the road rises to its highest point at Windmill Hill. Kirdford Road drops away down the hill and is mainly straight with blind bends at both ends, and glimpses of farmland to either side. It carries traffic from the village to Kirdford and to Skiff Lane which is another exit onto the B2133. There is no pavement and the straight section by the main housing is conducive to the speeding that is seen as an issue in this area. On the south side of the road there are a few individual houses, a redundant nursery site, a farm, a small business yard 'Ansells Yard' and a livery stables with a timber framed farmhouse and additional farm buildings. On the northern side there is ribbon development of residential housing in a range of styles, two redundant nursery sites, a Southern Water Pump Station and a Circus storage area. The road is bordered by mainly high native hedgerows except where verges, domestic gardens and driveways open up the rural nature of this route. It is not a popular pedestrian route despite a green lane that connects with Durbans Road.

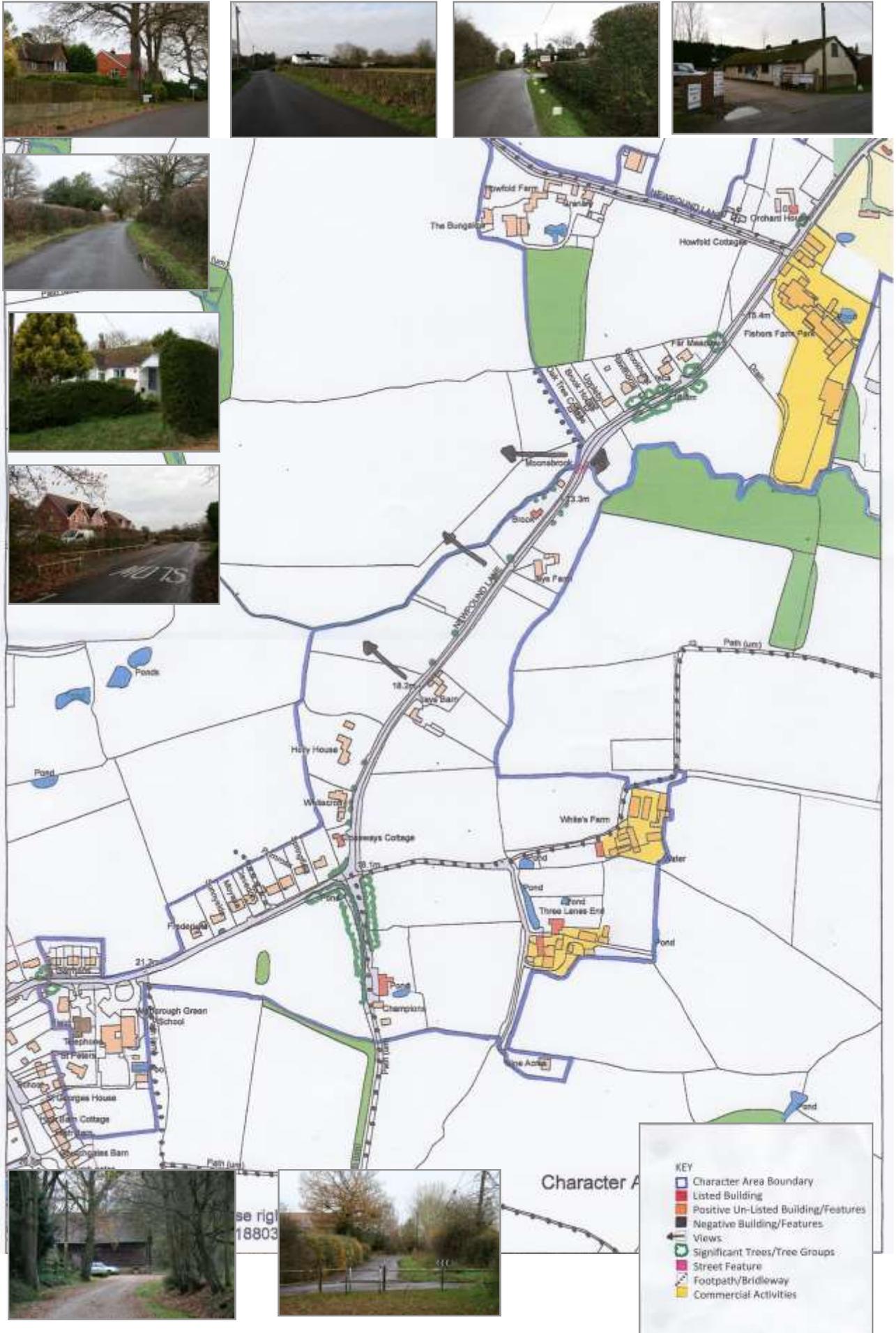
Landscape Character

This area is characterised by views of open farmland and wooded areas through the high hedgerows with glimpse of farmhouses and yards set back from the road. There are considerable woodland areas at the north western end and mature trees that border the road at intervals. A stream, or contributory, crosses under Kirdford Road and high level electricity cables cross overhead on large pylons, one of which is located close to the road. There is also an underground stream that surfaces in wet weather conditions causing flooding along the road. At the higher level there are views to the north across meadows and farmland and distant views towards Bedham Wood in the south. There are no views back into the village.

Main Characteristics

- Kirdford Road carries traffic that is fast moving despite speed restriction signage.
- There are two unofficial lay-bys created by parking on verges at one point.
- There is no pavement or street lighting and two blind bends contribute to the perception of the hazardous nature of this stretch of the road.
- There is some commercial activity with Ansells Yard, a dairy farm, livery stables and scattered agricultural buildings.
- Housing is predominantly large detached two storey properties with approximately quarter acre plots; most houses front the road with one noticeable exception on the southern side.
- Some originally single storey houses have been converted and extended into the roof space.
- Long well established gardens precede most houses with considerable hard standing parking and additional attached garaging.
- Substantial areas of large greenhouses across three nursery sites are unused and are derelict on one site creating an unattractive focal point at the village end of the road.
- The Circus storage area of redundant vehicles is an inappropriate feature of this rural environment.
- Pylons and electricity cables are highly visible at one point.
- Housing boundaries include a mixture of timber and wrought iron fencing with some brick or stone walls.
- Building materials reflect other areas of Wisborough Green with a predominant use of brick in a variety of shades, some tile hanging and some render with paint.
- Roofs are mainly gabled with steep pitch and clay tiled, there are single brick chimneys.
- Windows are mainly casement and dormer with double glazing evident; there are some larger windows and gazed doors on the lower level.
- There are no Listed Buildings.

Character Area G: Newpound Lane



Character Area G: Newpound Lane

Summary

Newpound Lane is a scenic route into Wisborough Green from the B2133 to the north-east, it connects Newpound with the village centre. This winding, sometimes narrow lane is bordered by native hedging and individual mature trees, overlooking farmland, meadows and paddocks in which a variety of livestock can be observed. The lane crosses an area of gentle, rolling, enclosed rural landscape, with a sense of unity conferred by small areas of woodland, streams and interesting views across more open fields with glimpses of traditional farmhouses. Small pockets of mainly residential development front onto the lane which are interspersed with more open fields and separate farmsteads accessed off the lane. The lane is a popular route with villagers and visitors alike and is well used by hikers, cyclists, holiday makers and dog walkers.

Landscape Character

Located within an area characterised by a scenic, undulating pastoral landscape of mixed geology, representing the western extent of the Low Weald. The area comprises gently sloping predominantly agricultural land enclosed by sometimes dense networks of hedgerows, hedgerow trees, and small sized woodlands. The lane is slightly sunken in places but levels out as it enters the village.

Main Characteristics

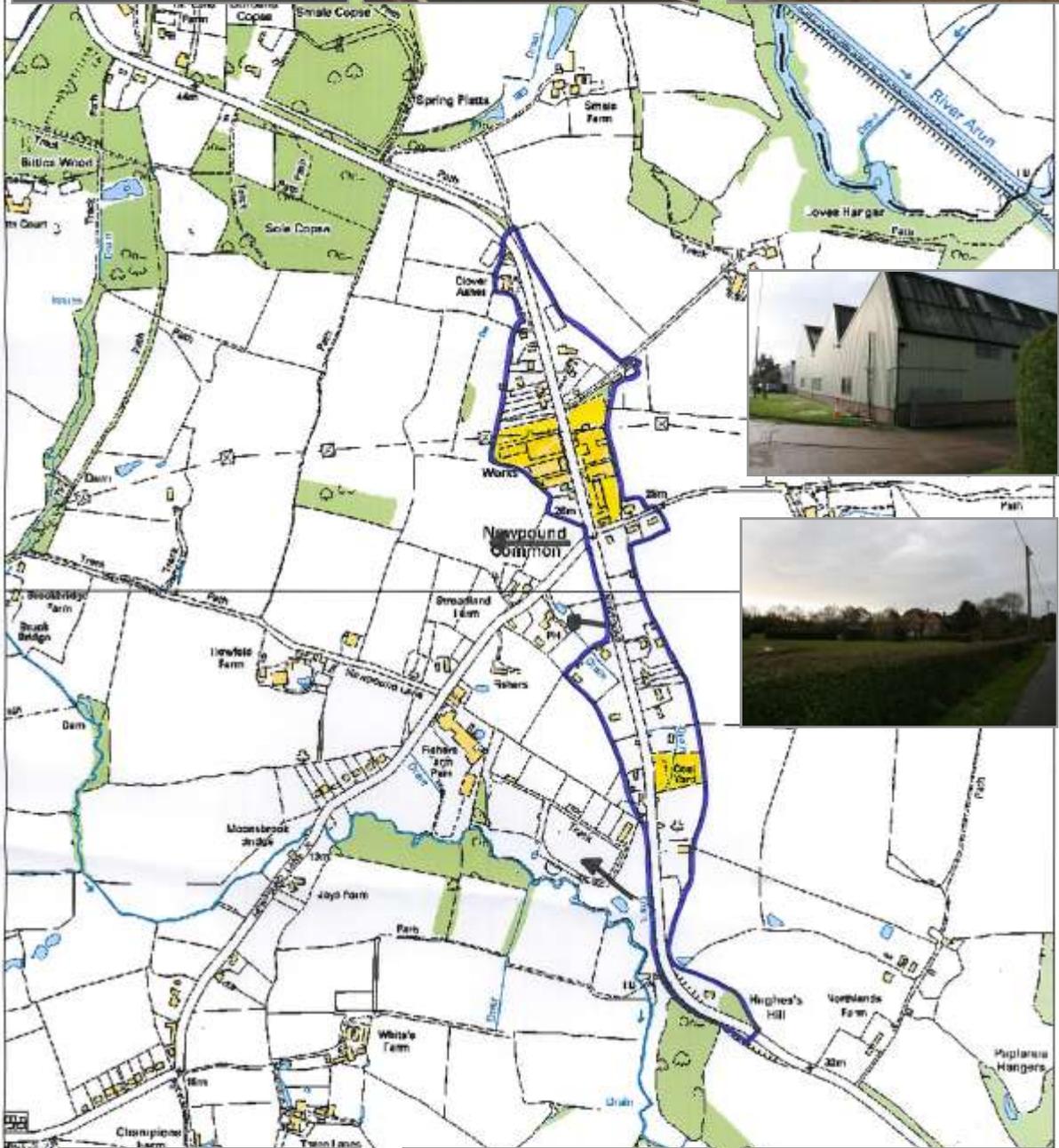
- Individual detached houses of diverse designs grouped in two separate rows fronting onto the lane and set back from the road, interspersed with fields and more isolated farms and some converted barns.
- A river Arun contributory stream crosses at the lowest point flooding across the lane above the bridge in wet weather conditions.
- There are views and vistas across sloping land to the stream and beyond and to rising farm land on either side, through footpaths, green lanes and bridleways.
- The lane narrows as it approaches the village and here the relatively high hedges on both sides, and lack of verges, create a sense of enclosure obstructing views over the surrounding farmland, contrasting with the more open character of the Lane as it exits the village towards the north-east.
- The buildings are predominantly residential with a few commercial buildings including Fishers Farm Park, the Bat and Ball Public house, Hawthorns Bed and Breakfast. The

main entrance to the local Primary School is situated near the village end of the lane.

- There are also a number of agricultural buildings including barns and livestock shelters, many converted in residential uses or garages. These are predominantly Sussex style and timber or tile clad.
- Evidence of farm diversification with new uses being accommodated including Fishers Farm Park and Jays Barn. Other non-residential uses include the Primary School at the village end of the lane and a Garden Centre.
- Verges provide some protection from passing traffic in some places but speeding is seen as an issue here.
- Buildings are predominantly two storey detached houses covering a range of periods and styles suggesting gradual growth through intensification of an area originally characterised by dispersed buildings and farms.
- Buildings with generous rectangular gardens mainly enclosed by soft hedging with some timber post and rail fencing with well tended lawns with borders, small and large shrubs and trees.
- There is a fairly simple palette of materials used on the buildings. The elevations are mostly red brick with some tile-hanging. Some converted farm buildings have weatherboarding. Some of the older buildings have exposed timber frames with brick infill.
- Roofs are mostly tiled and hipped with some gables and have relatively steep pitches with few dormers mainly located on the rear roof pitches. Most have brick chimneys, overhanging eaves and half-round cast iron gutters and downpipes.
- Front elevations are relatively formal with cottage style and panelled entrance doors fronting onto the Lane many with porches. Windows are predominantly casements with larger windows to the ground floor.
- There are 7 Listed Buildings within the character area. (See appendix).



Character Area H: Newpound



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 H: Newpound

Summary

The Newpound character area is situated on the B2133 Guildford Road and comprises two sections of residential housing separated by a commercial area. From the junction with the A272 the road rises steeply up Hughes Hill, descending in a curving sweep into two bends and a long straight stretch bordered on both sides by mainly detached houses. Just past the Newpound Lane junction are a range of commercial business premises including some industrial units, also to either side, these eventually give way to more properties. A row of semi-detached cottages, a single storey building and further individual houses on the south side and to the north some larger houses more hidden behind higher hedging. There are additional scattered individual houses as the road continues towards Loxwood with some timber frame farmhouses and barns glimpsed across rolling landscape that drops away to the right. Prior to the Durbans Road junction there is mature woodland on both sides. Several farm lanes, footpaths and bridleways exit on to the B2133 along this settlement stretch including a link with the Wey and Arun Canal. Fast moving traffic is perceived as a hazard, particularly along the straight stretch of road and the two blind bends before and after it. There is a pavement on the south side that runs from the Newpound Lane junction to the end of the row of housing.

Landscape Character

There are intermittent views over fields and through areas of woodland along this stretch of road with the land falling away gently to both sides after the lay-by at the top of Hughes Hill. Hedgerows are low in this section, as are the majority of property boundaries, giving scenic views of houses in a wide range of styles and their attractive mostly long front gardens. Some houses are partly screened by higher front hedges. The commercial section in the centre of the character area gives a greater feeling of enclosure due to the unit buildings which border, and in some places, abut the pavement. There are considerable areas of hard standing for vehicular parking in front and to the side of offices and business premises to the south and to the rear of one warehouse building on the northern side. There are narrow green verges with higher hedging and some individual mature trees as the road leaves the settlement area again with views to both sides, the land falling away revealing some timber framed farmsteads set in enclosed rural landscape. The road then descends again through a series of bends with vistas through bordering mature woodland.

Main Characteristics

- The B2133 road runs through the Newpound area carrying fast-moving traffic that is perceived as hazardous despite speed restrictions and road markings.
- There is a blind bend at the Loxwood end of the straight stretch which has been the scene of several accidents which contributes to the hazardous nature of the road in this

section.

- A pavement runs from the Newpound Lane junction past the commercial sector and terminates at the end of the row of housing to the south side.
- There is considerable commercial representation at the centre of this settlement area which includes offices, industrial units, warehouse storage, an auctioneers and garage premises.
- The wide range of housing styles include, one, two and three storey, semi and detached, four Grade 2 Listed properties, small cottages, some modern properties, three large houses and some farmhouses set back from the road along farm lanes.
- There is a network of junctions to farm lanes linking scattered houses and farms and various footpaths and bridleways with access to the Wey and Arun Canal, and to Wisborough Green village centre via Newpound Lane and Durbans Road.
- Most properties bordering the road to the south-eastern end have long front and rear gardens, properties to the north-western end however, are mostly closer to the road with smaller front gardens but with long, narrow back gardens. There is some conversion of front garden areas for hard standing for parking.
- Boundaries are mainly low native hedging but some are higher and partly screen properties. There is some timber fencing and use of brick walls.
- Barns and play equipment associated with Fishers Farm Park can be viewed from the road, as can various barns located in this rural landscape.
- Pylons are dominant where they cross the landscape, and the lay-by at the top of Hughes hill has a littering/fly tipping problem.
- Housing plots are mostly large and gardens irregularly shaped with the exception of one row of houses with long front gardens and most properties front the road, garages are a mix of detached and attached.
- Roofs are mainly steep pitches with some exceptions, notably the flat roof of the Arun garage building and the industrial buildings.
- Building materials again echo the other character areas with much use of local red brick and tile and some weather boarding and painted render. Chimneys are mostly single brick and windows a mix of sash, casement, lattice, and some modern double glazed units and use of dormers in single storey buildings.
- There are 4 Listed Buildings in the character area. (See appendix).

Character Area I: Rural Areas Outside SDNP

South of A272 Southern Low Weald North of A272 excluding areas covered in other appraisals

Summary

These two outlying rural character areas that surround and embrace the village settlement areas of Wisborough Green are broadly similar in that they feature undulating green landscape, with scattered houses and farms generally accessed from a network of lanes and tracks. Harsfold Lane leads directly south from the village crossing the River Kird and serving several properties including the manor and farm. Fittleworth Road is accessed from the the A272 on the western village boundary and serves Brick Kiln Common and Bedham. It also forms part of the boundary to the South Downs National Park. Durbans Road continues out of the village to the junction with the B2133 passing Naldretts Court, a prominent building set back and partially screened by woodland. All roads feature intermittent individual houses, some border the roads, and others are scattered around the landscape, often situated along the small, narrow lanes that exit onto the surrounding roads at fairly regular intervals. Malham Farm, Paplands Farm and Sparr Farm are all examples. There are a number of Listed properties across these areas.

Landscape Character

Numerous varied and attractive views and vistas can be seen across open countryside in both areas. The mostly tranquil lanes all have distant views as well as immediate rural scenery, their wide green verges give an impression of space and distance. There is a ridge to the north of the A272 after which the landscape is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands. There are also more enclosed rural landscapes with a mix of grass pasture and arable fields within which farm dwellings nestle, often partially hidden by dips and hedgerows. To the south of the A272 lies a flat flood plain with associated wet grassland and habitat. A tributary joins the river Arun from the north and there are many natural ponds of various sizes dotted around in these areas hosting an abundance of native wildlife.

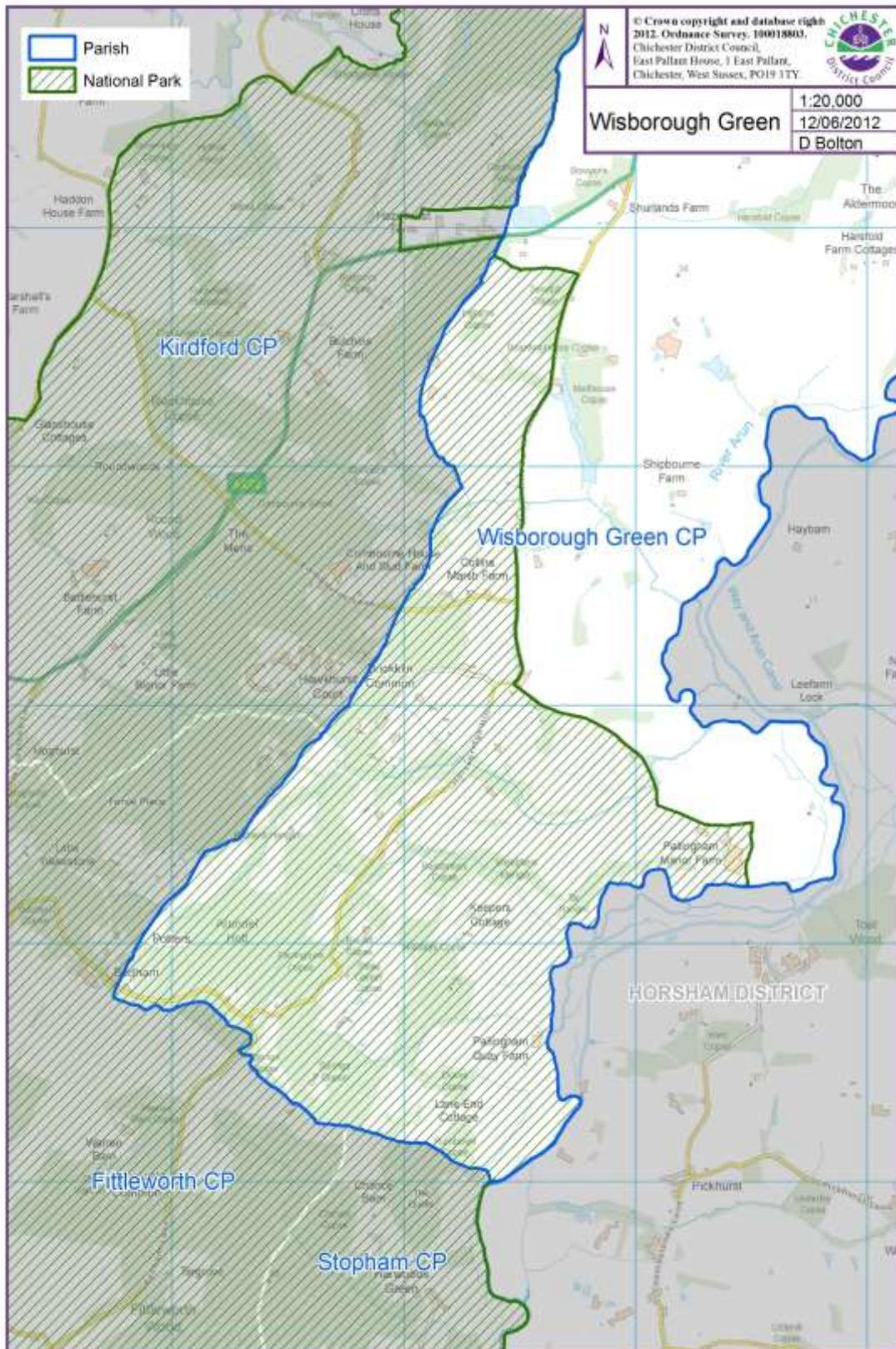
Main Characteristics

- Properties situated in these rural areas are mostly older houses, many are related to agricultural purposes. Some are timber framed, and many sit alongside barns and other agricultural buildings or related dwellings.
- Individual properties are situated in larger plots, often accessed from the network of lanes that connect the surrounding farmland.
- The rural landscape features a mix of arable fields and enclosed pasture land providing a wealth of scenic views and vistas typical of

this West Sussex area. It is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands.

- Mature and native hedgerows predominate throughout but there is some post and rail timber fencing and stock fencing.
- There is the occasional pair of semi-detached cottages such as those in Harsfold Lane and Fittleworth Road, where there is also a short terrace of cottages 'Brickyard Cottages'.
- Most properties front onto their access roads with some exceptions such as Harsfold Manor and Paplands Farm.
- Garden sizes vary, often according to the property size but are in general larger; many cannot be seen from the main roads due to their access from the lanes.
- Wharf Farm on the A272 features residential and retail units and a horsebox storage area, there are some light industrial/retail units located at Lowfold Farm in Fittleworth Road, and similar units with workshops at Malham Farm on the B2133.
- There are self-catering cottages at Lower Sparr Farm.
- Materials used throughout these areas are in keeping with the rural nature of the environment, mostly local brick and tile with some stone walls and Sussex stone roofs. There is some weatherboarding or timber cladding.
- Roofs are mainly hipped and gabled with the steep pitches familiar to the area.
- Garages are generally separate from the properties and placed to the side.
- Windows are the usual mix of sash and casement, doors are also in keeping with the rural environment, Brickyard Cottages feature arches for doors.
- Chimneys feature on all properties, some have more than one and they are large and numerous at Harsfold Manor.
- The Wey and Arun, partly restored, canal runs through the area of the southern low weald featuring many scenic locks and bridges, and contributing additional views of countryside across water. It is un-restored and filled in through Orfold Farm and is accessed by Wey South Path.
- The east-west pylon line is dominant where it crosses the landscape.
- There are a number of Listed Buildings within the Character Area (see appendix).

Character Area J: Rural Areas in the SDNP



A small section of the Parish was included in the South Downs National Park created on 1 April 2011, as shown.

Character Area J: Rural Areas in the SDNP

Summary

This part of the Parish lies within the South Downs National Park (SDNP) and takes two different forms. At Shurlands Corner, the Fittleworth Road departs the A272 on a sharp bend as it leaves Wisborough Green en route to Petworth, heading for the village of the same name which is its destination. The road gently curves between low rolling ground marked by pasture fields edged by hedges with native trees occurring intermittently along their lengths both parallel to the road and at right angles. There are no pavements or lighting. The lane crosses a very small tributary of the river Arun before heading up over Bedham. To the east of the road the river Arun reaches its highest tidal point at Pallingham Quay. Along its length there are far views of woodland. However, approaching Bedham the ancient wood of the Mens takes over to the west of the road such that the whole panorama is then dominated by woodland; this is regarded as the least disturbed part of England. The return journey from Fittleworth to the village has mossy covered banks alongside the lane topped by beech trees thus providing a similar experience to entering a tunnel. At one point there is a wonderful view of the low lying land but it is brief, short-lived and comes as a bit of a surprise!

Landscape Character

There are intermittent open views of pasture to both sides with well maintained hedges and occasional blocks of woodland plus a plantation of trees interspersed by intermittent tracks to isolated farmhouses joining the road. Mature trees dot the horizon as well as the hedgerows. There are no views back into the village nor onto the South Downs rather, after the road links back to the A272 past Hawkhurst Court, the views are enclosed by or directly of, ancient woodland. Some of this is common land administered by the Association of Bedham Commoners in association with the woodland's owner, the Sussex Wildlife Trust. The fact that this area remains wooded is a tribute to the active vigilance of local residents who firstly in the 1960s dissuaded the owners from clear-felling it all and secondly in the 1970s got the route of some pylons diverted to avoid damaging the habitat of a very rare beetle.

Main Characteristics

- Fittleworth Road is derived from a lane which used to serve a variety of isolated farmhouses. It carries consistent traffic but speeding along this section is an issue.
- Sections of the verge are recorded as Notable verges supporting species such as Primrose, Early Purple Orchid and others.
- Residential housing is predominantly comprised of detached farmhouses, two storey in height in a range of styles although some occasional residences are single storey. Very occasionally a house fronts the lane.
- Most garages are detached on older properties and attached on newer properties and there are some dispersed areas of hard standing.
- Some agricultural buildings and industrial sheds are hidden at the end of tracks including businesses such as Champions Caterers.
- 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 and some original windows have been replaced.
- 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 Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- 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 Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- There are a 13 Listed Buildings within the Character Area (see appendix).

The Past—Materials & Architecture Detail

Wisborough Green enjoys a wide range of architecture that is visually attractive and evidence of its historical time line across the centuries. Most of the historic buildings in the Conservation Area are built using traditional local materials and details that can be widely seen across West Sussex and other counties in the region.

Georgian and Victorian architecture are both represented, as are some early timber framed buildings from the 17th century and stone buildings from the 18th century. Some properties situated on the Petworth Road provide typical examples of 16th and 19th century housing. Two small estates, linear developments and some individual houses are 20th century additions to the village.

Much of the housing in and around the village is in the vernacular architecture, they are houses and cottages built for local people before the end of the 19th century. They were built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. This type of housing provided for the simple demands of family life and farming or land worker ways. The opposite of the grander manor houses that can also be seen in Wisborough Green.

The Parish has 90 Listed buildings scattered throughout the central and outlying areas (descriptive details provided in Appendix 1 page 43). There are 3 public houses of differing historical periods which all feature the local handmade red clay tiles typically used for the steeply pitched roofs traditional in this style of construction, as well as the centuries old exposed oak beams.

The Future— Materials & Architecture Detail

At the consultation event held in May 2013 in the Village Hall, the community was consulted on many different aspects of design to understand what resident's believed would be most appropriate for future developments in the village.

Residents were asked to look at photographs of developments in other local villages which gave an example of urban and rural styles, and indicate which designs they considered most appropriate for Wisborough Green.



Conclusions

Public consultation identified that local opinion strongly favoured the continued use of traditional local style and materials in all aspects of future development in Wisborough Green. Contemporary exterior design and materials were seen as undesirable and out of character. Sensitivity to all traffic issues, in particular car parking requirements, was seen as a major priority.

Height

Feedback is unanimously in agreement that 3 storey buildings would be out of character and would be inappropriate within the village. It is notable that positive comments which have been recorded have included dormer windows near the wall line or features very shallow dormers set back in the roof. This made the height less obvious and gave a more traditional visual impression. There was also stated concern that the height of 3 storey development could compromise existing views and vistas and possibly obstruct light for any nearby buildings. Three storey was felt to be mostly urban in design other than some Victorian / Edwardian semi-detached cottages on the outskirts of the village which are considered attractive and popular.



Terraces

Feedback identified that to be acceptable within new development, they should be preferably red brick and tile hung with differentiated use of window and door design. Alternative use of part clay tile hanging and white weatherboarding was also seen as contributing to individuality in properties together with breaking up roof lines with varied height and pitch changes. It was felt that staggered terraces gave visual interest and that kerbside car parking directly in front of housing detracted from this visual element. White painted render and brick was popular, particularly when combined with a contrasting brick. Careful use of window and door design was seen as essential to blend terraces into the rural nature of the village. Only short, low-profile terraces, with good use of design detail and materials to break-up the frontage were seen as appropriate.



Semi-Detached

The feedback demonstrated semi-detached buildings to be acceptable particularly when differentiated with individual details such as part tile hanging or weatherboarding and when roof lines are broken up by different heights and pitches with a range of window styles. Most popular are those with integral garaging or with separate garaging to the side, or with no visible garaging—being at the rear of properties. Additionally, off road parking to the side was seen as advantageous. Again, the style most valued is a reflection of traditional design incorporating individual features with a rural identification.



Roofs and Chimneys

Feedback determined that red clay tiled roofs were most popular and slate roofs also acceptable. The steeper style of pitch, which echoes existing village housing, gained most votes, with hip, barn and gable ends seen as favourable. Roof details such as inset windows identified velux windows as not liked and opinion was even with regard to dormer windows with some preference for pitched roof dormers. Linking features such as exterior chimneys built to the side of housing was seen as attractive. Working chimneys were seen as essential in this area where there is reliance upon electricity, and no fake chimneys was a repeated comment. Long roof ridges were preferred, as were differentiation in roof height and pitch. There was strong opinion that photo-voltaic panels should be incorporated into new development but not placed on roofs.



Porches

It was clear from the consultation responses that a mix of styles was thought to be acceptable providing it complimented the style of the property. It was seen to be important to get this type of feature right in terms of design having dominant visual impact being on the front of houses. Public opinion emphasised the wish for traditional rural, rather than modern urban design, in both style and material, eg, the use of tile or slate rather than lead or zinc. Full length porches and tiled canopies over full length newel posts were preferred to suspended canopies. There was also support for pitched tiled roof porches.



Boundaries

Consultation feedback was clearly in favour of natural options for boundaries with native hedging being most popular (11 specific comments). Reasons given were their advantage as wildlife habitat and screening for privacy, as well as the link to existing housing. Many were in favour of wooden fencing types, particularly when in conjunction with hedging, this being seen as providing maximum privacy in terms of screening and maintain a country character. Wooden fencing in picket or palisade style were most popular. There were some votes for black metal railings if combined with green shrubbery planting, but there were also written comments to the contrary describing railings as too urban. There was some positive opinion of brick walls and a combination of both brick and wooden fencing. Other forms of fencing such as grey/silver metal were not popular and one example of looping rope through wooden posts described as too fancy.



Building Materials

Feedback was consistent in the choice of building materials preferred for future development. Red stock bricks were popular and clay tile hanging, often with the use of club tiles for patterning. Opinion was positive for white painted render with contrasting red brick detailing such as exterior chimneys on side of housing and soldier rows and/or corbels. The use of slate tiling was seen as acceptable and a cobble/brick mix was seen as attractive to some. Overall, a good range of materials was favoured but with maximum use of local brick and tiles. Part-weatherboarding was acceptable but only when painted in white or a soft palette of colours to emphasise the rural nature of the village.



Windows

The importance of light in modern development was stressed with narrow windows considered undesirable. It was also seen as positive to have a range of window styles to avoid a uniform urban look and that windows should be sensitively placed to avoid overlooking current dwellings. The windows most popular were those which echo some existing architectural eras in the village such as Georgian and that incorporated interesting and individual details such as contrasting brick soldier courses above or below windows, bay windows and other brick detailing.



Vistas

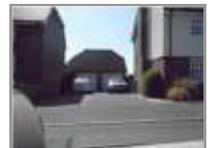
Residents clearly preferred street vistas that incorporated wide roads, open green spaces and attractive visual planning of shrubs and trees. They were most positive about off-road parking that did not compromise the view or potentially obstruct narrow access roads. Vistas that incorporated parking restriction and traffic calming features were most popular. The vistas that consisted of only hard landscaping were not liked and deemed unsuitable.



Parking and Garaging

Consultation feedback identified that a priority for all new development should incorporate sufficient off road parking to avoid increasing current parking issues across the village to which lack of foresight in previous development has contributed. The poor public transport provision also prioritises the need for private transport in this area.

It was felt that building design should incorporate hidden off road parking where possible and recognise fully the needs for both resident and visitor parking. There was some preference for garages, either separate or conjoined, set between properties with parking space on the resulting frontage. Separate off road parking running the length of the housing with the access road in between as well as attached garaging and individual driveway parking was popular. Where houses had garage blocks at any distance from the properties, it was felt use should be restricted to vehicle parking (not alternative such as storage) to avoid subsequent additional roadside parking. Conspicuous parking areas to the front of properties was seen to be urban in nature and not visually commensurate with the rural character of Wisborough Green.



Appendices

APPENDIX 1: LISTED BUILDINGS

Character Area A: Conservation Area

Conservation Area - Billingshurst Road

The Three Crowns Inn TQ0501825921 Grade II - Public house. The centre portion is a C17 or earlier timber-framed building, refaced with painted brick on ground floor and tile-hung above. Tiled roof. Casement windows. The projecting wings were added in the C18. Two storeys. Five windows in all. Modern addition of three windows in red brick to the west.

Glebe Barn (currently listed as Barn occupied by E P Clark, Landscape Gardener), Billingshurst Road TQ0508625873 Grade II - Barn. C18 building faced with tarred weather-boarding on a stone base. Hipped tiled roof.

Crossways Cottage TQ0540026314 Grade II Once two cottages now one. Probably C17. One storey and attic. Four windows. Three gabled dormers. Red brick and grey headers alternately. Half-hipped tiled roof. Casement windows. Modern porch. Chimney breast on east wall.

Knights Cottage, Billingshurst Road TQ0495525906 Grade II - House. Mid C19 in the Georgian tradition. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Windows with venetian shutters and glazing bars intact. Two modern curved bay windows on ground floor. Doorway between these in fluted architrave surround with flat hood over on brackets.

The Old Mill TQ0498225834 Grade II - Windmill, now house. This windmill was built about 1820 as a smock mill on a stone base. It worked until 1910, when the upper portion was demolished. The derelict remainder was converted into a house after 1960. What remains is the original octagonal base of two storeys, which is of stone with red brick dressings, and the lower portion of the smock which forms one extra storey faced with weather-boarding. This has been finished off with a modern projecting cornice over. One casement window in each side.

Old Mill Cottage TQ0497325886 (Formerly listed as Old Mill Bakery) Grade II - Millhouse. C18. Two storeys. Three windows. Coursed stone. Tiled roof. Casement windows. Doorway in moulded architrave surround with flat hood over on brackets.

Barton TQ0500425878 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick. Tiled roof. Glazing bars intact. Later gabled porch. Matching later addition of one window-bay to west.

The Clock House TQ0503725861 Grade II - At one time two houses, of which the east house was called Hammond, but now one house. C17 or earlier timber-framed building with plaster infilling and curved braces the easternmost window bay wholly refaced in painted brick. Horsham slab roof. Casement windows, some with small square panes. Coaching clock (without hands) attached to the facade. Two storeys. Three windows

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - Petworth Road

Yew Trees TQ0489525886 Grade II - House. Early C19. Two storeys. Three windows. Red brick. Tiled roof. Glazing bars missing. Porch with narrow fluted columns.

Yew Tree Cottage TQ0488825886 Grade II - Cottage. C17 or earlier timber-framed with painted brick infilling and curved braces on first floor. Tiled roof. Casement windows. Two storeys. Two windows.

Jasmine Cottage, Petworth Road TQ0487025886 Grade II - Cottage. C18. Two storeys. Three windows. Red brick. Modillion eaves cornice. Slate roof. Glazing bars missing. Doorway with flat hood over.

Albion House, Petworth Road TQ0485725888 Grade II - House. Early C19. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Wide porch with pediment containing round-headed doorway with semi-circular fanlight and door of six fielded panels.

Coed Afal (Formerly listed as Neighbours), Petworth Road TQ0481525886 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Casement windows with latticed panes.

Chapel House TQ0477725865 Grade II - Cottage. Early C19. Two storeys. Two windows. Red brick and grey headers. stringcourse. Tiled roof. Casement windows. Doorway with flat hood over and door of eight fielded panels.

The Zoar Chapel TQ0477725865 Grade II - Chapel. Founded in 1753, enlarged or rebuilt in 1820, with date-stones of these two dates. Two storeys. Two windows. Red brick and grey headers. Gable end over. Glazing bars intact. Round-headed windows on first floor.

Chapel Cottage TQ0476425863 Grade II - Cottage. L-shaped C17 or earlier building, refaced with stucco. Tiled roof. Casement windows. Two storeys. Two windows. Modern addition in red brick to the south.

Milland Cottage TQ0474525865 Grade II - Formerly two cottages, now one house. C17 or earlier timber-framed building, refaced with stucco. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.

South Lodge, Petworth Road TQ0477625920 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick. Eaves cornice. Hipped slate roof. Glazing bars intact. Later gable porch.

Thornton Cottage, Kirdford Road TQ0483825936 Grade II - Cottage. C18. Two storeys. Four windows. Stuccoed. Horsham slab roof. Casement windows.

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - School Road

The Parish Church of St Peter ad Vincula TQ0518625844 Grade 1 - Church. Chancel, nave with north and south aisles, north and south porches and west tower. West end of nave late C11, east end late C12. Tower, chancel and north aisle C13. South aisle C14. Porches C15. Wall paintings of about 1275 in the nave. The whole building was restored by Butterfield in 1867.

Village Hall and The Old Workhouse TQ0513225887 Grade II - Originally the parish workhouse now hall. L-shaped building. The west wing is C17. Two storeys. Five windows. Coursed stone. Tiled roof. Casement windows. The south east wing was added between 1788 and 1797 and originally stretched further south. Three storeys. Two windows. Red brick and grey headers, once painted. Modillion eaves cornice. Tiled roof. Sash windows with glazing bars.

Churchgate House TQ0514325902 Grade II - Cottage. C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Hipped tiled roof. Casement windows, with wooden shutters on ground floor.

Nos 1 and 2 High Barn 22.2.55 (Formerly listed as Premises occupied by S Peacock, Butcher) TQ0512625941 Grade II - One building now two houses. C17 or earlier timber-framed building, largely refaced with painted brick on ground floor and tile-hung above, with a bellcast between and some timbering visible beneath this, and also in the north wall. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.

White House Cottages TQ0510226013 Grade II - One building containing three cottages. Probably C17. Two storeys. Four windows. Ground floor red brick and grey headers, above tile-hung. Tiled roof. Casement windows.

The White House TQ0507026044 Grade II - House. Early C19. Two storeys. The original portion has three windows. Stuccoed. Central gable. Hipped slate roof. Glazing bars missing. Wide porch with Doric columns. Later in the C19 one window-bay in matching style has been added to the north with gable over and two windows facing north; also two bays on ground floor of south front.

The School House, School Road TQ0506625975 Grade II - The School master's house attached to the School. Circa 1830. L-shaped building. Two, storeys. Three windows. Red brick and grey headers. Slate roof. Two gables with scalloped bargeboards. Casement windows with latticed panes. Half-gabled porch in the angle of the L. The School building adjoining to the north dates from about 1900.

Old Barn, School Road TQ0506225949 Grade II - Barn, now huse. C18 or earlier building, possibly a barn originally, converted into house. One storey and attic. Two windows. One modern dormer. Faced with weather-boarding. Hipped tiled roof. Modern casement windows.

The Garage of Old Barn, School Road TQ0507525955 Grade II - Originally the parish Reading-room now garage. Circa 1830. One storey. Four windows. Painted brick. Slate roof. Gable end to east with scalloped bargeboards with modern garage door beneath it. Casement windows on south side with dropstones over.

Green House, School Road TQ0506025922 Grade II - House. L-shaped C17 or earlier timber-framed building with the timbering exposed in the east and west walls of the south wing with red brick infilling, but the south front refaced with stucco and the east wall of the north east wing with red brick and grey headers. Tiled roof. Casement windows. Two storeys. Two windows facing south, three windows facing east.

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - Kirdford Road

The Grange, Kirdford Road TQ0473226154 Grade II - House. Probably C17. Two storeys. Four windows. Ground floor painted brick, above tile-hung. Gable at south west end. Tiled roof. Casement windows.

Shelen Cottage TQ0469326266 Grade II - Cottage. C18. One storey and attic. Two windows. Three modern dormers. Faced with weather-boarding on a redbrick base. Half-hipped tiled roof. Casement windows. Modern porch.

Whealers Farmhouse, The Luth TQ0467126241 Grade II - Farmhouse. C17 or earlier timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Hipped tiled roof. Casement windows. Two storeys. Three windows.

Gravatts, Kirdford Road TQ0468226289 Grade II - House. Originally called Durbengrove Farm. C17 or earlier timber-framed building, mostly refaced with red brick and grey headers. String course. Half-hipped tiled roof. Casement windows. Doorway with gabled hood and door of six fielded panels. Two storeys and attic. Four windows. One hipped dormer.

Park Cottage, Kirdford Road TQ0494226124 Grade II - Cottage. Referred to in 1798 as Males. C17 or earlier timber-framed building, refaced with roughcast on ground floor and tile-hung above. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Two windows.

Barn in the grounds of Park Cottage to the south east of the house, Kirdford Road TQ0496126107 Grade II - Barn. C18 building faced with tarred weather-boarding, Hipped tiled roof with pentice to south west. The building leans somewhat to the south east.

West of The Green

Old Oak Cottage and Stone Wall Cottage TQ0485126016 Grade II - One building formerly three cottages. Restored C17 building. Two storeys. Six windows. Now faced with red brick and grey headers on ground floor and weather-boarding above. Half-hipped tiled roof. Casement windows.

Ivy Cottage TQ0484526048 Grade II - Cottage. C18. Two storeys. Two windows. Red brick and grey headers alternately. Stringcourse. Tiled roof. Casement windows.

Durbans Road

Forge Cottage, The Green east side TQ0500725969 Grade II - Cottage. C18. Two storeys. Three windows. Faced with weather-boarding. Horsham slab roof. Casement windows. Doorway with flat hood over on brackets.

The Cricketers Arms Public House TQ0501626116 Grade II - Public house. C18. Two storeys. Four windows. Ground floor roughcast, above tile-hung. Small imitation timbered gable at south end. Tiled roof. Casement windows. Doorway with flat hood on brackets. C19 wing to north west.

Park View (now known as Poachers Paddock) TQ0500126138 Grade II - Cottage. Early C19. Two storeys. Two windows. Ground floor red brick and grey headers with modillions above, first floor hung with fishscale tiles. Tiled roof. Glazing bars missing. Two small bays on ground floor. Doorway between them with flat hood on brackets.

Appendices

Character Area B: There are no Listed buildings.

Character Area C: Petworth Road

Old Farm Farmhouse TQ0411825739 Grade II - Originally called Old House. Probably C17. Two storeys. Three windows. Ground floor red brick, above hung with fishscale tiles. Tiled roof. Casement windows. Modern addition at north end.

Old Farm Barn TQ0411125790 Grade II - Barn. C18. Faced with tarred weather-boarding. Half-hipped tiled roof.

Amblehurst TQ0406125452 Grade II - House. C17 or earlier timber-framed, refaced with plaster and some stone, all painted. The back is red brick and tile-hanging. Gable at south end of front. Horsham slab roof. Casement windows. C19 gabled porch. Two storeys. Three windows.

Old Tanyard Farmhouse TQ0463925625 Grade II - Cottage. C17 or earlier timber-framed, restored, enlarged and refaced with stone rubble, red brick and grey headers. Tiled roof. Casement windows. Two storeys. Four windows.

Green Bridge Cottage TQ0425525679 Grade II - Cottage. C17 or earlier timberframed building with the timbering exposed in the east wall with red brick infilling, but refronted with red brick and grey headers. Tiled roof. Casement windows. Two storeys. Two windows.

Character Area D: Billingshurst Road

Farmgate (Farnagate) House TQ0539525593 Grade II - House. Probably C17. Two parallel ranges. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. Chimney breast on east wall of each range.

Character Area E: Durbans Road

Sweephurst Farmhouse TQ0492726481 Grade II - Farmhouse. C18. Two storeys. Three windows. Fronted with coursed stone, side walls red brick and grey headers alternately. Sprocket eaves. Hipped roof of Horsham slabs. Casement windows.

Brookland Farmhouse TQ0482126525 Grade II - Built as one house, later three cottages, now a farmhouse again. C17 or earlier timber-framed building, refaced with red brick. Hipped roof of Horsham slabs. Casement windows. Two storeys. Four windows.

Brookbridge House TQ0507126997 Grade II - cottage. C17 or earlier building with plaster infilling, ground floor refaced with red brick and grey headers alternately. Hipped tiled roof. Casement windows. Two storeys. Three windows.

Old Badgers (now Woodstock Cottage) TQ0493526624 Grade II - Cottage. C17. Two storeys. Three windows. Refaced with red brick and grey headers in rat-trap bond. Hipped tiled roof. Casement windows.

The Badgers TQ0495626680 Grade II - Cottage. C18 or earlier. Two storeys. Two windows. Ground floor red brick, above hung with fishscale tiles. Half-hipped tiled roof. Casement windows.

Appendices

Character Area G: Newpound Lane

Champions Farmhouse TQ0543726080 Grade II - C17 or earlier timber-framed building, refaced with stone on ground floor and tile-hung above. Half-hipped tiled roof. Casement windows. The northernmost window bay is probably a modern addition in matching style. Two storeys. Five windows.

Whites Farmhouse TQ0565426233 Grade II - C18. Two storeys. Three windows. Red brick and grey headers. Half-hipped tiled roof. Casement windows.

Three Lanes End Farmhouse TQ0560926154 Grade II - L-shaped C17 or earlier building. Two storeys. Four windows. Now faced with painted brick on ground floor and tile-hung above. Half-hipped roof of Horsham slabs, partly replaced with tiles. Casement windows.

Crossways Cottage TQ0540026314 Grade II - Once two cottages now one. Probably C17. One storey and attic. Four windows. Three gabled dormers. Red brick and grey headers alternately. Half-hipped tiled roof. Casement windows. Modern porch. Chimney breast on east wall.

Moonsbrook Cottage TQ0559126567 Grade II - C18. Two storeys. Three windows. Ground floor red brick, above faces with weather-boarding. Tiled roof. Casement windows.

Fishers Cottage TQ0595126944 Grade II - C17 or earlier timber-framed with the timbering and plaster infilling exposed in the north west wall but refronted with painted brick on ground floor and fishscale tiles above. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers.

Orchard House TQ0584626872 Grade II - Once two cottages now one house. C18 or earlier. Two storeys. Two windows. Red brick and grey headers. Two gables. Casement windows.

Part of Bat & Ball Public House Public house TQ0601426961 Grade II - The public house itself is a C19 red brick building but behind to the south west is an older residential wing. This is a C17 or older timber-framed building with plaster and some red brick infilling and curved braces on first floor. Tiled roof. Casement windows. Two storeys. Three windows.

Appendices

Character Area H: Newpound

Daniels TQ0596627342 Grade II - House. C1640, refronted in C18 when an addition of 1 bay and an outshut were added, altered in C20. Timber framed building refronted in brick in flemish bond to ground floor and tile hung above. Tiled roof with off central brick chimney stack. 3 modern casement windows with leaded lights and modern door with side lights. Rear elevation has C18 outshut with exposed framing to ground floor tile-hung above and 2 storey C20 brick extension. Interior has frame with mid rail on deep plinth, plain axial beam to central room and mainly plain floor joists. Cambered beam to open fireplace. Parlour has spine beam with 1 inch chamfer and lambs tongue stop. Queen post roof with collar beams clasped purlins and diagonal tension braces. 1st floor has a 3 plank oak door with old hinges and 2 plank cupboard door.

Thayres Cottage TQ0598327370 Grade II - Cottage. Probably C17. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. Two of the first floor windows have been enlarged to form gabled dormers. Chimney breast on south wall.

Bees TQ0623226578 Grade II - House. C17 or earlier timber-framed building with the timbering exposed at the back with plaster infilling, but refronted with red brick on ground floor and tile-hung above. Half-hipped tiled roof. Casement windows. Two storeys. Five windows.

Cherry Tree Cottage TQ0621026761 Grade II - House. C18 or earlier. Two storeys. Four windows. Painted brick. Tiled roof. Casement windows.

Character Area I: Outlying Rural Area

Orfold Farmhouse TQ 05734 25173 Grade II - Farmhouse. L-shaped building. The south west wing is probably C17. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. The east wing is mid C19 and of higher elevation. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Vertical glazing bars intact. Doorway with pilasters, pediment, rectangular fanlight and door of four moulded panels.

Harsfold Farmhouse TQ 05198 24875 Grade II - Farmhouse. Two parallel ranges. The north range is C17. The south range is C18 with taller elevation. Both are of two storeys and three windows. Coursed stone with red brick dressings and quoins. Casement windows. The north range has a tiled roof, the south range a roof of Horsham slabs.

Malthouse TQ 03659 24349 Grade II - Probably C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Modern porch.

Lughurst TQ 03572 23597 Grade II - Dates to the mid-late C16, with an addition of the early-mid C17 * It has a surviving timber box-frame with curved braces, roof, and two substantial end stacks.

1-4 Brickyard TQ 03773 24464 Grade II - Range of four cottages early C19. One storey and attic. Eight windows. Eight gabled dormers. Red brick and grey headers. Tiled roof. Casement windows with latticed panes. Four gabled porches with round-headed arches.

Malham Farmhouse TQ0618928706 Grade II - C18 front with an older portion behind. Three storeys. Four windows. Red brick. Steeply-pitched hipped tiled roof. Some casement windows, but mostly sash windows with glazing bars intact. Porch with pediment.

Brinkhurst Cottages (Formerly listed as 22.2.55 Brinkworth Farmhouse, now cottages) TQ0597628684 Grade II - Farmhouse, now cottages. L-shaped C17 or earlier timber-framed building with red brick infilling, the east front refaced with brick on ground floor and tile-hung above, the first floor of the west front weather-boarded. Tiled roof. Casement windows. Two storeys. Two windows facing north, three windows facing east. The north wing is now empty and neglected. (restored 2012 and back to one farmhouse).

Appendices

Naldretts Farmhouse TQ0498627474 Grade II - C18. Two storeys. Two windows. Red brick. Hipped tiled roof. Casement windows.

Barn at Naldretts Farm to the north east of the farmhouse - TQ0500527494 - Grade II - L-shaped C18 building. Faced with tarred weather-boarding. Hipped tiled roof.

Durbans TQ0524528078 Grade II - Probably C17. Two storeys. Four windows. Ground floor stuccoed, above tile-hung. Ripped tiled roof. Casement windows.

Loves Farmhouse TQ0634627526 Grade II - L-shaped C17 or earlier timber-framed building refronted the north wing with red brick on ground floor and tile hung above, the west wing with painted brick. Tiled roof with pentice on north side. Casement windows. Two storeys. Four windows.

Swale Farmhouse (now Smale) TQ0602027818 Grade II - L-shaped C17 or earlier timber-framed building with painted brick infilling, first floor tile-hung. Hipped tiled roof. Casement windows. Two storeys. Three windows.

Sparr Farmhouse TQ0425027252 Grade II - C17 or earlier timber-framed building with plaster infilling. The first floor is tile-hung and oversails on brackets with a bellcast over the brackets. Horsham slab roof, partly replaced with tiles. Casement windows. One oriel window of two tiers of three lights projecting on a bracket on ground floor. Two storeys. Three windows. Modern wing added behind in 1928.

Barn at Sparr Farm TQ0425027252 - adjoining the farmhouse on the south east (Formerly listed as an Outhouse) Grade II - Barn. C18. Faced with weather-boarding. Half-hipped tiled roof.

Character Area J: South Downs National Park

Bedham House partly in Fittleworth Parish TQ 01803 21816 Grade II - C18. Two storeys. Two windows. Coursed stone. Tiled roof. Casement windows.

Malthouse, Bedham Road TQ 03659 24349 Grade II - Probably C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Modern porch.

Collin's Marsh, Bedham road TQ 03280 23478 Grade II Farmhouse, now house. Originally Collins Marsh Farm. C18 or earlier. Two storeys. Four windows. Red brick, grey headers and stone rubble. Tiled roof. Casement windows.

Pallingham Manor Farmhouse TQ 04405 22435 Grade II - At one time called Pallingham Farm. T-shaped C17 or earlier timber-framed building, refaced with stone rubble. Tiled roof with pentice behind. Casement windows. Two storeys and attic in gable end. Two windows.

Barn at Pallingham Farm TQ 04441 22372 Grade II - Barn. C18 faced with tarred weather-boarding with a hipped tiled roof, in the east end of which have been incorporated the remains of a C13 manor house in stone rubble with dressed stone quoins and loop lights.

Old Smith TQ 03335 23716 Grade II Cottage. L-shaped C17 or earlier timber-framed building with the timbering and plaster infilling exposed in the north gable end but refronted with stone rubble with red brick dressings. Tiled roof. Casement windows. Chimney breast on east wall. Modern addition in the angle of the L.

Fowlers: TQ 03416 22809 Grade II Cottage. Formerly called Horsebridge Farm. C17 or earlier timber-framed with plaster infilling and curved braces. Tiled roof. Casement windows. Two storeys. Two windows.

Glasshouse TQ 0319722878 Grade II Cottage. Probably C17. Two storeys. Three windows. Red brick. Hipped tiled roof. Casement windows.

Arundel Holt: TQ 02511 22483 Grade II Cottage. Formerly and on the map called Badland. C17 or earlier timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows.

Appendices

Rose's Farmhouse, TQ 02955 22852 Grade II Farmhouse. On the map called Rose's Cottage. C18. One storey and attic. Two windows. One hipped dormer. Painted brick. Hipped tiled roof. Casement windows.

Cheeseman's TQ 02952 22776 Grade II Cottage. C18. Two storeys. Two windows. Coursed stone. Tiled roof. Casement windows.

Pallingham Quay Farmhouse: TQ 03591 21619 Grade II Farmhouse. C18. Two storeys. Five windows. South front stuccoed. Tiled roof. Casement windows. The north portion forms three parallel ranges in red brick and may be older but has had several modern alterations.

Barn at Pallingham Quay Farm: TQ 03569 21584 Grade II Barn. Large C18 Barn faced with weather-boarding. Hipped tiled roof. Wagon entrance in centre of north front with a projecting hip over.

Ingrams Farm: TQ 03132 24431 Grade II - Timber framed all of 5 bays and 2 storeys built c 1535 joined to a 2 storey brick building built with the aid of an agricultural grant. Tiled roof was hipped at both ends and the northern addition is half-hipped. The walls are tile-hung over timber framing. The brick walling is of Flemish Bond, the infilling is of stretchers. The Bedham stone plinth is topped with one course of bricks, stretchers under the old walls, headers under the extension. Wattle and daub remains in situ. Vernacular Building Study Report English Heritage: Farmhouse. L-shaped C17 or earlier timber-framed building with red brick and plaster infilling on ground floor first floor tile-hung. Tiled roof. Casement windows. Two storeys. Three windows. C19 addition of two window-bays in red brick at east end of south east wing.

Redlands Farm TQ 03122 24336 Grade II. Farmhouse. Formerly wrongly marked on the map. Probably C17. Two storeys. Two windows. Ground floor red brick above tile-hung. Half-hipped slate roof. Casement windows. Renovated c2000. Small set of industrial units - Champion Caterers and metal workers. Farm building - cattle retaining unit.

Appendices

APPENDIX 2: TREE PRESERVATION ORDERS



Appendices

APPENDIX 3: FAVOURITE PLACES IDENTIFIED AT APRIL 2012 CONSULTATION

Top 6 Spots	Top 6 Views
<p>Favourite Spot - the Green 18 people</p>	<p>Favourite view - from the Church 21 people</p>
<p>Favourite Spot - The Church Yard 10people</p>	<p>Favourite View - village from the Green 9 people</p>
<p>Favourite Spot - Harsfold Farm 6 people</p>	<p>Favourite View - From Harsfold Lane 9 person</p>
<p>Favourite Spot - Symonds Bridge 5 people</p>	<p>Favourite View - From Carters Way/ the Luth 5 people</p>
<p>Favourite Spot - Lordings Lock 3 people</p>	<p>Favourite view - South path between Church & A272 5 people</p>
<p>Favourite Spot - Newpound Lane 3 people</p>	<p>Favourite view - from the path to Frithwood Farm 3 people</p>

Top 6 Footpaths
<p>Favourite Footpath - Upper Harsfold Lane 18 people</p>
<p>Favourite Footpath - Lower Harsfold Lane 6 people</p>
<p>Favourite Footpath - Howfold Lane 5 people</p>
<p>Favourite Footpath - Luth Fields 4 people</p>
<p>Favourite Footpath - the Long Fields linking Durbans Rd to Kirdford Rd 3 people</p>
<p>Favourite Footpath - alongside the Green 3 people</p>

Further details
consultation
the following link.

from the April 2012
can be found using

<https://maps.google.co.uk/maps/ms?msid=217957723256239022425.0004bf5b32f09db7fd7e1&msa=0>

Appendices

APPENDIX 4: SOUTH DOWNS NATIONAL PARK CONTEXT

English National Parks and the Broads UK Government Vision and Circular 2010 The National Parks and Access to the Countryside Act 1949 enabled the creation OF National Parks and sets out the statutory Purposes of all National Parks. The Environment Act 1995 added a duty for all National Parks. The Purposes and Duty are as follows:

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the area;

Duty: In pursuing the two purposes above, the authority shall seek to foster the economic and social well-being of local communities within the National Park.

The Government published a new Vision and Circular (2010) containing guidance for National Parks. It details the responsibility of National Park Authorities to adapt to and mitigate against the impacts of climate change, and to lead the way as an exemplar of how to live within environmental limits.

SDNP Context:

Special Qualities:

Each National Park is unique. They have different landscapes, comm-unities and support a huge variety of wildlife. Extensive work was done to draw out what is unique and previous about the SDNP.

1. Diverse, inspirational landscapes and breathtaking views
2. A rich variety of wildlife and habitats including rare and internationally important species
3. Tranquil and unspoilt places
4. An environment shaped by centuries of farming and embracing new enterprise
5. Great opportunities for recreational activities and learning experiences
6. Well-conserved historical features and a rich cultural heritage
7. Distinctive towns and villages, and communities with real pride in their area

Appendices

APPENDIX 5: SOME RARE & INTERESTING PLANTS OF WISBOROUGH GREEN

Scientific name	Common name	Notes
<i>Alchemilla filicaulis</i> ssp. <i>vestita</i>	a Lady's-mantle	Has always been rare in SE England. Occurs in old grassland in two fields near the Mens - the only Sussex sites.
<i>Carex elongata</i>	Elongated Sedge	Scarce in UK. Margin of an Arun backwater. The only Sussex site.
<i>Carex vulpina</i>	Fox Sedge	RDB: VU. Bank of R. Arun. Now in Sussex only in the Arun valley.
<i>Chamaemelum nobile</i>	Chamomile	RDB: VU. Pasture species requiring very short turf. Now survives in Sussex almost entirely on well-mown cricket pitches, including on WG village green.
<i>Daphne mezereum</i>	Mezereon	RDB: VU. Always very rare in Sussex and now virtually extinct, but was known from a copse near the Mens until a few years ago.
<i>Epipactis purpurata</i>	Violet Helleborine	Not rare, but becoming scarce in Sussex. Occurs in woodland in the Arundel Holt area.
<i>Genista tinctoria</i>	Dyer's Greenweed	Formerly a frequent grassland species, but now uncommon. Still occurs in a few fields in WG.
<i>Hypericum maculatum</i>	Imperforate St John's-wort	Not rare, but uncommon in Sussex. Remarkably large populations in a few fields near the Mens.
<i>Leersia oryzoides</i>	Cut-grass	RDB: EN. Bank of R. Arun - several sites. Almost the entire UK population now occurs in Sussex in the Arun catchment, especially on Amberley Wild Brooks and along the Arun banks.
<i>Myosurus minimus</i>	Mousetail	RDB: VU. Uncommon species of arable and poached ground. A fine population in arable south of the village.
<i>Oenanthe silaifolia</i>	Narrow-leaved Water-dropwort	RDB: NT. Damp meadows near the Arun.
<i>Ophioglossum vulgatum</i>	Adder's-tongue	Not rare but becoming scarcer in grassland and open woodlands. In WG churchyard & a few other sites in the parish.
<i>Orchis morio</i>	Green-winged Orchid	RDB: NT. Once fairly frequent but becoming scarce in old grassland. In WG churchyard.
<i>Platanthera bifolia</i>	Lesser Butterfly-orchid	RDB: VU. Becoming rare in Sussex & elsewhere. Occurs sporadically in scrubby grassland and woodland near the Mens.
<i>Platanthera chlorantha</i>	Greater Butterfly-orchid	RDB: NT. Not rare, but always of interest. In ancient woodland.
<i>Polygonatum multiflorum</i>	Solomon's-seal	An ancient woodland species (distinct from the superficially similar hybrid grown in gardens) found in chalky woodland on the Downs. Interesting that it occurs occasionally in the Weald, where it indicates the presence of Paludina limestone beneath. In a copse near the Mens.
<i>Potamogeton x salicifolius</i>	a hybrid pondweed	= <i>P. lucens</i> (Shining Pondweed) x <i>P. perfoliatus</i> (Perfoliate Pondweed). In the Wey & Arun Canal. Very rare in the UK, and only Sussex site.

Appendices

APPENDIX 6: IMPORTANT SPECIES IN THE PARISH

Birds (*Birds of Sussex*, edited Adrian Thomas, produced by SOS and BTO (Feb 2014))

Red Kite
Bullfinch
Nightingale
Tawny Owl

Red Listed Species

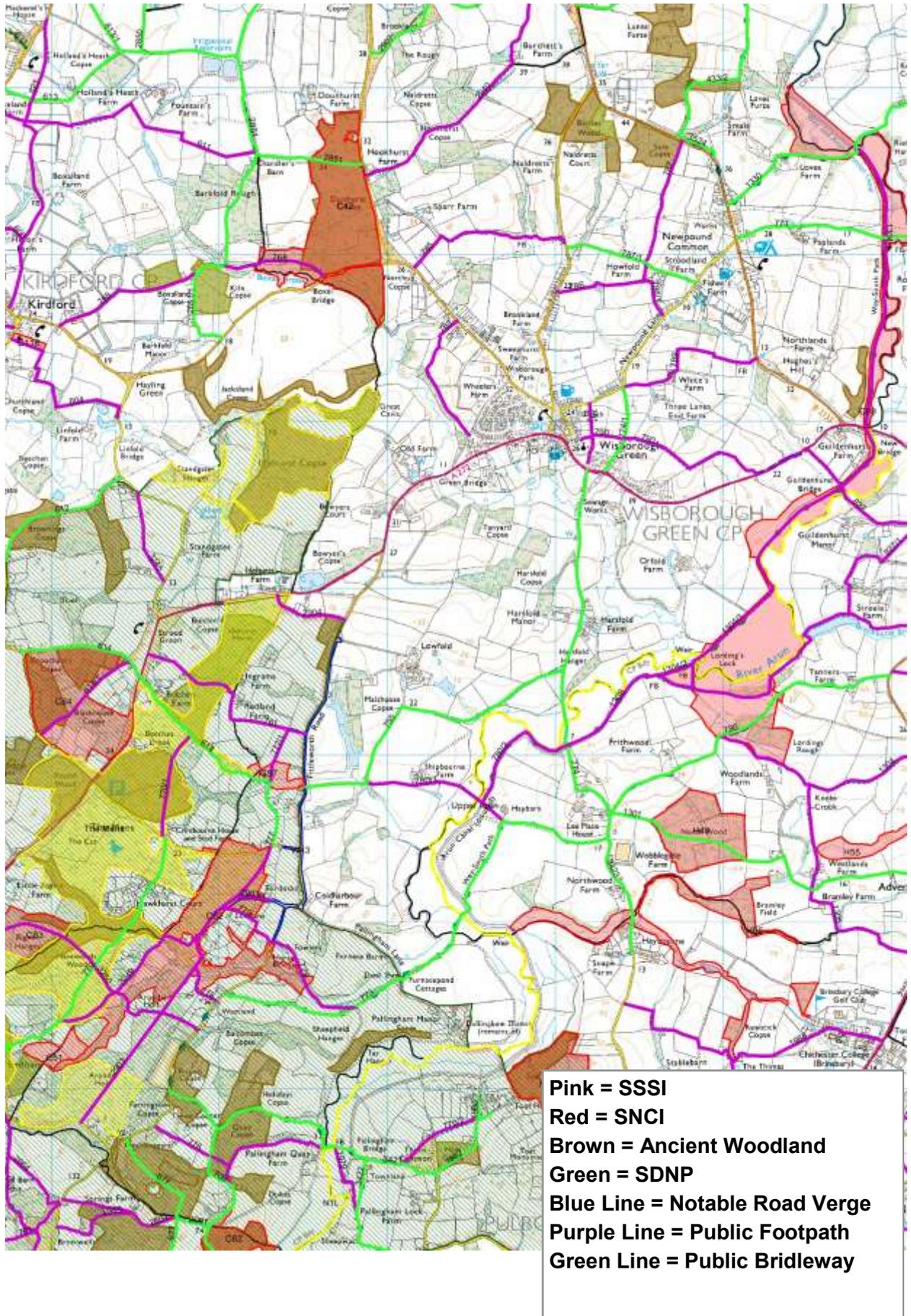
Grey Partridge
Lesser Spotted woodpecker
Turtle Dove
Common Cuckoo
Skylark
Yellow Wagtail
Fieldfare
Song Thrush
Redwing
Wood Warbler
Spotted Flycatcher
Marsh Tit
Willow Tit
Common Starling
Home Sparrow
Yellowhammer

Coral Tooth Fungus

Purple Emperor
Hummingbird Hawkmoth
Barbastelle and Bechstein bats
Badgers

Appendices

APPENDIX 7: AREAS OF DESIGNATION FOR WILDLIFE



Appendices

APPENDIX 8: IMPORTANT OPEN SPACES

IOS1 - Grass Verge adjacent to A272 below Church and extending east along the A272 (Billingshurst Road): These verges create an important open area when entering the village from the east, allowing extensive view from the Church as well as providing a visual profusion of wild flowers in spring. The open aspect contributes to a pleasant street scene. Owned and managed by WSCC.

IOS2 - Grass Verge adjacent to A272, north of the allotment site: In association with the verges detailed above, this verge also contributes to the open aspect and pleasant street scene when entering Wisborough Green, reinforcing the rural nature and character of the village.

IOS3 - Grass Verges at top of Harsfold Lane: The wide grass verges at the top of Harsfold Lane are an example of the open green areas so characteristic of Wisborough Green. Not only do these areas have a wealth of wildflowers, which have been encouraged with late summer mowing only, but has a historical connection to the village. Running along the fence line to the west is a York stone path, now sunken and overgrown by the verge. Historical records indicate that this was the middle section of a path from the Church known as 'Holy Water Lane', and used to collect water from the River Kird. Limited car parking provision has also been provided on the west side for allotment holders, those using the Scout Hut and walkers. Ownership of this top section of Harsfold Lane and therefore the verges is unknown, but the verges are managed by the Parish Council.



ISO 1



ISO 2



ISO 3



Acknowledgements

Wisborough Green Parish Council would like to thank all those who have contributed in any way towards the production of this Village Design Guide. Particular thanks to all the village residents who undertook the Character Area Appraisals and to Shirley Stride for photographing the village.

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