

**LANDSCAPE & HISTORIC CHARACTER ASSESSMENT**

**THE GLEBE FIELDS**

WISBOROUGH GREEN - WEST SUSSEX

March 2023





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### About the authors

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Deborah has extensive experience of preparing Historic Landscape Assessments, Historic Impact Assessments and Setting Studies, including co-authoring a comprehensive report for Kedleston Hall, Derbyshire.

Deborah volunteers as a member of the National Trust’s Historic Environment Advisory Group and is a Trustee of the Gardens Trust.

Carolin Göhler is a Horticulturalist and Chartered Landscape Architect (Dip Hort Kew (Hons), MLD, FLI) with wide experience within heritage environments, planning, landscape design and land management. She has worked for local authorities, civic societies, botanic gardens and the National Trust within the UK and elsewhere.

Carolin volunteers as a local parish councillor, chair of the Tithe Barn Trust and a committee member of the local branch of the Landscape Institute.

Table of Contents		page
1	Introduction and Scope of Assessment	3
2	Site Description	4
3	Planning and Designatory Context	7
4	The History of the Glebe Fields and an Assessment of their Landscape Character	11
5	Consideration of the Glebe Fields as the Setting of the Village (in heritage terms)	15
6	Assessment of the Value of the Landscape of the Glebe Fields	18
7	Viewpoint Assessment	21
8	Conclusions	39
	References	

### Acknowledgements

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### Front cover

Top - View east towards church from Glebe Fields (Church Field - NE boundary)

Bottom - view from churchyard to Church Yard Field and the other Glebe Fields



Figure 1 - View west to church from southern Glebe Field (Church Yard Field) with mature Scots pine within the field

## 1. Introduction and Scope of Assessment

*“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”<sup>1</sup>.*

Deborah Evans, Director of DE Landscape & Heritage Ltd. and Carolin Göhler have been commissioned by Wisborough Green Parish Council to prepare a succinct Landscape and Historic Character Assessment of the Glebe Fields (Fig 2, 4a and b). The assessment provides evidence to support the promotion of these fields as ‘Local Green Space’, as ‘open space’ and ‘valued landscape’<sup>2</sup>, as understood by the National Planning Policy Framework (NPPF), in the Revised Neighbourhood Plan.

The assessment has been informed by sectoral guidance such as *Assessing landscape value outside national designations*, Landscape Institute Technical Guidance Note 02/21 and Historic England’s *The Setting of Heritage Assets, Good Practice Advice in Planning Note 3, 2nd Edition*. Viewpoint photography has been prepared in accordance with *Visual Representation of Development Proposals*, Landscape Institute, Technical Guidance Note 06/19.

The assessment has been prepared by undertaking the following steps:

- Desk-top study of existing material such as the Chichester Local Plan Review (2021 - 2037), Wisborough Green Revised Neighbourhood Plan 2019 to 2037, Wisborough Green Conservation Area Character Appraisal & Management Proposals (2010), National Heritage Lists and Natural England’s Joint National Character Areas.
- Field survey to confirm or establish the landscape character, historic significance and the aesthetic, perceptual and experiential qualities of the fields, to record features of interest such as earthworks, footpaths and hedgerows and to understand the relationship between the fields, the Church of St. Peter ad Vincula, the conservation area and the settlement edge. Site visits were undertaken on 20th February and 6 March 2023.

It is presented as follows:

- Site Description
- Planning and Designatory Context
- The History of the Glebe Fields and an Assessment of their Landscape Character
- Consideration of the Glebe Fields as the Setting of the Village (in heritage terms)
- Assessment of the Value of the Landscape of the Glebe Fields
- Viewpoint Assessment
- Conclusions
- References

### *Limitations and exclusions*

This assessment does not constitute a full setting study of either the Glebe Fields, the conservation area, or of any specific listed buildings within it, as specified by Historic England’s guidance, *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3, 2nd Edition*. Historic understanding is based on information shared by the Parish Council and from readily available public sources. No additional primary historical research has been undertaken.

<sup>1</sup> Ted Walker, ‘The Observer’, 15th October 1971, cover, Wisborough Green Revised Neighbourhood Plan 2019 – 2037, May 2021.

<sup>2</sup> NPPF Glossary definition: “open space: all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”. Valued landscape is referred to at NPPF paragraph 174 a) but the NPPF provides no definition of it. Case Law has established that a site is required to show some “demonstrable physical attribute rather than just popularity” (Stroud Judgement, 2014). Methodologies to help identify such value have since been refined, most notably the Landscape Institute’s Technical Guidance Note 02/21, *Assessing landscape value outside national designations*, which develops GLVIA Box 5.1 (part 6 in this assessment refers).



site

C the Church

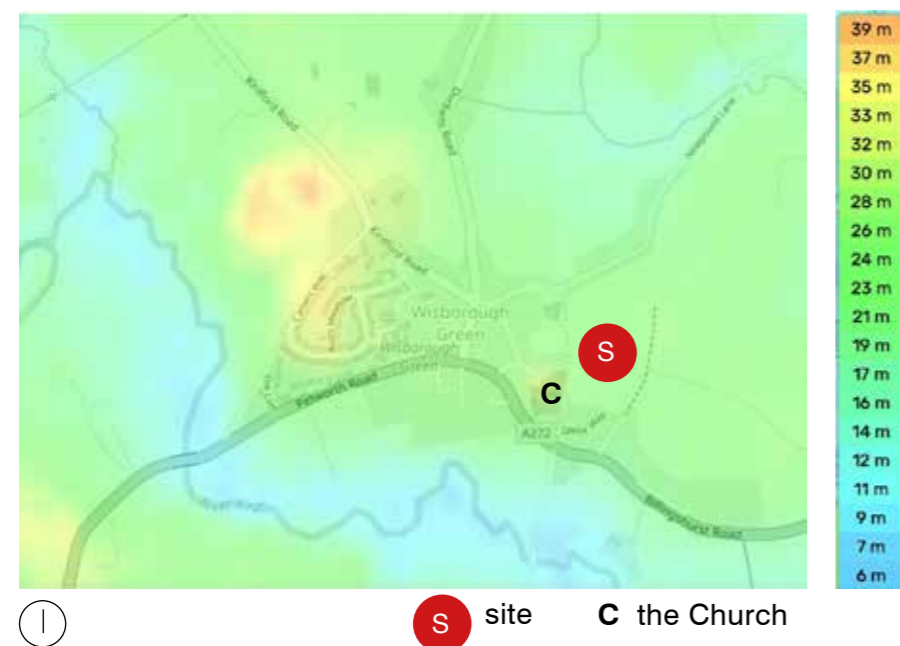
Figure 2 - Site location plan - NTS



## 2. Site Description

The Glebe Fields lies to the east of the village core and to the east and northeast of the Church of St. Peter ad Vincula (Fig 5). They are three fields of roughly similar size, c. 4 acres each. The southern field lies on a west/east alignment immediately to the east of the churchyard with the two fields to the northwest and northeast lying on a north/south alignment.

The fields are pasture and enclosed by a combination of historic ditches and hedgerows, modern post and wire fencing and linear tree belts, the latter around the northeast and east sides of the northeast field. Some mature hedgerow trees, notably oaks, survive within these boundaries as do a scatter of later Scots pine within and bounding the southern field. Scrub and self-set saplings have created a loose planted boundary between some mature oaks along the east side of the churchyard. The mature domestic gardens of Glebe Way also contribute to the south boundary of the fields by conveying a sense of a woodland edge. Land within the fields rises from c. 21m AOD in the northwest to c. 23m AOD near the centre of the northern fields before falling southeast toward their east boundary.



**Figure 3** - Topographic Map NTS - (height in metres, TessaDem/ OpenStreetMap, www.topographic-map.com - web accessed 21 Feb 2023)

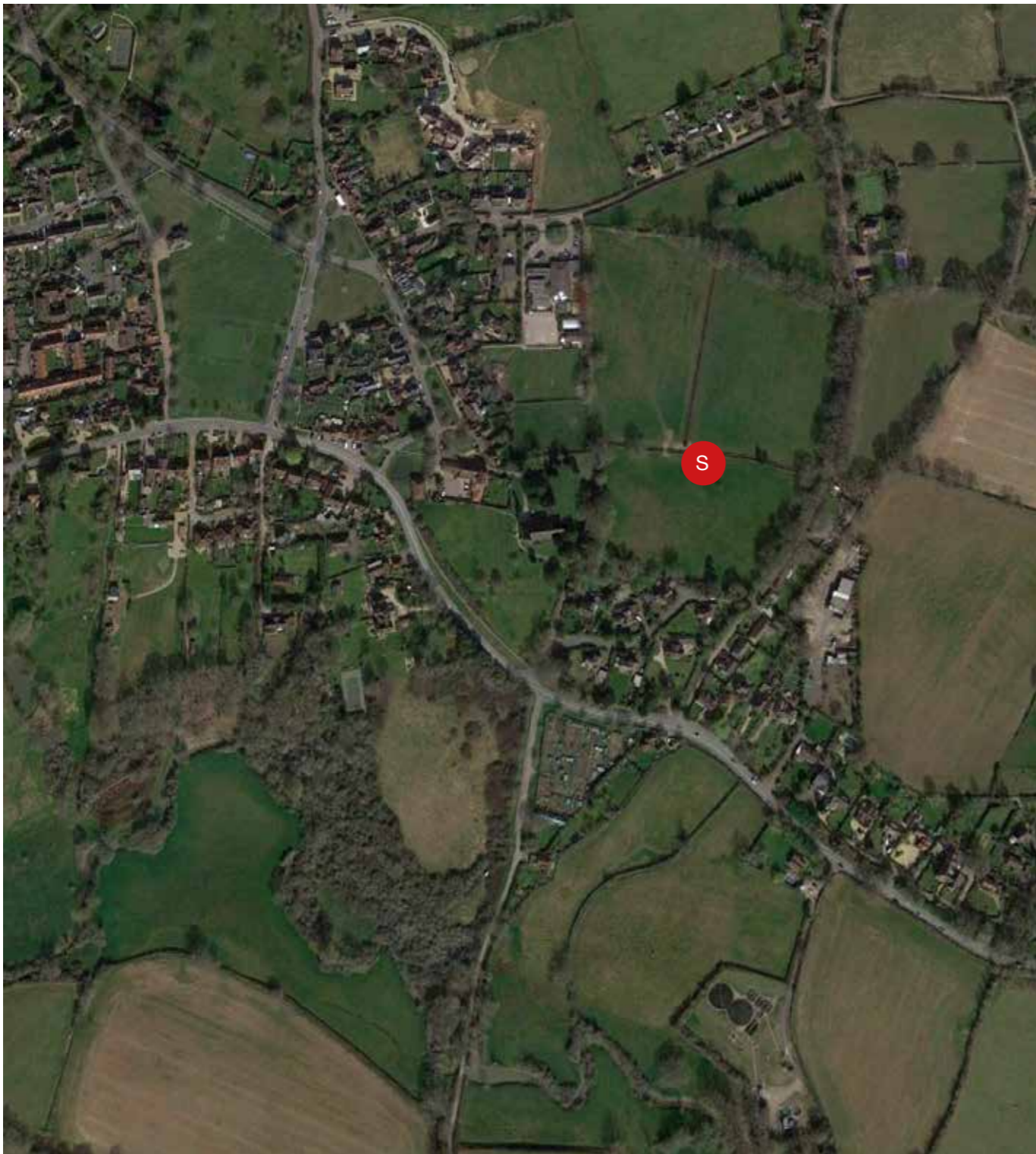
Land within the south field falls from c. 23m AOD near the churchyard boundary to c. 18m near its southeast corner. Two long established footpaths cross the Glebe Fields. A bridleway runs north from the A272 along the eastern boundary of the fields. The first PROW (791) runs inside the west boundary of the fields linking Newpound Lane in the north to Billingshurst Road (A272) in the south via the churchyard. The second PROW (790) runs from the village centre, along the north edge of the churchyard and to the north of the central field boundaries within the Glebe Fields before intersecting with a bridleway (744\_1) which bounds the east sides of the fields'. These are permissive footpaths. The bridleway runs north from the A272 along 'The Long Croft' before becoming a farm lane linking to Champions Farm and Newpound Lane to the north. Footpath 790 continues east across the adjoining farmland. These paths all evidence regular use and the fields have long been established as informal open space. Villagers generally respect the paths, but a strong diagonal desire line has also been created from the northwest corner to the central junction of the three fields and walkers can be regularly seen on any parts of the Glebe Fields.

The fields are characterised by their openness and lack of development offering clear views of the east edge of the village, including the church and the primary school. From the northern area, there are views of the upper storeys, ridgelines and gardens of Glebe Way in the south with partial views of Songhurst Meadow and houses along Newpound Lane experienced from the south and central areas when looking to the north.

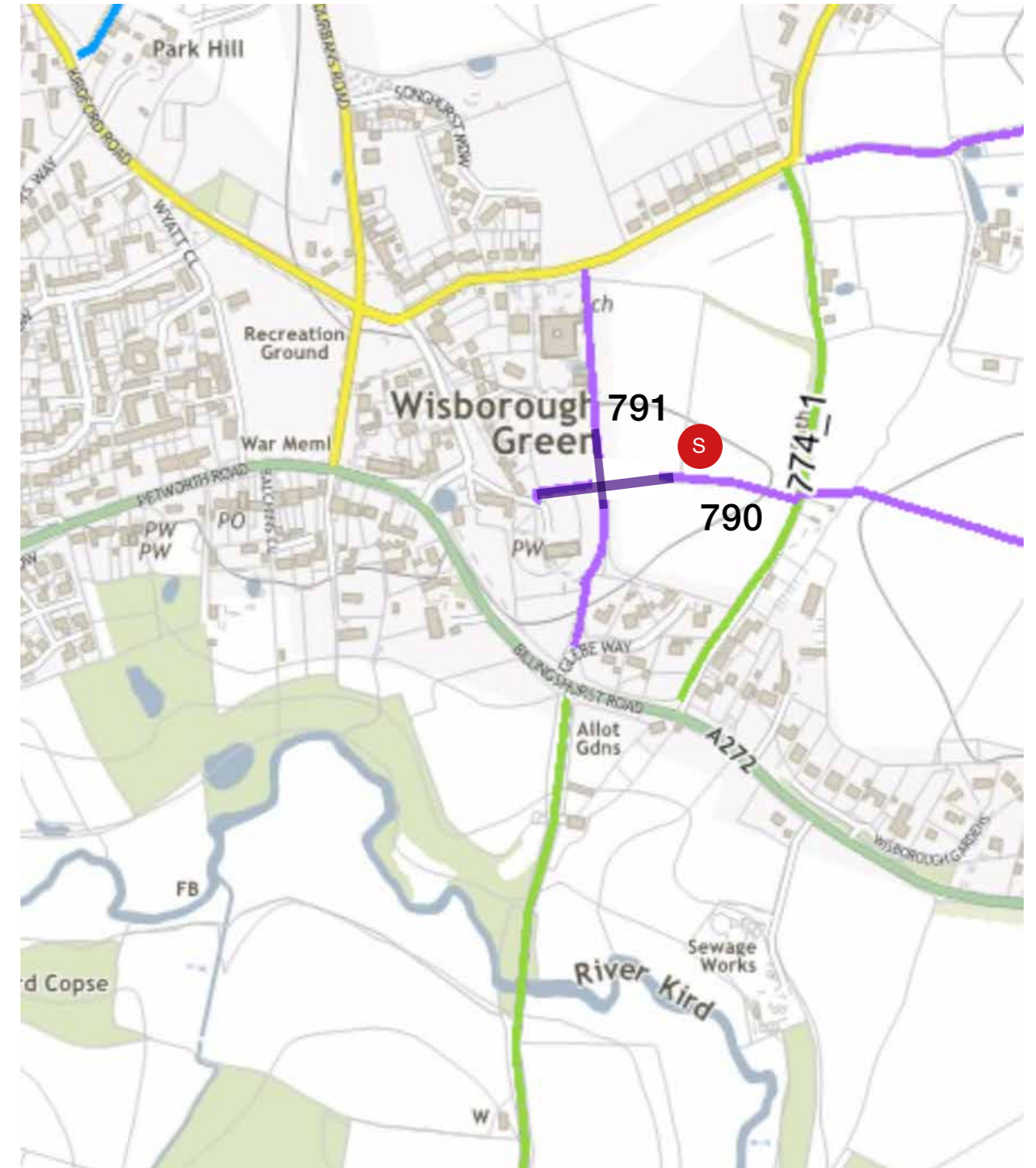
Filtered views of land beyond the fields, notably to the east across the bridleway, towards Champions Farm and Three Lanes End Farm and across farmland rising to the east, are also experienced from within the fields.

The church spire remains a constant landmark seen from within and outside the fields. The Glebe Fields provides an immediate pastoral context to the church, and to the village, and creates clear connections with the farmland to the east and the wider rural landscape to the north and south.





⌚ S site



⌚ S site

**Figure 4a** - Site location plan NTS (google earth - web accessed 21 Feb 2023)

**Figure 4b** - Site location and local public footpaths NTS (Source: West Sussex County Council, Rights of Way - web accessed 21 Feb 2023)





i. View north from Church with footpath to left and desire line to centre right



ii. View northeast across fields to woodland belts



iii. View south to Glebe Way



iv. View northwest from the junction of footpath 790 with the bridleway



v. View from northern churchyard with Glebe Fields to the east



vi. View west from bridleway to church

**Figure 5** - Contextual images i - vi showing site and its general landscape context



### 3. Planning and Designatory Context

#### CHICHESTER LOCAL PLAN 2021 – 2039

The emerging Local Plan is currently out for consultation, ending on 17th March 2023.

The Plan seeks to identify suitable sites and locations for residential development in collaboration with local communities through neighbourhood planning. There is a preference for development within the North of the Plan Area, which includes Wisborough Green which the Plan identifies as a “service village” with limited facilities (Map 3.1).

An allocation of 75 new dwellings has been included for Wisborough Green<sup>1</sup>. The Glebe Fields may be considered a potential allocation site. In order to explore their suitability, the following policies have been considered. These have been identified as being particularly relevant to this assessment. They are presented on the presumption that the Local Plan will be sound and properly reflect the NPPF. No consideration of the NPPF itself is therefore included in this section.

**Policy S2 Settlement Hierarchy** is clear that there is a presumption in favour of sustainable development within a settlement boundary. The identified “following general approach” advocates:

- Respecting the setting, form and character of the settlement.

**Policy P9 The Historic Environment** recognises the need to conserve or enhance the historic environment, namely:

- Designated heritage assets including listed buildings, structures and their settings, and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.
- Non-designated heritage assets will be identified and conserved and enhanced in accordance with their significance and contribution to the historic environment.

**Policy P10 Listed Buildings** is specific that development affecting listed building will be supported where it:

- Would conserve and not harm the historic character, qualities and special interest of the buildings including its interior, curtilage and setting.

**Policy P11 Conservation Areas** is clear that development will be permitted only where it preserves or enhances the character and appearance of the conservation area, including:

- Protecting the setting (including views into and out of the area).

**Policy P12 Non-designated heritage assets** notes the need to:

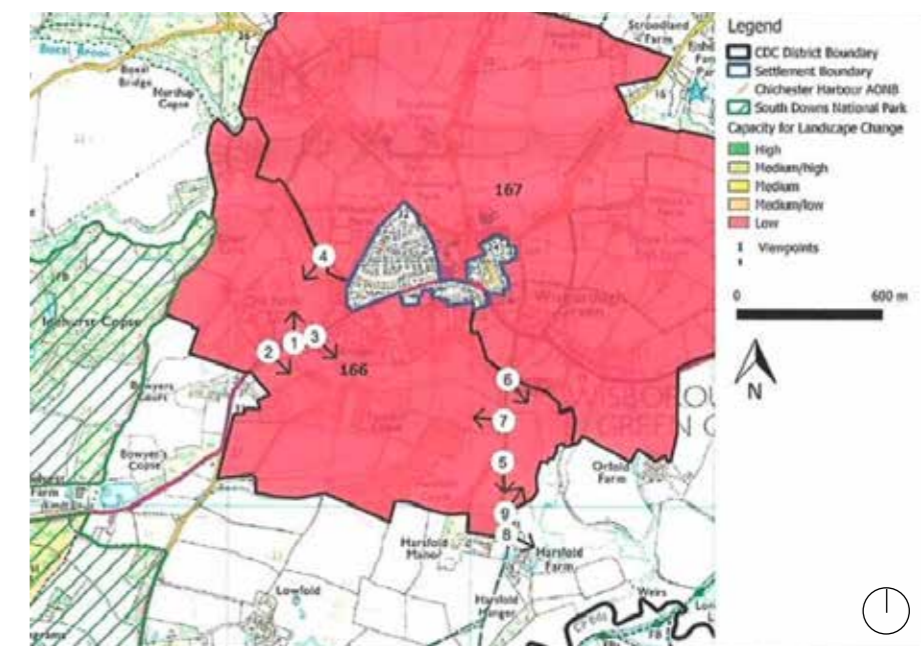
- Sustain or enhance their significance, including their setting<sup>2</sup>.

**Policy P14 Green Infrastructure** can also be applied in this case as the Glebe Fields are established within the village as informal open space, with footpaths, which link to the Public Rights of Way network in the east (Bridleway 774\_1) and provide continuity with the green spaces within the village, notably the Village Green and land beside School Road.

#### **Policy NE8 Trees, Hedgerows and Woodlands**

This policy recognises the visual amenity, quality of the environment and provision of habitat for a range of wildlife offered by protected trees such as the TPOs within and adjacent to the Glebe Fields. The policy is clear that ‘Development proposals will be granted where it can be demonstrated that all the following criteria have been met’. The ten criteria include:

- Proposals conserve and, where appropriate, enhance existing valued and protected trees, hedgerows and woodlands;
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and trees; veteran trees; protected trees, groups of trees and



**Figure 6** - Capacity of landscape to accept change NTS (Extract Fig. WH/ - Area 167 in CDC Landscape Capacity Study 2019, Chichester Local Plan Review 2035 Landscape Capacity Study, Section D)

woodland and hedgerows) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy in accordance with relevant legislation, policy and guidelines;

- Loss or damage of woodland and hedgerows that are priority habitats and non-protected but valued trees, woodland, community orchards, and all hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate mitigation measures provided
- Proposals should have a minimum buffer zone of 15 metres from the boundary of ancient woodland or veteran trees to avoid root damage (known as the root protection area)<sup>3</sup>

*Chichester District Council Landscape Capacity Study 2019*

The landscape capacity study for Sub Area 167: Wisborough Green Settled Low Weald (Fig 6), which includes the Glebe Fields, forms part of the evidence base for the Local Plan. This records the capacity for change within this sub area is “Low”<sup>3</sup>.

## Summary

The Glebe Fields lies outside the revised settlement boundary and outside the conservation area<sup>4</sup>. The church yard lies within the conservation area. The fields contribute to the setting of the village including its church, and therefore to the significance, of designated and non-designated heritage assets within the village. The capacity of the landscape within and around the Glebe Fields has been identified by Chichester District Council as “Low”. Within the policy framework of the Local Plan, this all reduces the suitability of the Glebe Fields as a potential allocation site for housing.

### WISBOROUGH GREEN REVISED NEIGHBOURHOOD PLAN 2019 – 2037, REGULATION 14 VERSION, MAY 2021

This plan sets out the vision, objectives and policies for growth for the village during the plan period.

The plan recognises the special qualities of Wisborough Green, namely “The traditional village setting” and “A high quality natural environment with wildlife on the doorstep” (p.12).

The Plan objectives include:

- Accommodate sustainable housing development on the allocated sites in accordance with the CDC Local Plan and the NPPF;
- Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community;
- Define a new Settlement Boundary and identify sites where appropriate development will be accommodated;
- Encourage the conservation and enhancement of the historic environment, and,
- Protect and enhance the natural environment, both habitats and landscapes.

In a “SWOT” analysis (p.33), the Plan identifies the following strengths, weaknesses, opportunities and threats which are considered most relevant to this assessment:

Strengths	<ul style="list-style-type: none"> <li>• Character and visual beauty of the village</li> <li>• The Village Green and other assets</li> <li>• Rich historical heritage</li> <li>• Range of views/vistas across countryside</li> <li>• Network of footpaths and bridleways linking areas of interest</li> </ul>
Weaknesses	<ul style="list-style-type: none"> <li>• Lack of affordable housing for local people</li> <li>• Traffic on the A272 through village centre</li> <li>• Viability of local facilities</li> <li>• Secondary school capacity in Billingshurst</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>• Create additional green/open community spaces and wildlife habitats</li> <li>• Instigate review of local significant trees for future replanting</li> </ul>
Threats	<ul style="list-style-type: none"> <li>• Inappropriate housing development</li> <li>• Rural character affected by adverse development</li> </ul>

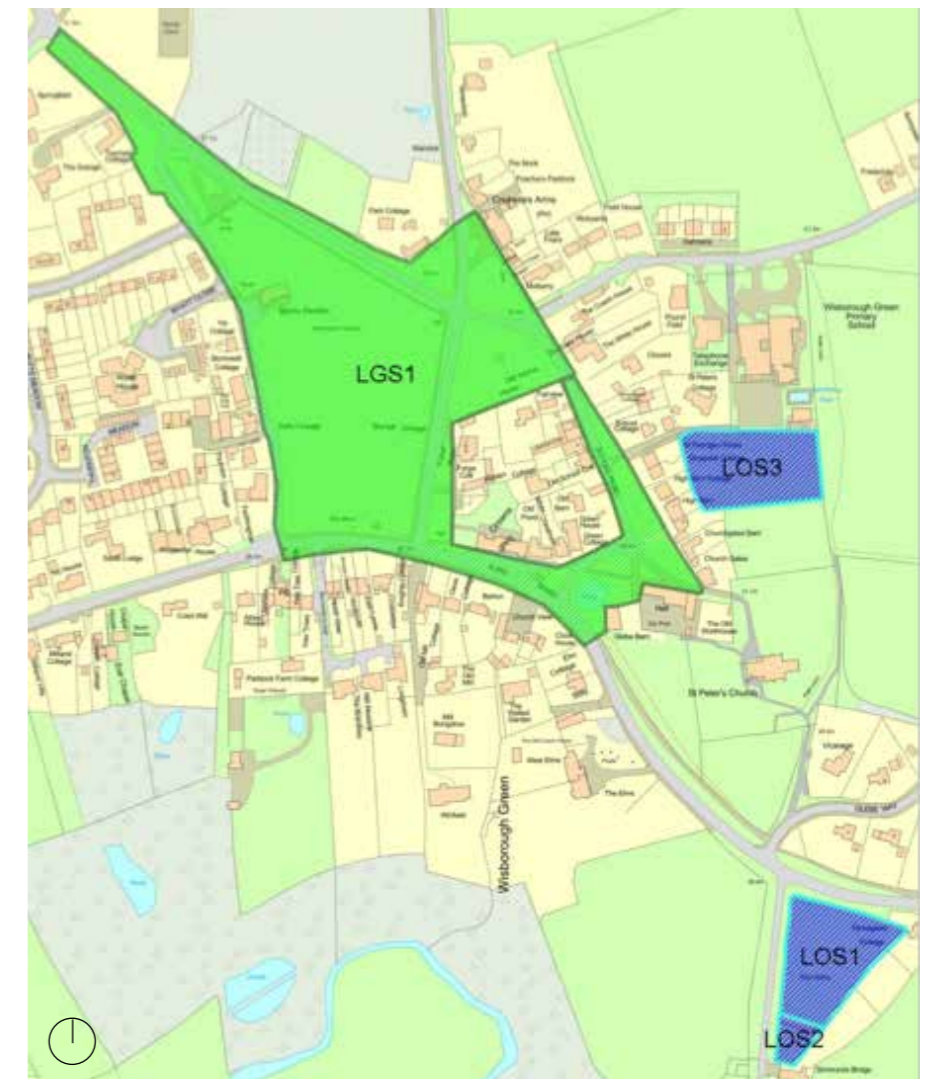
**Policy OA3: Settlement Boundary** (5. p. 39) promotes the following allocation sites for, primarily, residential development which are “not included in the Settlement Boundary consistent with the other development adjacent”:

- SS2 – Ansell’s Yard
- SS3 – Clark’s Yard
- SS5 – Winterfold Gardens
- SS6 – Stable Field
- SS7 – Tanglewood Nursery
- SS8 – Ansell’s Yard.

It is noted that the southern field of the Glebe Fields was considered as an allocation site in the Neighbourhood Plan Review Site Assessment of 2019, when the site (WG19-8) was identified as “potentially suitable, available and achievable” (AECOM assessment conclusions). The overall assessment did, however, clearly identify the likely negative effect of development on matters such as the setting of the conservation area and listed building (church) and on the character and amenity of the landscape overall. Only the east section of the field was proposed for development.

This site was subsequently dropped by the Neighbourhood Plan.

**Policy EN6: Local Open Space** advises “Proposals for development on sites of open space value will be expected to enhance the existing use and community value”. The key areas identified are illustrated by Figure 7 which records “Local Green Space” as the Village Green, its approach from the northwest and open areas of land to the east of Durbans Road and beside School Road and including the area of the duck pond. “Local Open Space” includes the school playing field to the south of the school which abuts the Glebe Fields.



**Figure 7** - Designated Local Green Space and Local Open Space - NTS (Extract Fig 11, Wisborough Green Neighbourhood Plan)



## Local Green Gaps

Consultants, terrafirma, were commissioned in 2019 to review local green gaps<sup>5</sup> identified by the Neighbourhood Plan 2014 - 2029. This work confirmed the gaps are “an important feature of the village character” but recommended that their boundaries were redrawn to provide consistency with the field boundaries. The assessment recorded the entire area of the Glebe Fields as ‘Locally Valued Open Land’ based on a set of criteria (2.1.3). As part of area F, the fields are recognised as “visible from a number of public footpaths, and includes important views from the elevated churchyard” and “forms the rural setting for views towards the church” (2.7.1).



Figure 8 - Locally Valued Open Land Assessment 2020 - NTS (extract Fig. 1 terra firma)

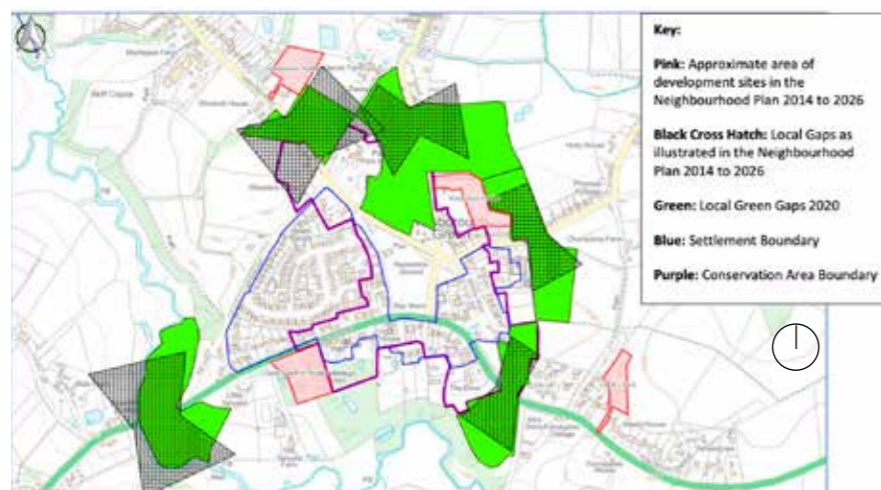


Figure 9 - Local Green Gap Assessment 2020 - NTS (revised Local Green Gap Assessment 2020, extract Fig D1, Wisborough Green Parish Council)

The Parish Council in 2020 re-assessed designated local green gaps for the purpose of the Revised Neighbourhood Plan<sup>6</sup>. In this context, the term “Local Green Gap” refers to:

“land between the village core and radial road developments .... Identified as important in defining the character of the settlement, contributing to the conservation of the village shape and form, and protection of the Conservation Area. It reflects the high value put upon this open aspect of the village by residents”. In its re-assessment of area F, key characteristics and views were identified together with community significance with a summary assessment confirming the Local Gap still met all of the criteria for its designation (x 12 pp. 26 and 27). However, the actual area of the revised green gap only applies to the northwest field, the adjacent church yard and its overflow to the south and does not extend to the field boundaries as recommended by terrafirma (Fig. 8 and 9)<sup>7</sup>.

These revised areas are addressed by **Policy OA5: Local Green Gaps** (p. 40) which seeks to protect the “green spaces and feeling of spaciousness” which are characteristic of the village.

The policy is clear: development proposed within the Local Green Gaps “will only be supported in exceptional circumstances” and, notably, where a proposal will retain “the openness of the Local Green Gaps, visually and physically ....”, that a proposal would “not cause harmful change to the Local Green Gap” and that “Important trees and hedgerows within the Local Green Gaps should be retained as part of any development proposal”.

This definition of Local Green Gap is very similar to that included in the NPPF for ‘Local Green Space’, a landscape designation which allows communities to “identify and protect green areas of particular importance to them” (NPPF 101) in local or Neighbourhood Plans. The designation should only be used where the green space is:

- ‘a) in reasonably close proximity to the community it serves
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including

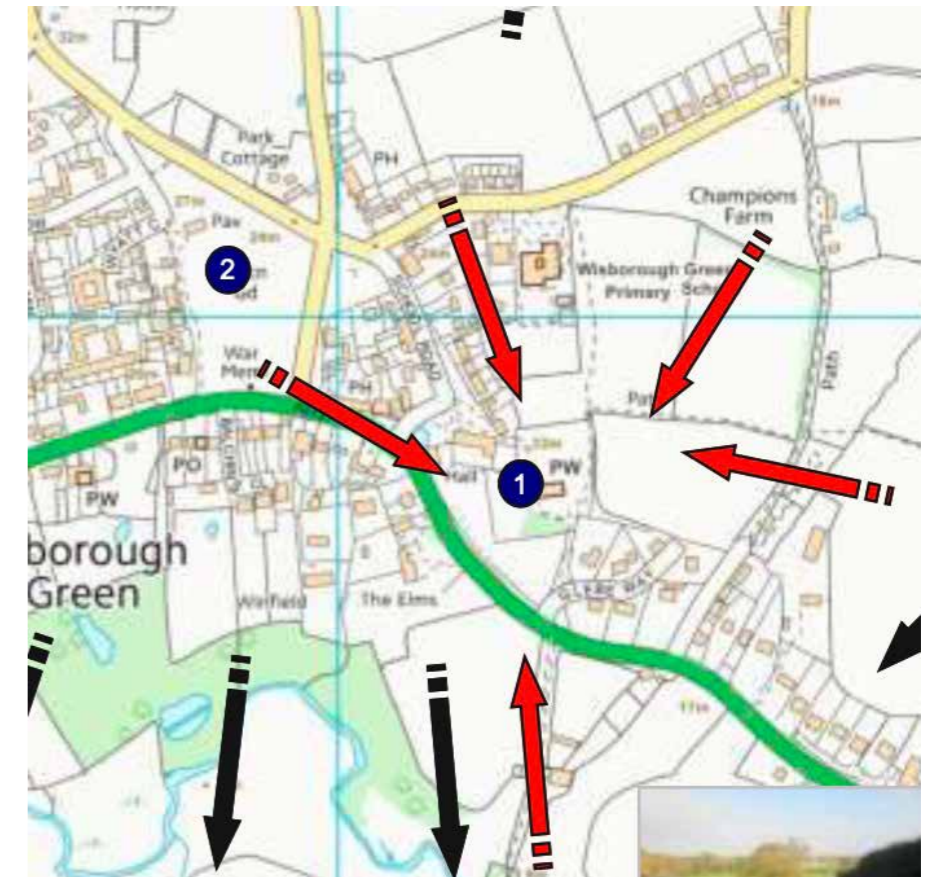


Figure 10 - Favourite and wider views NTS (extract Fig 10 - Wisborough Green Neighbourhood Plan)

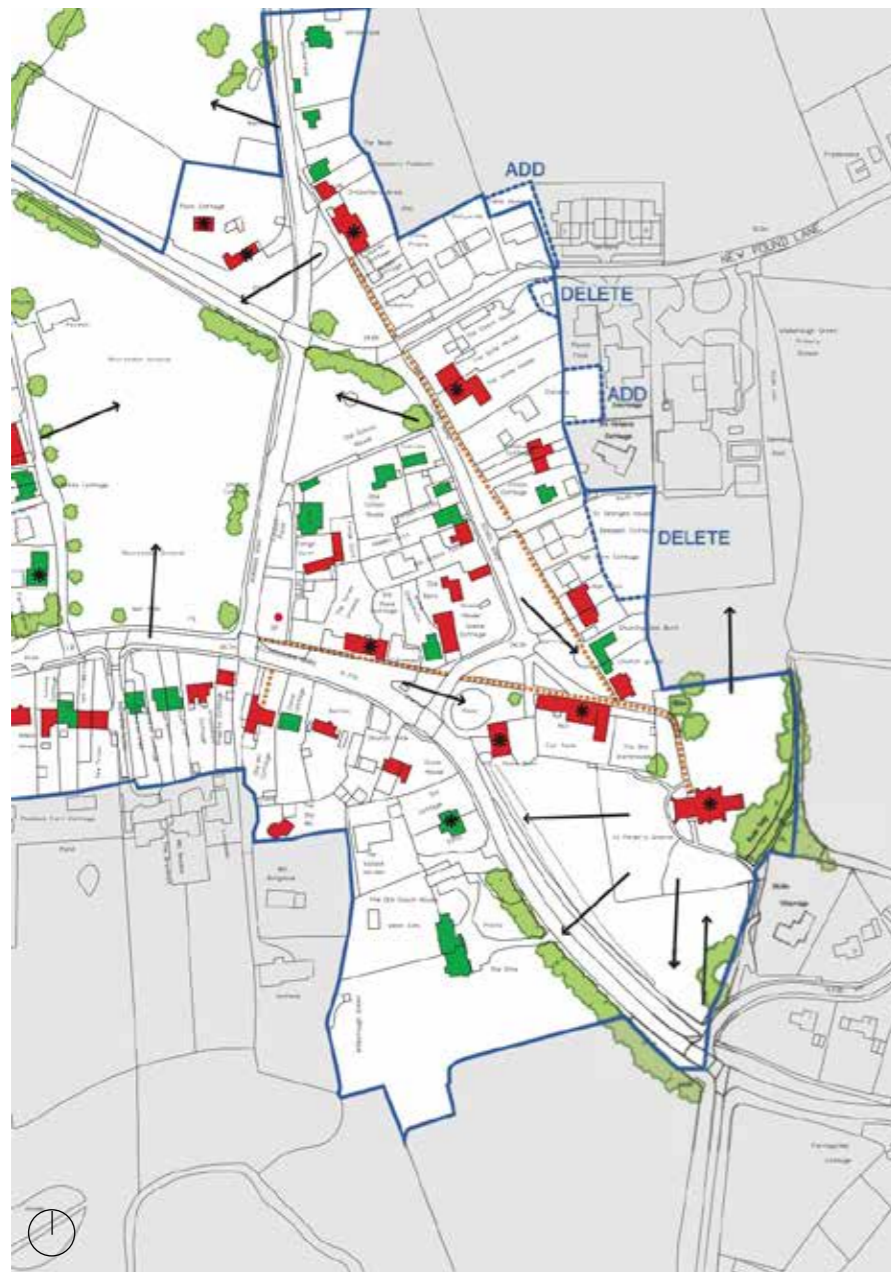
*as a playing field, tranquillity or richness of its wildlife, and, c) local in character and is not an extensive tract of land’ (NPPF 102).’*

Further recognition of the importance of the open character of the landscape within and around the village is conveyed by **Policy EN2: Landscape Character and Open Views**. This advises “Any development should maintain the local character of the landscape and should not cause unacceptable loss of diminution of significant views that currently provide open field aspects or views from the village centre or other open spaces”. It continues, “Where development has a harmful impact on landscape character or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant’s control and will reduce any harm to an acceptable level”.



Important ‘favourite views and wider views’ are identified<sup>8</sup> (Fig 10). These include views toward the church from the east (to the east of Bridleway 774\_1) and northeast (area of Champions Farm). It is the contrast between the openness of the Glebe Fields and the density of the village core to the west of the church, which is significant, the views toward the church are unimpeded and distinctly rural.

**Policy EN3: Public Rights of Way** seeks to “protect and enhance” the residential amenity of designated public



**Figure 11** - Extract of Townscape Appraisal Map c. 2010 showing proposed changes to conservation boundary - NTS (now confirmed)

rights of way, such as Bridleway 774\_1 and footpaths 790 and 791 but this policy can similarly be applied to the other long-established and regularly used permissive footpaths within Glebe Fields. Their amenity is informed by their distinct rural character crossing open farmland while facilitating a variety of mid- and far-distant views of the church, the village and the wider landscape. The Church of St. Peter ad Vincula is the key landmark of the village and local area, it is its historic and communal centre, recognised by the Conservation Area Appraisal as a ‘Focal Building’<sup>9</sup>. As a Grade I listed building, the church holds exceptional national interest and is the principal building of the conservation area which, itself, exhibits special architectural and historic interest<sup>10</sup>. The quality and importance of the historic environment of Wisborough Green is very high.

**Policy EN4: Conserving and Enhancing the Heritage Environment** is clear that new development must satisfy certain criteria such as “the proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets” including Listed Buildings, buildings of local importance<sup>11</sup>, buildings within a Conservation Area and “Monuments and sites and areas of archaeological potential or importance and their settings”.

**Policy EN7: Biodiversity** is also relevant to this assessment through its consideration of ancient trees and trees of arboricultural value (3). Though strictly an amenity designation, two Tree Preservation Orders effect the Glebe Fields. The first is applied to a single Scots pine within the southern field (Ref: 21/00144/TPO), the second is a blanket designation covering the domestic gardens of Glebe Way (Ref: 61/01109/TPO). These are in addition to the protection offered to trees within the conservation area, which includes the church yard. Bridleway 774\_1 is not designated as a TPO but it does offer rich biodiversity potential in its high banks and relic tree planting which creates physical and habitat connectivity between the Glebe Fields and land to the east.

### Summary

The Glebe Fields have not been identified by the community as a suitable development site. Part of the

Glebe Fields are designated as a Local Green Gap, their entirety has been identified as Locally Valued Open Land. The school playing field adjacent to the Glebe Fields is recognised as Local Open Space. The open landscape character of the fields, and the views this affords, is recognised by ‘favourite views and wider views’ identified by the community. Footpaths cross the fields providing amenity and direct access to the wider definitive public rights of way network. The fields evidence the history of the settlement and contribute to the setting and significance of designated and non-designated heritage assets (Section 5 refers). The old lane (the bridleway) to the eastern boundary further evidences ancient routes. Fields and routes also offer support for biodiversity.

<sup>1</sup> This is an increase from 40 dwellings recorded in November 2020. Wisborough Green Revised Neighbourhood Plan 2019 – 2037, May 2021 (Regulation 14 Version) p. 9.

<sup>2</sup> In this instance, non-designated heritage assets can include unlisted buildings within the conservation area, notably those identified as ‘Positive Unlisted Buildings’ on the Wisborough Green Conservation Area Townscape Appraisal Map, bridleway 774\_1 and remnant ridge and furrow earthworks in the northeast field.

<sup>3</sup> The Landscape Capacity Study similarly identifies a low capacity for change within the adjoining sub-area, 166 River Kird and Southern Setting meaning most of the land around the village holds a low capacity for (positive) change.

<sup>4</sup> Wisborough Green Revised Neighbourhood Plan 2019 – 2037, May 2021 (Regulation 14 Version) Figure 8 p. 40.

<sup>5</sup> Terrafirma, Locally Valued Open Land Assessment, February 2020. The key aim of the study was to identify the value and purpose of open land in and around the village core in terms of its importance in contributing to the way in which the “village form, character and identity are perceived” (1.1.6).

<sup>6</sup> Wisborough Green Neighbourhood Plan Review, Re-assessment of Designated Local Green Gaps Within the Wisborough Green Neighbourhood Plan 2014 – 2029, 2020.

<sup>7</sup> This decision was influenced by the planning application for the southern field, later withdrawn. This present report provides evidence to show this field is of equal value to those to the north and can be recognised as Locally Valued Open Land and Local Green Space.

<sup>8</sup> Further views are indicated looking into Churchyard Field from the north end of Glebe Way and from the Bridleway to the east reinforcing the amenity value of the openness of this area to the local community (Wisborough Green Village Design Guide Updated March 2017, CA D: Billingshurst Road map).

<sup>9</sup> Wisborough Green Conservation Area Townscape Appraisal Map. While outside the conservation area, the farmhouses at Champions Farm and ThreeLaneEnds are both listed Grade II which creates an additional heritage context to the Glebe Fields.

<sup>10</sup> The village holds c. 40 listed building in addition to the church. Wisborough Green Conservation Area, Character Appraisal & Management Proposals, Sept. 2010 CDC/The Conservation Studio, 1.1.

<sup>11</sup> Locally listed buildings or ‘Positive Unlisted Buildings’ recognised by the Wisborough Green Conservation Area, Character Appraisal & Management Proposals, Sept. 2010 CDC/The Conservation Studio and Townscape Appraisal Map.



#### 4. The History of the Glebe Fields and an Assessment of their Landscape Character

Wisborough Green is an historic settlement evolving on high ground to the north of the River Kird, beside an important trade route (modern A272) and around a large village green.

The village name possibly evolved from the Saxon 'hill' *beorg* and 'damp meadow' *wisc*, the hill above the meadow. The Church of St. Peter ad Vincula dates from at least the late C11 with additions of C12, C13, C14 and C15 ahead of its restoration by William Butterfield in 1867. The church sits on a high point (Fig. 3), above the river valley, the road and the village, its spire visible at distance in the wider landscape and more clearly within the village and local area as an important orientation marker.

The organic built form of the village evidences its great age, its agricultural foundations and occasional industry, such as glass making. The convergence of local roads (Kirdford Road, Durbans Road, Newpound Lane and Petworth Road [A272]) on the green conveys its historic importance as an area of hiring fairs, markets and community. Footpaths within the local area similarly converge on the green and the church tying the village and the surrounding landscape closely together.

##### Historic evolution of the Glebe Fields

The form of the Glebe Fields is largely unchanged since at least c. 1842 (Fig. 12) when they were recorded by the tithe map. The accompanying apportionment identifies the arable fields as 1392 "Church Yard Field" (bottom), 1394 "Middle four Acres", top left and 1393, "Further four Acres" (top right) and confirms their ownership by the church ("Rectorial Glebe"). Evidence of ridge and furrow in the northeast field may record an earlier, pre-enclosure, field system. The tithe also confirms the ownership of the parcels to the southeast of the church as within church ownership (1388, 1387, 1386 and 1384) and occupied by the Reverend Dr. Thornton ("Vicarial Glebe"), recording features typical of a relatively affluent Parish such as "orchard", a "mead" and the Vicarage with its offices, shrubbery and pond. An intention to create a naïve form of parkland within, at least, "Church Yard Field" is evidenced

by relic park rail along the east boundary of the churchyard and the mature Scots pine within the field (Fig. 1 and 15). This openness is recorded by an aerial photograph c. 1928 which also shows the densely planted vicarage grounds. (Fig 14).

The landscape context of the church is also clearly conveyed by the tithe map by the open parcel 1391, "The Meadow" to its southwest and 1395, the "Long Field" to its north connecting the church visually and perceptually with the main road (present A272) to the south and Newpound Lane to the north. A field entrance, which survives, is recorded off the lane into the northwest corner of the "Middle four Acres". To the east, the Glebe Fields were bounded by a deep lane "Commons, Roads etc. (Commons, Lanes, Roads & Waste land, throughout the Parish" (2066), which survives today as Bridleway 774\_1 (Fig. 4b). No footpaths are, however, recorded by the tithe although it is highly likely the existing footpaths within the churchyard and within the Glebe Fields were present at that time.

The footpaths are clearly recorded by the Ordnance Survey c. 1896 (Fig. 13) and on their present alignments. It is likely these footpaths functioned both as general routes and as 'Sunday paths' bringing the parishioners to the church on which they converge. The footpath which runs between "Middle four Acres" and "Further four Acres" continued to the east, connecting the Glebe Fields to the farmland beyond and the actual farmsteads including 'Jay's Farm' (now Champion's Farm) and 'ThreeLandsEnd Farm' to the northeast. The surviving narrow belt of trees is recorded within the Glebe Fields around the east and north sides of "Further four Acres" with a second narrow belt of trees along the south boundary of "Church Yard Field" between the field and the vicarage lands.

##### Twentieth century developments

No development has taken place within the Glebe Fields and this area of the village is notable for its general lack of

development as follows:

- To the south of the fields, Glebe Way, was built c. 1970 in the area of the former vicarage, its orchard and mead following the demolition of the buildings. Some mature ornamental trees such as yew and larch survive within the more recent gardens sustaining the well-planted character recorded c.1928.
- A new primary school was built in the north of "Long Field" c. 1980 with a parcel of land to the south being reserved as the school playing field. Some modern in-fill development has also occurred between the school and School Road while a row of interwar and post-war housing developed along the north side of Newpound Lane to the north of the fields.
- A new development, Songhurst Meadow has been created to northeast of the junction of Durbans Road and Newpound Lane with a large area of greenspace bounding the site to the north and east.
- The eastern area of an historic "Meadow" to the south of the church has been retained by the church as an overflow graveyard while the west area is a private garden.
- In 2021 a planning application for 25 houses on "Church Yard Field" was made by Millwood Designer Homes but later withdrawn<sup>1</sup>.

##### Landscape character

The village has evolved in response to its landscape character which has been assessed at national and county level. It stands on a sandstone ridge (Wealden greensand) which runs east to west. The village core, including the green, forms a small plateau above the surrounding fields and woodland, characterised by deep drainage ditches and local deposits of clay.

These characteristics are broadly consistent with the overriding character of the **Low Weald (121: National Character Area)** in which Wisborough Green is located. The Low Weald is defined as a "*broad, low-lying clay vale*" (p.3) but an area retaining dense woodland with a distinctive pastoral farming character. Despite its proximity



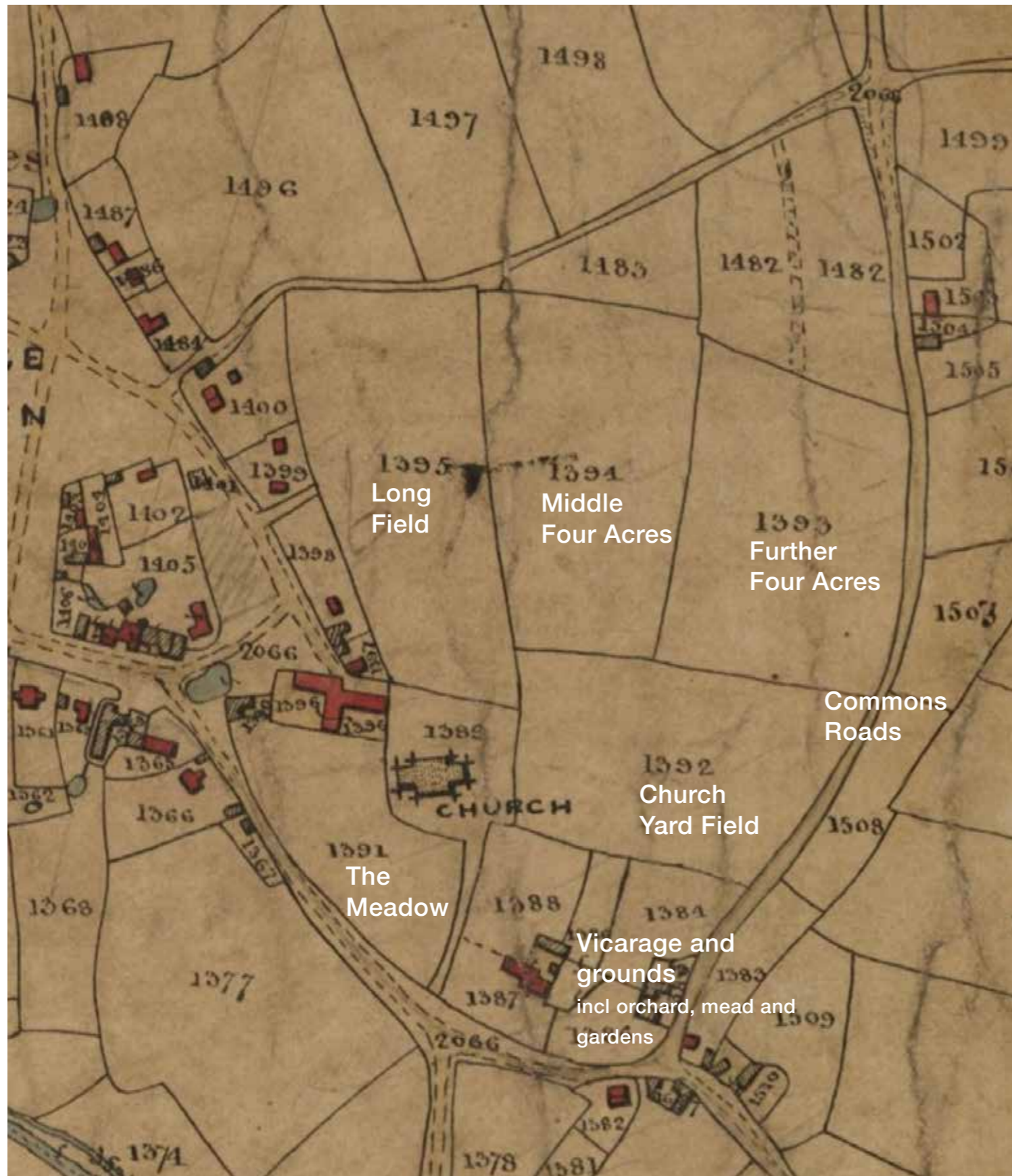


Figure 12 - Extract Tithe Map c. 1842 with field names added- NTS (Source: West Sussex Record Office)

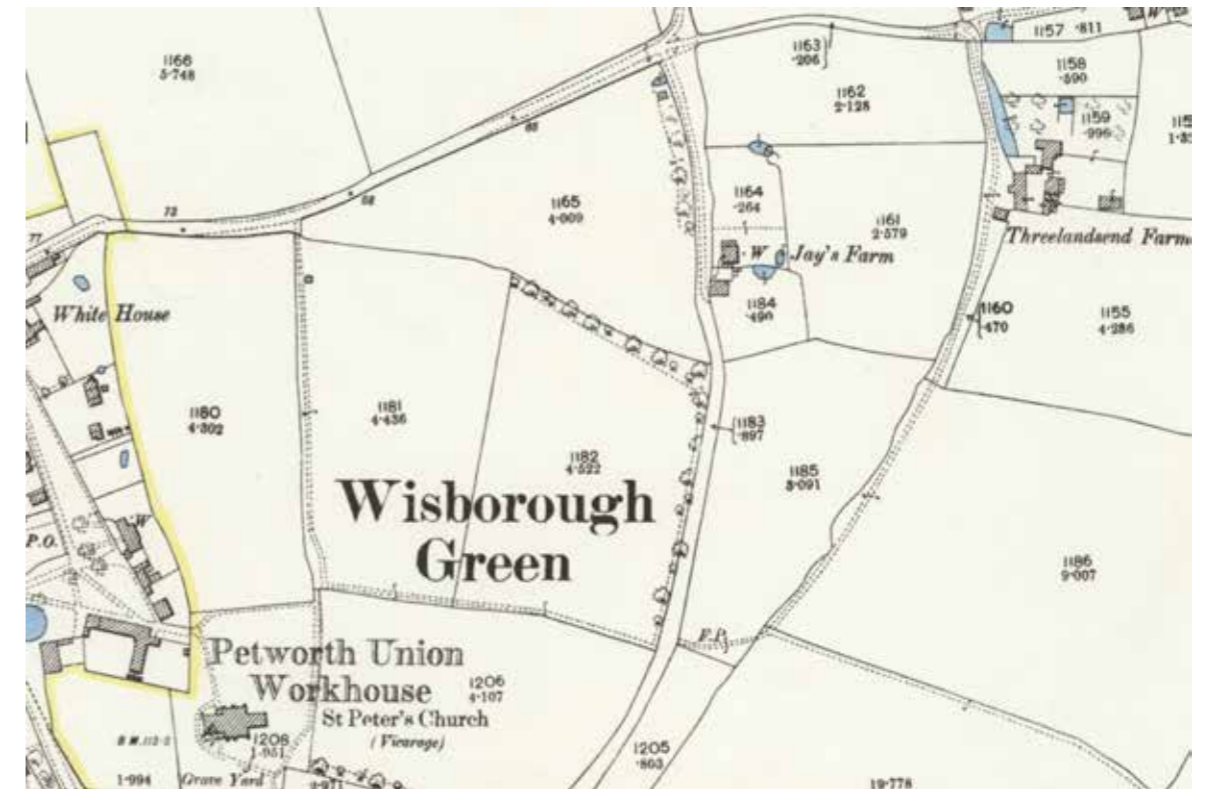


Figure 13 - Extract Ordnance Survey Map c. 1896 (source: National Library of Scotland)



Figure 14 - Aerial Image 1928 (Source: EPW 024688: Britain from Above)







a. Traces of ridge and furrow in northern field



b. Park rail along eastern boundary of the churchyard



c. Scots pine within Church Yard Field viewed from central footpath 790



d. Historic entrance at the northwest of the Glebe Fields



e. Bridleway 774\_1, an historic lane

**Figure 15** - Historic features a - e evident in the landscape



to London, the area is noted for its essential rural character “with small-scale villages nestled in woodland and many traditional farm buildings” (p. 3).

The nuances of the landscape are explored further at county level:

**The West Sussex County Council Landscape Character Assessment** (2003) places Wisborough Green in the ‘North Western Low Weald’ (LW2) character area with key characteristics such as:

- Gently undulating pastoral landscape;
- Dense network of medium sized woodlands, shaws and hedges with mature hedgerow trees;
- Mature and over-mature oak trees;
- Oak – hazel coppice;
- Small and medium sized fields of predominately pasture with some larger arable fields;
- Wealden villages, some centred on village greens, scattered farmsteads and cottages, and,
- Winding narrow lanes linking scattered hamlets and farms.

Landscape and Visual Sensitivities identified by the assessment include:

- Loss of tranquillity;
- Loss of individual trees in fields and hedgerows;
- Over maturity of hedgerow trees with little evidence of new young trees;
- Unsympathetic development, changes in settlement pattern and addition of suburban features, and,
- Quality of public rights of way network vulnerable to reduced drainage management and increased use.

Accompanying Land Management Guidelines promote the conservation of the “existing tranquil rural and predominantly wooded character of the area”, highlighting a need to conserve and manage shaws and single trees in pastures, replant hedgerows and the planting of tree belts and hedgerows around paddocks.

## **The Landscape Character of the Glebe Fields**

The Glebe Fields reflects key characteristics of national and regional landscape character assessments.

Despite the close-proximity of development, notably Glebe Way and the Primary School, they remain distinctly rural, retaining an historic field pattern of long-established medium-sized pastures with hedges, mature hedgerow oaks, ditches, linear wooded belts and footpaths which connect to adjacent farmland and isolated farmsteads. They offer a tranquil and, through their small scale, an intimate landscape context to the village and contrast strongly with the busyness of traffic along the A272 to the south and activity around the Village Green. But they also provide a spatial perception of connection with the Village Green, and the other open spaces within the village, which emphasises the overall character of Wisborough Green as a village within the landscape rather than as a disparate arrangement of landscape within a village.

The history of the Glebe Fields similarly informs their landscape character. They have remained unchanged since at least c.1842 illustrating their communal values as pasture, providing routeways and in their continued use as leased church land. Aspects of improvements such as the mature oaks along the east churchyard boundary and conceits such as the use of park rail along the same boundary and the planting of ornamental Scots pine within Church Yard Field, further strengthens this connection.

The fields are perceptually and historically tied to the church and, therefore, to the village: they are an essential part of its character and therefore of the landscape character of Wisborough Green.

<sup>1</sup>Possibly made in response to the Neighbourhood Plan Review Site Assessment, 2019, which identified a site potential of ‘Up to 25 dwellings’ on Church Yard Field, site WG19-8.



## 5. Consideration of the Glebe Fields as the Setting of the Village

This section offers a more in-depth assessment of how the Glebe Fields contribute to the setting of the village in heritage terms, notably its designated heritage assets, the church and the conservation area (Fig 16 - 19).

The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

The significance of a heritage asset is defined by the NPPF as follows:

“The value of a heritage asset to this and future generations because of its heritage interest. They interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting ....”

The intrinsic significance of the Glebe Fields

As a first step, the intrinsic heritage interests of the Glebe Fields are summarised as follows:

Archaeological interest: The fields evidence internal and external boundaries (hedgerows and ditches) which record traditional land management practices and may hold potential for archaeological finds. Ridge and furrow earthworks survive within the northeast field which evidence an earlier field system overlaid by enclosure by 1842. An historic lane bounds the fields along their east side which may also hold archaeological potential in its raised banks, its surface construction and the associated ditches.

Architectural interest: The fields evidence no intrinsic architectural interest as they are historically undeveloped.

Artistic or historic interest: The fields record artistic interest in the C19 designed overlay of, at least, the southern field evidenced by high-status iron park rail along its west boundary (shared with the churchyard) and the mature in-field and boundary Scots pine. This created a naïve park between the churchyard, which overlooked it and wherein views across the area could be enjoyed from a boundary footpath, and the grounds of the vicarage which lay to the



Figure 16 - View of Church from footpaths within the fields



Figure 17 - Paddock to north of churchyard



Figure 18 - School and edge of conservation area to north of churchyard



Figure 19 - Boundary to east of church **REVIEW IMAGE**



## The contribution of the Glebe Fields to the setting of the Church

The Grade I listed Church of St. Peter ad Vincula is the principal listed building of Wisborough Green. Its status is conveyed by its physical and visual prominence within the village. The Glebe Fields lies adjacent and below the churchyard to the north and east with physically (footpaths) and visually (views) connected to it. They allow the significance of the church to be appreciated as follows:

- *Topography.* The church stands above the fields, it is visually prominent from within them and its elevation conveys its historic and communal high status: it overlooked the land it owned.
- *Functional relationship.* As above. The footpaths helped parishioners reach the church for worship and contributed to a greater sense of connectivity throughout the Parish (notably to the north, south and east of the church).
- *Greenspace.* The fields are greenspace but with a distinct functional quality as farmland. They do, however, provide a form of consistency and repetition with the Village Green and other green spaces within the village, which are so characteristic of the settlement and, as such, contribute to the wider setting of the church.
- *Other heritage assets.* The church dominates the east side of the village. It is the historic rear yards and gardens of other listed and unlisted buildings within the conservation area along School Road which bound the Glebe Fields. This emphasises their rural character which contrasts strongly with the urban settlement boundary.
- *Degree of change over time.* No development has occurred within the Glebe Fields since at least 1842. The alignments of the internal footpaths and of the bridleway are also unchanged. Land to the south, associated with the vicarage, has been developed as Glebe Way. This cul-de-sac is visually discrete with low-density housing set in mature gardens, many of which include planting retained from the vicarage grounds. While Glebe Way decreased the open land to the south of the fields, this land was already long

domesticated, it was no longer farmland. The ability to appreciate the contribution of the fields to the setting of the church is unchanged by it but, through its difference in character and relative density, Glebe Way does increase the appreciation and function of the Glebe Fields in terms of landscape and heritage.

The primary school stands within the historic area of Long Field to the north of the church with recent in-fill development to its west toward School Road. The south areas of Long Field are subdivided into the school playing field and an area of paddock immediately to the north of the church. Despite their subdivision, defined by transparent post and wire fencing and a hedgerow, the playing field and paddock retain a green buffer to the north of the church which relates to the Glebe Fields. While smaller in area than experienced historically, this green buffer helps retain a distinct rural character which complements the contribution of the fields to the setting of the church.

Modern development to the north and northwest of the fields contributes to a sense of enclosure within them and the gradual erosion of the wider rural landscape context of the village. Conversely this increases the value of the fields as an immediate pastoral setting to the church while emphasising its role as the focus of a rural parish.

The cumulative effect of all of this development, however, does not prevent an appreciation of the contribution of the Glebe Fields to the setting of the church, particularly when experienced from the footpaths or from the bridleway.

- *Views.* The views of the church from within the fields are unplanned but functional – experienced along the footpaths or from the adjacent bridle way. They convey the status of the church at the centre of its Parish. Views, which can be described as holding “unplanned or unintended beauty” (11 p. 6) have been identified by the Revised Neighbourhood Plan as “most popular views” (Figure 10) looking from the east and northeast toward the church (Bridleway 774\_1 and associated footpaths) and from Newpound Lane to the

west of the school. In addition, the Wisborough Green Conservation Area Townscape Appraisal Map identified a view looking north out of the churchyard into the historic area of Long Field (Fig 11).

These views confirm both the status of the church, within and outside the village settlement boundary, and the contribution of the fields, as a pleasant and historic pastoral context, to its setting. The Townscape Appraisal Map did, however, misunderstand the views experienced from the church path along the east boundary of the church yard. These views contain an element of design, intended to look out over and above at least Church Yard Field, the low, transparent park rail and well-spaced mature oak trees evidencing an eroded and intentional openness.

The fields are visually, perceptually and historically tied to the church: they are an essential part of its setting.

## The contribution of the Glebe Fields to the setting of the conservation area

The ability to appreciate the contribution of the Glebe Fields to the setting of the conservation area is consistent with the discussion regarding the church above. In their location, scale and character, the fields provide a rural edge especially to the east side of the conservation area, defining its history and function as an important country village. The fields also form part of the wider rural setting to the village, which remains surrounded by farm and woodland despite development and the increased activity on local roads. The fields contribute an important function by preventing coalescence with neighbouring settlements. Through their contrast with the built and domesticated form of the village, therefore, they help define the special architectural and historic interest of the conservation area and its character and appearance as a rural settlement.

The fields are visually, perceptually and historically tied to the to the conservation area: they are an essential part of its setting.



## The effects of development within the Glebe Fields on the setting of the church and conservation area

There are currently no development proposals for the Glebe Fields. However, given the need to identify development sites in the Revised Neighbourhood Plan and given the planning history of, at least, Church Yard Field, the likely effects of development on the setting of the heritage assets within one or all of the fields is summarised as follows:

- The previously undeveloped farmland would be permanently lost. The settlement boundary of Wisborough Green would effectively be extended to Bridleway 774\_1 removing the rural edge of the conservation area.
- Existing footpaths, hedgerows and trees are likely to be retained within any development but their historic context and present amenity would be severely affected by the character and likely proximity of development which would enclose and isolate them.
- The open character of the fields would be lost or significantly compromised (limited development). Development of any density would be intrusive and visually prominent when viewed from the conservation area, from the village more generally and from the footpaths and bridlepath.
- Non-designated heritage assets within the fields would be at high risk of loss (ridge and furrow), the character of the eastern bridleway would likely experience substantial change as a vehicle access route and/or through increased public use.
- The spatial and historic relationships between the fields, the church, the village and the wider rural landscape would be greatly eroded. The ability to appreciate their contribution to the setting of the heritage assets would be lost or severely eroded through permanent change to their function and character.
- The ability to mitigate any development scheme in landscape terms would be very limited owing to the elevation of the church, the close proximity of the conservation area boundary, local topography and the established landscape character of the fields. Mitigation such as new screening planting would further subdivide the fields and reduce openness including close and far distant views.

These likely effects contradict the intentions of both the emerging Local Plan and the Revised Neighbourhood Plan. They also contradict A Strategy for the West Sussex Landscape<sup>1</sup>. While not heritage specific, this work complements the county landscape character assessment and drew attention to matters such as “character and local distinctiveness”, “a strong sense of place”, the accommodation of change “in ways which reinforce and restore character”, the need to protect the “characteristic settlement pattern” of small- to medium-sized settlements, the “protection and conservation of historic landscape features” and the need to provide a “high degree of accessibility to the countryside”.

The vision for the Low Weald is therefore considered relevant to this present discussion. This highlighted the importance of the local distinctiveness of villages “and their settings” and the urban fringe which combines “open spaces, woodlands and hedgerows’ creating a “distinctive landscape character”. (p. 20)

The vision is supported by five strategic objectives:

- Ensure high quality new development which contributes to and reinforces landscape character;
- Conserve and enhance historic landscape character;
- Ensure the maintenance and renewal of the agricultural landscape;
- Conserve and enhance semi-mature habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features, and,
- Promote and celebrate the value and variety of the West Sussex landscape.

Landscape Guidelines for development in rural settlements were also offered with the caveat that demand for such development was then “small” (4.3). The following guidelines are considered particularly relevant to this present assessment:

- Ensure that new development respects and complements

rural settlement form, pattern and character and its landscape setting, reinforcing local distinctiveness;

- Identify and conserve sensitive parts of settlement settings. Where possible, maintain a direct relationship between the old settlement core and the surrounding landscape, allowing views in and out of the settlement, and,
- Incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.

## Summary

The Glebe Fields are part of the setting of Wisborough Green, notably the church and the conservation area. Their heritage values show they are an intrinsic part of its history and help articulate its individual and collective significance. Any development within the Glebe Fields would harm the significance of the designated and non-designated heritage assets, principally their setting. Any permanent change from open fields to built development would erode, and may even remove, the ability to appreciate this heritage significance. Development, notably Glebe Way, only increases the contribution of the Glebe Fields to the understanding and appreciation of landscape character and historic significance. Complementary county landscape guidelines, which reflect both historic and landscape character, promote the conservation of the form, pattern and character of local settlements to sustain local distinctiveness. This is consistent with a desire to preserve significance. The visual experience of the fields, both internally and through their relationship with the village (conservation area and listed buildings) makes a strong contribution to such distinctiveness. It is unlikely that any development within the Glebe Fields could satisfy these guidelines.

<sup>1</sup>A Strategy for the West Sussex Landscape, CBA for West Sussex County Council, 2005.



## 6. Assessment of the Value of the Landscape of the Glebe Fields

The assessment of value within landscape and, notably, the interpretation of “valued landscape” has become an important consideration in planning. In order to help landscape professionals and others make such judgements, the Landscape Institute has published its Technical Guidance Note 02/11, *Assessing landscape value outside national designations*. This includes Table 1, Range of factors that can be considered when identifying landscape value, which develops Box 5.1 in GLVIA3. The list of factors is not exhaustive but it is considered a useful mechanism to establish and convey landscape value. The factors, definitions and examples of indicators of landscape value are taken from *Table 1*. Our examples of evidence are specific to the Glebe Fields and to their landscape context.

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Natural heritage</b>	<i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.</i>	<p><i>Presence of wildlife and habitats of ecological interest that contribute to sense of place.</i></p> <p><i>Extent and survival of semi- natural habitat that is characteristic of the landscape type.</i></p> <p><i>Presence of distinctive geological, geomorphological or pedological features.</i></p> <p><i>Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks.</i></p> <p><i>Landscape which makes an identified contribution to a nature recovery/ green infrastructure network.</i></p>	<p>The Glebe Fields evidence their natural heritage through topography, underlying geology and natural landscape features characteristic of national landscape character area, 121: Low Weald. Their long-standing agricultural use is evidenced by land management practices such as ridge and furrow enclosed and overlaid by small-medium sized fields, ditching and mixed hedgerows (evidencing laying and trimming). Single hedgerow trees (predominantly oak) and narrow linear belts of woodland similarly evidence this land use as boundary markers and wind breaks. The fields offer important habitat potential in the mature trees, hedgerows, ditches and, to a lesser extent, the improved sward. They offer particular value as habitat corridors, linking to the historic sunk lane, Bridleway 774_1, with its ancient woodland flora (bluebells and Dog’s mercury), to farmland further to the east and north, to relic waterbodies (Champions Farm) and to the river valley to the south. The landscape makes a clear contribution to nature recovery and to a green infrastructure network.</p>

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Cultural heritage</b>	<i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.</i>	<p><i>Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels).</i></p> <p><i>Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies).</i></p> <p><i>Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).</i></p>	<p>The layout and form of the Glebe Fields is unchanged since at least 1842 with relic ridge and furrow evidencing an earlier holding. The footpaths within it are recorded from at least c. 1880 although they are probably older. The connection of the fields with the church is confirmed by their historic names, such as ‘Churchyard Field’ and through their continued use as leased farmland. The transparent fenced boundary which lay between the churchyard and, at least, the field to the east, and combined with the elevated position of the church, confirms both its status as the principal building of the village and of its dominion over the Glebe Fields and the surrounding landscape. It is the dominant built feature of local views. The fields contribute to the setting of the church as a listed building and create a rural edge to the settlement (and conservation area) along the rear property boundaries of houses beside School Road. Even where development has occurred, notably Glebe Way and the primary school, it does not remove the ability to appreciate the function of the fields in relation to the church and to the village. Many of the local roads and lanes converge on the church (and village) from the outer Parish, at least two of which cross the Glebe Fields. The C19 overlay of Churchyard Field with its ornamental tree planting similarly conveys a conceit as a ‘parkland’ extension to the churchyard and to the vicarage grounds which lay to the south.</p>



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Landscape condition</b>	<i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.</i>	<i>Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees). Good health of elements such as good water quality, good soil health Strong landscape structure (e.g. intact historic field patterns). Absence of detracting/ incongruous features (or features are present but have little influence).</i>	<p>The Glebe Fields are intact (since c. 1842) with mature hedgerow trees and mixed hedgerows likely being contemporary with their creation. Associated features include the northwest entrance off Newpound Lane and, possibly, the footpaths. Evidence for a C19 overlay of at least Churchyard Field is found in the fragments of park rail along the east churchyard boundary and in the mature Scots pine growing within or along the boundary of the field.</p> <p>There is no development within the fields: they retain their open character. The capacity for change within the Glebe Fields without detriment to their landscape character and value has been identified as "Low" (terrafirma 2020). Glebe Way to the south built out the grounds of the old vicarage but this low-density development has retained a high proportion of planting, including planting retained from the vicarage, which creates continuity with the previous built form as recorded by historic photographs. The primary school is intrusive when viewed from the churchyard and from within the fields, but it lies behind a strong planted boundary and, together with other infill, is not discordant with the overall character and form of the settlement and therefore does not detract disproportionately from the fields.</p> <p>The condition of the landscape within the fields is variable. The trees and hedgerow (and associated ditches) are in decline and would benefit from replanting ditching and gapping up. The popular footpaths are compacted and were very wet at the time of this survey. The sward within the field is improved. The field boundaries, including the churchyard and bridleway are in part overgrown and scrubbed up.</p>

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Associations</b>	<i>Landscape which is connected with notable people, events and the arts.</i>	<i>Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape Associations with science or other technical achievements. Links to a notable historical event Associations with a famous person or people.</i>	The Glebe Fields are associated with the Church of St. Peter ad Vincula. They have been owned by the church since at least 1842.
<b>Distinctiveness</b>	<i>Landscape that has a strong sense of identity.</i>	<i>Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics). Presence of distinctive features which are identified as being characteristic of a particular place. Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity. Landscape which makes an important contribution to the character or identity of a settlement. Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic).</i>	The Glebe Fields reflect key characteristics of their national and local landscape character types through assessment. They are small – medium sized pasture fields, enclosed by hedgerows and ditches with single and scattered trees and set within a wider well-wooded landscape. The fields are well connected by paths which link them to the wider landscape. Within Wisborough Green, the fields also contribute to a series of notable green spaces north of the busy A272 such as the Village Green, which is particularly distinctive, as does their specific role in providing a pastoral setting to the church. They make their own important contribution to the perception of a village enclosed by farmland, most notably when viewed along Bridleway 774-1.
<b>Recreational</b>	<i>Landscape offering recreational opportunities where experience of landscape is important.</i>	<i>Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature. Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration. Presence of town and village greens Other physical evidence of recreational use where experience of landscape is important. Landscape that forms part of a view that is important to the enjoyment of a recreational activity.</i>	<p>Informal open access to the Glebe Fields is long established. The footpaths evidence regular use providing connection between the church and village to Bridleway 771_1 and the wider footpath network. Furniture and waymarking long the footpaths is all in good condition. The spatial quality of the Glebe Fields and the views enjoyed from them all contribute to their important amenity function for the village.</p> <p>The fields have been identified all or in part by the community as 'Locally Valued Open Land' and as a 'Local Green Gap'. This reflects their amenity value.</p>



Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Perceptual (Scenic)</b>	<i>Landscape that appeals to the senses, primarily the visual sense.</i>	<i>Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover. Strong aesthetic qualities such as scale, form, colour and texture. Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges). Visual diversity or contrasts which contributes to the appreciation of the landscape. Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks.</i>	The Glebe Fields are a relatively small and intimate landscape experienced between the east edge of the settlement and the ancient route, Bridleway 774_1. They are distinct as farmland and in their contrast with the built settlement edge. Views within the fields are generally contained by topography and planting, although they are more open to the east with glimpses of neighbouring farmsteads and the wider countryside. The church is the dominant built feature experienced from within the fields, its spire standing above its treed churchyard on its elevated hillock. Views toward the church from the bridleway have been identified by the community as “favourite views and wider views”. Development around the Glebe Fields such as Glebe Way, housing beside Newpound Lane and the more recent Songhurst Meadow development are perceived from the fields but, due to a combination of distance, topography, planting and historic development, they are not overly intrusive and do not detract from the overall perception of the fields as countryside.
<b>Perceptual (Wildness and tranquillity)</b>	<i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</i>	<i>High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet. Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts). Sense of particular remoteness, seclusion or openness. Dark night skies. A general absence of intrusive or inharmonious development, land uses, transport and lighting.</i>	Despite their close proximity to the A272 and to the village, the Glebe Fields retain a notable tranquillity through the provision of natural green space, relative lack of change to their historic character, links to nature and a perception of comparative peace and quiet. Birdsong and animal activity (rabbit, badger) is evident within the area and along the associated bridle path. The time-depth of the fields, evidenced by their form, details and by the presence of woodland indicators (bluebells etc. bridle path and churchyard) similarly contributes to a sense of tranquillity and little change. In addition, the minimal presence of modern interventions such as metaled footpaths or bridle ways, street lighting or litter bins emphasises the contrasting character between the fields and the modern adaptations found within the village itself.

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
<b>Functional</b>	<i>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.</i>	<i>Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows. Areas that form an important part of a multifunctional Green Infrastructure network. Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.</i>	The Glebe Fields are farmland. They have been actively managed since at least 1842. While some traditional land management practices have decreased – such as hedge laying and ditching – their value as amenity landscape has increased. They continue to facilitate connections between the outlying Parish and its core. The increased wear of the footpaths illustrates their growing importance as part of a local Green Infrastructure network.  The characteristics of the fields are consistent with the landscape to the north, east and south of the village (at least) and confirmed by national and local landscape character assessment. This increases the appreciation of the fields as part of the West Sussex landscape and of their crucial role in providing a pastoral context to the settlement edge to the east and northeast of the church.

## Summary

This assessment shows the Glebe Fields exhibits “some demonstrable physical attribute rather than just popularity” (Stroud Judgement, 2014). The relatively small land area contains and conveys attributes of natural, heritage and communal value, based on its time depth, continued form and function and an increased appreciation of its amenity as the village itself turns away from agriculture to a modern residential and service culture. The fields can be considered to properly reflect the requirements of NPPF paragraph 174 a), that as a “valued landscape”, “planning policies and decisions should contribute to and enhance the natural and local environment” through their protection and enhancement “(in a manner commensurate with their statutory status or identified quality in the development plan)”.



## 7. Viewpoint Assessment

Through the revision of the Neighbourhood Plan, Wisborough Green recognises key characteristics and views within the area of the Glebe Fields such as<sup>1</sup>:

- Views across pastureland to the church and churchyard;
- Small and medium sized fields of predominantly pasture;
- High mature hedgerows and mature hedgerow trees, and,
- Mature field oaks.

Together with 'community significance' such as:

- The recognised value of the popular footpaths and views from those footpaths toward the church, and,
- The location of the primary school next to an identified Local Green Gap which brings associated footfall to this area of Newpound Lane/the Glebe Fields and underpins the need for their recognition and continued use as Local Green Space (NPPF paragraphs 101-103).

This all reflects the landscape character of the Glebe Fields and shows how it is experienced by the community.

### *Outline methodology*

Field survey work was undertaken by Deborah Evans and Carolin Göhler in February and March 2023 before the deciduous shrubs and trees came into leaf.

Six viewpoints were identified around the Glebe Fields for assessment in accordance with sectoral guidance (Fig 20 and Views 1-6). The viewpoints help confirm key landscape features, qualities and characters, and determine the degree of intervisibility. These are supported by eleven contextual photographs to illustrate the landscape context of the Glebe Fields, how they contribute to the setting of the Grade I Church of St. Peter ad Vincula and to the eastern edge of the village/conservation area.

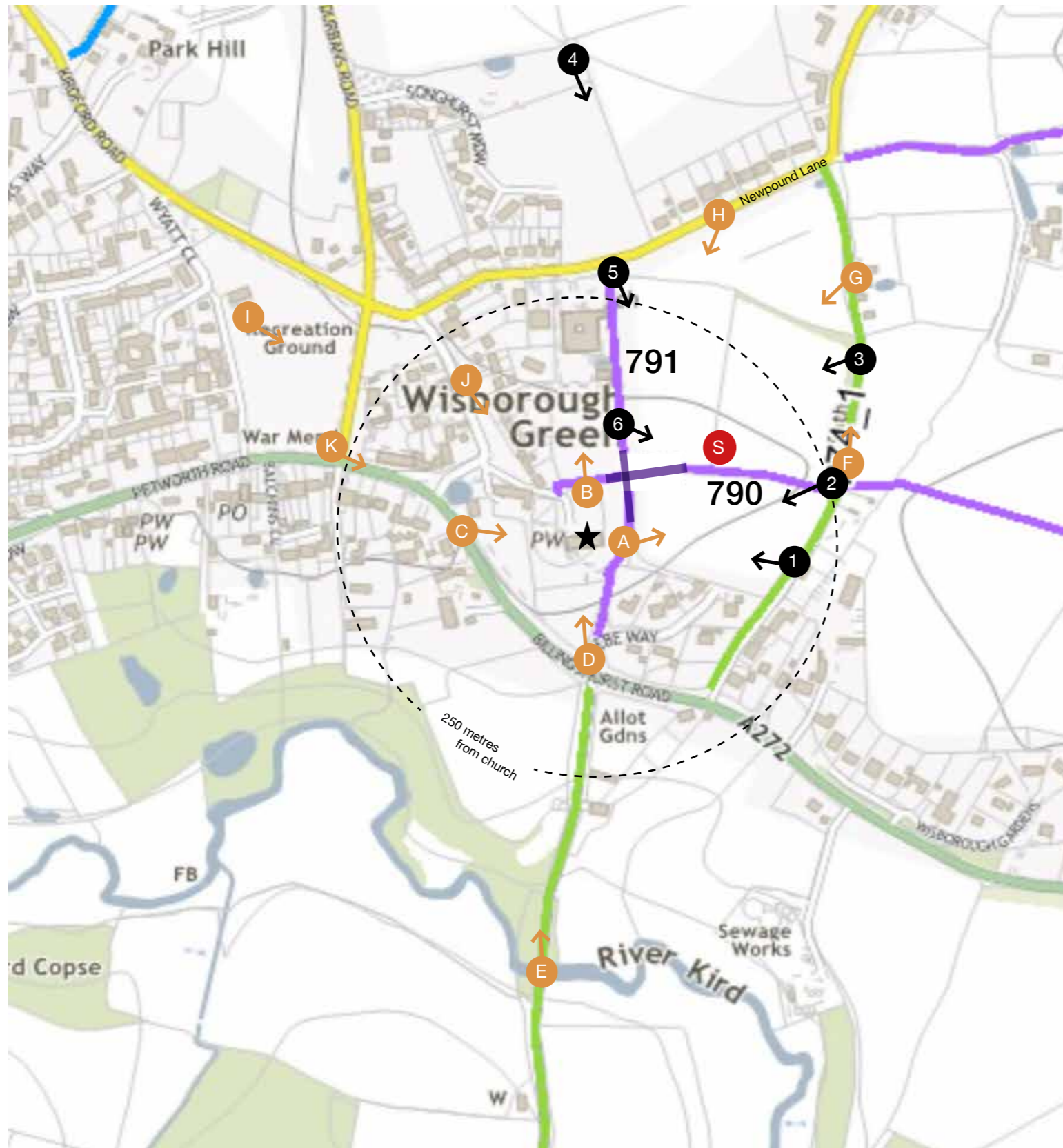
### *Technical background to photography*

The camera used for the viewpoint photography for a Type 1 Visualisation Site (i.e. Annotated Viewpoint - to represent context and outline or extent of development and of key features) is a Canon EOS Rebel T5 i.e. an Advanced Photo System-C (cropped-sensor) format camera, with a sensor size 22.3 x 14.9 mm. Using an equivalent Horizontal Field of View (HfOV) to a 50mm lens on a Full Frame Sensor Camera (39.6°) the following lenses can be considered: 28mm Focal Length (FL) = 43.4°, 30mm FL = 40.8° or 35mm FL = 35.3°.

For the purposes of this report a 30mm lens was chosen in accordance with the Landscape Institute's photography guideline *Visual Representation of Development Proposals* (Technical Guidance Note 06/19, Appendix 1 – 1.1.7-1.2.7).

<sup>1</sup> Wisborough Green Parish Council, Reassessment of Designated Local Green Gaps Within the Wisborough Green Neighbourhood Plan 2014 - 2029





### Viewpoints

Assessed Viewpoints	
1	Old Lane view from SE corner of Glebe Fields fom Bridleway 774_1 -
2	Old Lane view E of Glebe Fields from junction of Bridleway 774_1 and public footpath 790
3	Old Lane view from NE corner of Glebe Fields from Bridleway 774_1 -
4	Songhurst Meadow view north to Glebe Fields and church
5	Newpound Lane view from NW corner of Glebe Fields to SE over Glebe Fields
6	Churchyard view from W of Glebe Fields to E over Glebe Fields

Contextual Views	
A	Church view east
B	Church view north
C	Billinghurst Road view east
D	Billinghurst Road view north
E	Bridge over River Kird view north
F	Old Lane view north along lane
G	Champions Farm view SW to church
H	Newpound Lane view south
I	Cricket Pavilion view SE

#### Key - Viewpoints and Views

- S Site - the Glebe Fields
- ★ Church
- 9 Assessed Views
- Z Contextual views

#### Key - Public Rights of Way

- public footpath
- bridleway
- byway



**Figure 20** - viewpoint location including location of local public footpaths  
(Source: West Sussex County Council, Rights of Way - web accessed 21 Feb 2023)



# View 1



View 1	
Old Lane view from SE corner of Glebe Fields from Bridleway 774_1	
OS reference:	TQ 05361 25799
AOD height:	≈ 23m
Direction of view:	W - 263°
Distance to Church:	175m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

## Description

### Landscape Character

The southerly Glebe Field (historically Church Yard Field) can be glimpsed through coarse shrubby vegetation and tree stands (with few evergreen woody species) as part of the boundary between the broad old lane and the Glebe Fields. As such the openness of the field is well perceived, augmented by the light pooling in it and broken views to the sky. In addition the hillock with the church and its spire can be viewed through and/ or above the vegetation particularly during the period of leaf fall during the winter months.

Overall it gives the feeling of deep countryside.



## Landscape Value - View 1

- **Natural Heritage:** old lane with ancient woodland indicators; open pasture fields with habitats provided by mature in-field and boundary trees, hedgerows and shelterbelts with native species and grazed grass sward.
- **Cultural heritage:** old lane well used in past and today i.e. as farm and church path route as well important recreational route using the historic rights of way as well as open access within the Glebe Fields; eroded in areas due to good usage (sunk lane); long agricultural usage is evident through pattern of small fields; oak boundary markers and raised ground to edge of fields; view of historically named Church Yard Field which provides the landscape setting to the Grade I listed church.
- **Landscape condition:** open character of the field(s) retained, tree and shrubs are today less managed than in past thus overgrown in areas of the old lane (adversely impacting ground flora) as well as along boundaries with cut hedges and ditches within the field(s); overall in reasonable condition.
- **Associations:** the Glebe Fields are in the ownership of the Church for at least 180 years and used historically as routes to the church, fields and farmsteads.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to the openness around the church and its pastoral setting and complement the village and its conservation area as defined by ample green spaces (within and to its edge). The landscape character of the bridleway and the fields is consistent with national and regional landscape character assessment.
- **Recreational:** informal access to the Glebe Fields is long established with footpaths providing access along the edges and through the field(s) and bridleway to its eastern edge; all are of high amenity value to local people and longer distance walkers and riders. The route is waymarked as well as in good condition.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape which is distinct with its views affording glimpses to the church as well as farmsteads and neighbouring pastures; newer developments to the edges or further afield are less intrusive due to favourable distance, topography, native species plantings and thus the perception of the fields as countryside is retained.
- **Perceptual (wildness and tranquillity):** the old lane is a tranquil part of the village and provides a sense of timeless wildness augmented by signs of shy animals such as badger and birdsong. The informal, untreated paths and almost lack of highway features etc. further create a deep rural feel.
- **Functional:** historically and today the old lane as well as the Glebe Fields have been used primarily by local villagers. Evidence of long vegetation management is visible in coppicing stools and relic hedgerows, although less worked on today, the native vegetation increases the overall landscape value. The Glebe Fields are typical in size and style with other fields surrounding the village and conservation area and thus the West Sussex landscape character and crucially provide a pastoral context to the edge of the settlement and to the east and northeast of the church.



## View 2

Church



View 2	
Old Lane view from E of Glebe Fields from junction of Bridleway 774_1 and public footpath 790	
OS reference:	TQ 05419 25895
AOD height:	≈ 26m
Direction of view:	SW - 258°
Distance to Church:	213m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

### Description

#### Landscape Character

The Glebe Fields can be glimpsed above the field gate and the gap in the hedge line facilitating farming access and across the approx 1.5m high hedgerow located at mid-distance (with few evergreen woody species) as part of the boundary between the Glebe Fields. Overall, the openness of the fields is well perceived and augmented by the light pooling in them and broken views to the sky. In addition the hillock with the church and its spire can be viewed through and/ or above the vegetation particularly during the period when trees and shrubs are deciduous during the cooler months of the year. The view provides the feeling of deep countryside and approach to a rural settlement. The view also conveys a distinct sense of design in the single Scots pine within the field which attributes a parkland character that enhances the setting of the church.



## Landscape Value - View 2

- **Natural Heritage:** old lane with ancient woodland indicators; open pasture fields with habitats provided by mature in-field and boundary trees, hedgerows and shelterbelts with native species and grazed grass sward.
- **Cultural heritage:** old lane well used in past and today i.e. as farm and church path route as well important recreational route using the historic rights of way as well as open access within the Glebe Fields; eroded in areas due to good usage (sunk lane); long agricultural usage is evident through pattern of small fields; oak boundary markers and raised ground to edge of fields; view of historically named Church Yard Field which provides the landscape setting to the Grade I listed church.
- **Landscape condition:** open character of the field(s) retained, tree and shrubs are today less managed than in past thus overgrown in areas of the old lane (adversely impacting ground flora) as well as along boundaries with cut hedges and ditches within the field(s); overall in reasonable condition.
- **Associations:** the Glebe Fields are in the ownership of the Church for at least 180 years and used historically as routes to the church, fields and farmsteads.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to the openness around the church and its pastoral setting and complement the village and its conservation area as defined by ample green spaces (within and to its edge). The landscape character of the bridleway and the fields is consistent with national and regional landscape character assessment.
- **Recreational:** informal access to the Glebe Fields is long established with footpaths providing access along the edges and through the field(s) and bridleway to its eastern edge; all are of high amenity value to local people and longer distance walkers and riders. The route is waymarked as well as in good condition.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape which is distinct with its views affording glimpses to the church as well as farmsteads and neighbouring pastures; newer developments to the edges or further afield are less intrusive due to favourable distance, topography, native species plantings and thus the perception of the fields as countryside is retained.
- **Perceptual (wildness and tranquillity):** the old lane is a tranquil part of the village and provides a sense of timeless wildness augmented by signs of shy animals such as badger and birdsong. The informal, untreated paths and almost lack of highway features etc. further create a deep rural feel.
- **Functional:** historically and today the old lane as well as the Glebe Fields have been used primarily by local villagers. Evidence of long vegetation management is visible in coppicing stools and relic hedgerows, although less worked on today, the native vegetation increases the overall landscape value. The Glebe Fields are typical in size and style with other fields surrounding the village and conservation area and thus the West Sussex landscape character and crucially provide a pastoral context to the edge of the settlement and to the east and northeast of the church.



## View 3



Church

View 3	
Old Lane view from NE corner of Glebe Fields from Bridleway 774_1	
OS reference:	TQ 05430 26044
AOD height:	≈ 26m
Direction of view:	SW - 228°
Distance to Church:	291m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

### Description

### Landscape Character

From the sunken bridleway, the Glebe Fields can be glimpsed through coarse shrubby vegetation and tree stands (with few evergreen woody species) which are part of the boundary between the old lane and the northerly Glebe Field. The hedgerow located at mid-distance in the middle of the Glebe Fields, together with the tree planting along the eastern churchyard boundary, partly blocks the view. But the overall the openness of the fields is well perceived and augmented by the light pooling in them and broken views to the sky. In addition the hillock with the church and its spire can be viewed through and/ or above the vegetation particularly during leaf fall. Overall it gives the feeling of deep countryside bounding a rural settlement.



## Landscape Value - View 3

- **Natural Heritage:** old lane with ancient woodland indicators; open pasture fields with habitats provided by mature in-field and boundary trees, hedgerows and shelterbelts with native species and grazed grass sward.
- **Cultural heritage:** old lane well used in past and today i.e. as farm and church path route as well important recreational route using the historic rights of way as well as open access within the Glebe Fields; eroded in areas due to good usage (sunk lane); long agricultural usage is evident through pattern of small fields; oak boundary markers and raised ground to edge of fields; view of historically named Churchyard Field which provides the landscape setting to the Grade I listed church.
- **Landscape condition:** open character of the field(s) retained, tree and shrubs are today less managed than in past thus overgrown in areas of the old lane (adversely impacting ground flora) as well as along boundaries with cut hedges and ditches within the field(s); overall in reasonable condition.
- **Associations:** the Glebe Fields are in the ownership of the Church for at least 180 years and used historically as routes to the church, fields and farmsteads.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to the openness around the church and its pastoral setting and complement the village and its conservation area as defined by ample green spaces (within and to its edge). The landscape character of the bridleway and the fields is consistent with national and regional landscape character assessment.
- **Recreational:** informal access to the Glebe Fields is long established with footpaths providing access along the edges and through the field(s) and bridleway to its eastern edge; all are of high amenity value to local people and longer distance walkers and riders. The route is waymarked as well as in good condition.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape which is distinct with its views affording glimpses to the church as well as farmsteads and neighbouring pastures; newer developments to the edges or further afield are less intrusive due to favourable distance, topography, native species plantings and thus the perception of the fields as countryside is retained.
- **Perceptual (wildness and tranquillity):** the old lane is a tranquil part of the village and provides a sense of timeless wildness augmented by signs of shy animals such as badger and birdsong. The informal, untreated paths and almost lack of highway features etc. further create a deep rural feel.
- **Functional:** historically and today the old lane as well as the Glebe Fields have been used primarily by local villagers. Evidence of long vegetation management is visible in coppicing stools and relic hedgerows, although less worked on today, the native vegetation increases the overall landscape value. The Glebe Fields are typical in size and style with other fields surrounding the village and conservation area and thus the West Sussex landscape character and crucially provide a pastoral context to the edge of the settlement and to the east and northeast of the church.



# View 4

Glebe Fields

Church



View 4	
Songhurst Mew Meadows view north to Glebe Fields and church	
OS reference:	TQ 05190 26279
AOD height:	≈ 21m
Direction of view:	south - 180°
Distance to Church:	424m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

## Description

### Landscape Character

This is the view from near a seat located in the northeast corner of the open space associated with the Songhurst Meadow development. In the centre mid-distance one can see the primary school partly obscured by a low hedge and trees with the edge of the new housing estate to the right where immature planting has yet to have any screening effect. In the far distance there is a glimpse of the northwest Glebe Field but the perception of a larger field system is also conveyed by the lack of development within them, the well-spaced boundary trees and glimpses of internal hedgerows. Glimpses of the rooflines of properties in Glebe Way help to contain the perception of this open space from the south. The church spire, and its well-planted churchyard, similarly contributes to a perception of a rural edge to the settlement, through its contrast in character to the adjacent fields. Overall the view conveys the feeling of a distinctive rural space defining the village edge and connecting to the wider countryside.



## Landscape Value - View 4

- **Natural Heritage:** the newly laid out greenspace with grass and young shrub plantings as part of the Songhurst Meadow development holds high wildlife potential. It is enclosed to the north, east and south by older, mature hedgerows which provide habitat connectivity across the wider landscape and, potentially, to the Glebe Fields to the south.
- **Cultural heritage:** the historic usage of the field as pasture has been lost and new interventions have been integrated and instead of supporting farming enables recreational value and therefore green infrastructure value. The greenspace complements historic green spaces within the village such as the Village Green and land beside School Road.
- **Landscape condition:** the new landscape is still establishing but of reasonable condition.
- **Associations:** the meadow has been farmed for many centuries but only recently has been converted to public use with open access.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to the openness around the village edge and the wider pastoral/ green setting of the church and complement the village and its conservation area as defined by ample green spaces (within and to its edge).
- **Recreational:** it is a new public green space; it is waymarked as well as in good condition.
- **Perceptual (scenic):** the greenspace is a foil to the new development. It offers continuity in landscape character, notably openness, with the Glebe Fields to the south. The Glebe Fields provide a sense of what the greenspace may become in time both in terms of character, amenity and value to the village.
- **Perceptual (wildness and tranquillity):** the greenspace is a new intervention subtly changing the historic landscape character. It is designed to offer immediate amenity to the development. The degree of tranquillity will rely on the level of use at any one time. However, in its broader context, the greenspace can be seen to contribute to the wider tranquillity enjoyed in the rural landscape to the north and east of the village. This experience of tranquillity is centred on the Glebe Fields, their footpaths and bridleway 774\_1.
- **Functional:** the use of the land within the greenspace has changed from agriculture to amenity. However, the previous field pattern is legible in the overall scale of the fields, the retained hedgerows and some hedgerow trees.



## View 5



View 5	
Newpound Lane view from NW corner of Glebe Fields to SE over Glebe Fields	
OS reference:	TQ 05212 26108
AOD height:	≈ 22m
Direction of view:	south - 178°
Distance to Church:	251m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

### Description

### Landscape Character

This view over the field gate highlights the open pasture enclosed by mature, regularly maintained hedgerows and the survival of some mature hedgerow trees.. In the distance the mature Scot pines as part of Churchyard Field can be seen above the hedgerow as well as the mature oak within the central hedge line.

Overall it conveys the distinct feeling of long-established countryside with minimal modern intrusions.

The continued agricultural use of the field is evidenced by poaching near the gate, tractor tracks and amenity use in the west footpath (right of view) and desire line running diagonally across the field.



## Landscape Value - View 5

- **Natural Heritage:** improved and grazed pasture, mature trees (solitary within grassland or within hedges), mature mixed hedgerows and shelterbelt with native species.
- **Cultural heritage:** part of an intact field system dating c. 1842, the northwest gateway is recorded by the tithe map. Glimpsed view of the 'improved' Churchyard Field to south with its ornamental Scots pine used to enhance the setting of the church and provide a designed landscape context to the vicarage. Continued use as farmland with continued links to the church (ownership) and local farm (tenant). Contains important routes, now recreational, using the historic rights of way as well as open access within the Glebe Fields.
- **Landscape condition:** pasture evidences areas of poaching/compaction (wet weather at time of site visit), parts of landscape are less managed than in past with some overgrown areas along the ditches and hedgerows 'doubling' along the field ditches; footpaths eroded in areas due to good usage; overall in reasonable condition.
- **Associations:** the Glebe Fields have been owned by the church since at least 1842 with long-term local tenants. The footpaths are long established and used locally as routes to the church, fields and farmsteads.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to the experience of openness to the edge of the village and complement the village and its conservation area as defined by ample green spaces (within and to its edge).
- **Recreational:** informal access to the Glebe Fields is long established with public footpaths and desirelines providing access along the edges and through the field(s); all are of high amenity value to local people and longer distance walkers. The routes in the view are waymarked at entry points and are in reasonable condition but there are no fully accessible stiles/kissing gates.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape which is distinct as the rural edge to the settlement; glimpsed development is restricted to the roofline of the primary school. This is unobtrusive due to its low profile and through the screening provided by trees and hedges (native species plantings) and topography. The perception of the fields as countryside is retained
- **Perceptual (wildness and tranquillity):** this area is a tranquil part of the village connecting to the wider countryside. The lack of development within the view can also be seen to contribute a sense of wildness through its contrast with the density of the village to the west. The informal, untreated paths and almost lack of highway features etc. further contribute to the rural feel.
- **Functional:** The landscape within the view is historically farmland with managed hedgerows, trees and ditches. This use continues. It is augmented by the increased use of the footpaths by the villagers as an important amenity. The landscape, in its components and function, also offer potentially high biodiversity value. The Glebe Fields are typical of the size and style of other fields surrounding the village and conservation area and thus characteristics of the West Sussex landscape as identified by other assessments. The Glebe Fields in this view play a crucial role in providing a pastoral context to the edge of the settlement and the east and northeast of the church.



## View 6 - left



View 6 - left	
Churchyard view from NE corner of churchyard to E over Glebe Fields	
OS reference:	TQ 05226 25914
AOD height:	≈ 29m
Direction of view:	east - 73°
Distance to Church:	64m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

### Description

### Landscape Character

This left view from the northeast corner of the churchyard provides the view to the centre of the Glebe Fields orientated by the relatively central positioned mature oak tree. The regularly cut low hedges break up the overall space but they can be easily looked over from the elevated position of the churchyard. At the rear distance, the mature belt of trees as part of the old lane (bridleway 774\_1) form a dense screen but there are glimpses through the treed screen beyond to farmland and an outer farmstead at ThreeLaneEnds.

The view gives the feeling of deep countryside.



left

right



## Landscape Value - View 6 left

- **Natural Heritage:** open grazed fields with different but connected habitats provided by mature trees, hedgerows, hedgebanks and shelterbelts with native species and grazed grass sward.
- **Cultural heritage:** the elevated church, as an ancient place of worship together with its churchyard, is the focal point of the village and the local countryside. From the elevated position one gains commanding views across the Glebe Fields, which the church still owns. Part of the historic 'Churchyard Field' is seen in the right of the view. The Glebe Fields confirm the relationship of the church to its predominantly rural parish by providing a distinct pastoral context and edge to the settlement as well as contributing to the setting of the Grade I listed church. Footpaths within the view confirm this relationship through their historic function as 'Sunday paths', converging on the church, as well as by providing wider access to the village centre and local countryside.
- **Landscape condition:** Condition dictated by continued use as farmland. Open character of the field(s) retained, tree and shrubs are today less managed than in past thus overgrown in areas of the old lane (bridleway located behind tree screen in rear of view), which adversely impacts ground flora, as well as along field boundaries with cut hedges and ditches within the field(s); footpaths evidence areas of compaction and wear but are well signed yet without fully accessible accesses. Landscape in view is overall in a reasonable condition.
- **Associations:** the Glebe Fields have remained in the ownership of the church since at least c.1842. Routes across them are long-established to connect the church, the fields, the bridleway, outer farmsteads and farmland.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to an open character when compared with the enclosed churchyard. They contribute to the pastoral setting of the church and complement the village (the conservation area) as defined by ample green spaces (within and to its edge).
- **Recreational:** informal access to the Glebe Fields is long established with footpaths providing access along the edges and through the field(s) and bridleway to its eastern edge; all are of high amenity value to local people and longer distance walkers and riders. The route is waymarked as well as in good condition.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape setting to the church and churchyard and the perception of continuity (in character and function) with the countryside of the Parish to the east. Glimpsed views of neighbouring farmsteads and of the bridleway in this view enhance this perception. Distance, topography and planting reduces any intrusion of development (historic or modern) within this view.
- **Perceptual (wildness and tranquillity):** the view conveys a sense of tranquillity through the strong rural character of the fields. It is a widely timeless view. The contrast in character between the fields, where birdsong is heard and wildlife such as badger is evidenced, and the dense/busy village centre to the west further strengthens this perception. The informal, untreated paths and almost lack of highway features etc. similarly contribute to a deep rural feel.
- **Functional:** The fields within the view, together with the associated footpaths and bridlepath, have historically retained their function as farmland and local routes. Today the routes, and the farmland, have an added function of amenity, providing generally accessible greenspace to the village. The Glebe Fields are typical in size and style with other fields surrounding the village and conservation area and consistent with the West Sussex landscape as assessed by others. They play a crucial role as the pastoral context to the east edge of the settlement and to the northeast of the church, as well as making an essential contribution to the setting of the church, as a Grade I listed building, and to the conservation area.



## View 6 - right



View 6 - right	
<b>Churchyard</b> view from NE corner of churchyard to E over Glebe Fields	
OS reference:	TQ 05226 25914
AOD height:	≈ 29m
Direction of view:	east - 97°
Distance to Church:	64m
Camera information:	Canon EOS Rebel T5
Lens information:	30 mm focal length
Camera height:	1.65 m
Date & time of capture:	6 March 2023
Printed size:	282 x 188 mm

### Description

### Landscape Character

This right view from the northeast corner of the churchyard provides the view from the centre of the Glebe Fields south, orientated by the mature oak tree in the hedgerow in the left of the view. The regularly cut low hedges break up the overall space but they can be easily looked over from the elevated position of the churchyard. In the mid distance 3 of the 4 mature Scots pine trees in Church Yard Field convey the impression of simple parkland plantings.

At the rear of the view, the mature belt of trees as part of the old lane (bridleway 774\_1) form a dense screen but there are glimpses through the treed screen beyond to the more elevated farmed land to the east as well as the edge of the settlement (glimpsed views of buildings within the curtilage of properties beside the A272).





## Landscape Value - View 6 right

- **Natural Heritage:** open grazed fields with different but connected habitats provided by mature trees, hedgerows, hedgebanks and shelterbelts with native species and grazed grass sward.
- **Cultural heritage:** the elevated church, as an ancient place of worship together with its churchyard, is the focal point of the village and the local countryside. From the elevated position one gains commanding views across the Glebe Fields, which the church still owns. Part of the historic 'Churchyard Field' is seen in the right of the view. The Glebe Fields confirm the relationship of the church to its predominantly rural parish by providing a distinct pastoral context and edge to the settlement as well as contributing to the setting of the Grade I listed church. Footpaths within the view confirm this relationship through their historic function as 'Sunday paths', converging on the church, as well as by providing wider access to the village centre and local countryside.

Cultural heritage is increased in this view by the presence of the simple design overlay in Churchyard Field. This creates a sense of parkland between the churchyard and the bridleway and to the north of the old vicarage grounds, now Glebe Way.

- **Landscape condition:** Condition dictated by continued use as farmland. Open character of the field(s) retained, tree and shrubs are today less managed than in past thus overgrown in areas of the old lane (bridleway located behind tree screen in rear of view), which adversely impacts ground flora, as well as along field boundaries with cut hedges and ditches within the field(s); footpaths evidence areas of compaction and wear but are well signed yet without fully accessible accesses. Landscape in view is overall in a reasonable condition.
- **Associations:** the Glebe Fields have remained in the ownership of the church since at least c.1842. Routes across them are long-established to connect the church, the fields, the bridleway, outer farmsteads and farmland.
- **Distinctiveness:** characteristic small – medium sized fields surrounded by hedges and hedged ditches add to an open character when compared with the enclosed churchyard. They contribute to the pastoral setting of the church and complement the village (the conservation area) as defined by ample green spaces (within and to its edge).
- **Recreational:** informal access to the Glebe Fields is long established with footpaths providing access along the edges and through the field(s) and bridleway to its eastern edge; all are of high amenity value to local people and longer distance walkers and riders. The route is waymarked as well as in good condition.
- **Perceptual (scenic):** the Glebe Fields provide an intimate landscape setting to the church and churchyard and the perception of continuity (in character and function) with the countryside of the Parish to the east. Glimpsed views of neighbouring farmsteads and of the bridleway in this view enhance this perception. Distance, topography and planting reduces any intrusion of development (historic or modern) within this view.
- **Perceptual (wildness and tranquillity):** the view conveys a sense of tranquillity through the strong rural character of the fields. It is a widely timeless view. The contrast in character between the fields, where birdsong is heard and wildlife such as badger is evidenced, and the dense/busy village centre to the west further strengthens this perception. The informal, untreated paths and almost lack of highway features etc. similarly contribute to a deep rural feel.
- **Functional:** The fields within the view, together with the associated footpaths and bridlepath, have historically retained their function as farmland and local routes. Today the routes, and the farmland, have an added function of amenity, providing generally accessible greenspace to the village. The Glebe Fields are typical in size and style with other fields surrounding the village and conservation area and consistent with the West Sussex landscape as assessed by others. They play a crucial role as the pastoral context to the east edge of the settlement and to the northeast of the church, as well as making an essential contribution to the setting of the church, as a Grade I listed building, and to the conservation area.





A. Church - view east



B. Church - view north



C. Billingham Road - view east



D. Billingham Road - view north



E. Bridge over River Kird - view north



F. Old Lane - view north along the lane

Figure 21a - Contextual Views





G. Champion's Farm view southwest to Church



H. Newpound Lane view southwest



I. Cricket Pavilion view southeast



J. Church view southeast



K. Southeast corner of Recreation Ground view east

**Figure 21b** - Contextual Views



## 8. Conclusions

This assessment provides evidence to support the promotion of the Glebe Fields as “Local Green Space” as understood by the NPPF (paragraphs 101-103) in the Wisborough Green Revised Neighbourhood Plan. It also presents a case for the same land area to be considered local “open space” and as “valued landscape”<sup>1</sup>, as understood by the NPPF, in the same Plan.

The fields, through their history and distinct landscape character, are integral to the appreciation of the significance of the principal listed building, the Church of St. Peter ad Vincula, the conservation area and of other non-designated heritage assets within, especially, this area of the village. They contribute to the setting of the heritage assets individually and collectively as identified by this assessment.

The fields are long-established informal open space containing historic footpaths. The paths were used by the villagers to access the church, the village and the outlying farmsteads, a key connection being Bridleway 774-1. Today, the fields provide an important public amenity as a pastoral buffer to development and the increasingly busy A272: they help contain and define the settlement edge despite the previous development of Glebe Way. They similarly provide a pleasant visual context to the east side of the village, continuity with other greenspace such as the Village Green and beside School Road within it and act as increasingly important open space within the expanding settlement, linking to a wider network of Public Rights of Way. While not designated as such, the fields (and the connecting bridleway) also hold high potential for biodiversity and habitat connectivity.

The fields properly reflect policies contained in the emerging Chichester Local Plan and within the Revised Neighbourhood Plan intended to protect and sustain matters such as settlement character and boundaries, heritage, landscape character, greenspace and biodiversity. Each of the specific policies is imbued by the NPPF and its presumption in favour of sustainable development.

The fields are not promoted by the Revised Neighbourhood Plan as an allocation site for housing. The capacity for development within and around the Glebe Fields has been identified by Chichester District Council as “Low”. Even though there are some discrepancies between the important identification of the fields as a ‘Local Green Gap’ and ‘Locally Valued Open Land’ in the evidence base of the Revised Neighbourhood Plan, and even though this has been tested in part by a planning application (later withdrawn), other evidence such as the recognition of the adjacent school playing field as ‘Local Open Space’ and views toward the church from within and outside the fields as “favourite views and wider views” further strengthens a case for their retention as countryside: as Local Green Space. The application of “open space” as described by the NPPF (paragraphs 8b), 84 d), 98 and 99) can similarly be properly applied to the Glebe Fields. This all reduces the suitability of the Glebe Fields as a potential allocation site and increases their promotion within the Plan as land with specific amenity value in perpetuity.

This assessment has similarly considered ‘value’ in the landscape in line with sectoral guidance. This concluded that the Glebe Fields can be properly described as “valued landscape” in accordance with NPPF paragraph 174 a). Further evidence has been provided by an assessment of viewpoints which convey a range of factors such as natural and cultural heritage and the perception of tranquillity. The viewpoints show the Glebe Fields are unusual and hold value as undeveloped land on the edge of a rapidly expanding settlement. They are integral to the appreciation of the settlements history (they contribute to the setting of the Grade I listed church and to the special interest of the conservation area) and its relationship with the wider countryside which lay within the same Parish.

Development within the Glebe Fields would result in permanent change which could not be successfully mitigated and which could not be sustainable. This assessment shows the character of the landscape and historic environment within the Glebe Fields holds value

which is readily appreciated by the villagers, by statutory bodies and by independent consultants. This value would be removed or severely eroded by development within the fields. It would be detrimental to the intentions of planning policy from national to local levels. The evidence base of the Revised Neighbourhood Plan, confirmed and supported by this present assessment, is clear: the Glebe Fields should be considered “Local Green Space” in addition to “open space” and “valued landscape” in accordance with the NPPF and sectoral guidance.

<sup>1</sup>NPPF Glossary definition: “open space: all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”. Valued landscape is referred to at NPPF paragraph 174 a) but the NPPF provides no definition of it. Case Law has established that a site is required to show some “demonstrable physical attribute rather than just popularity” (Stroud Judgement, 2014). Methodologies to help identify such value have since been refined, most notably the Landscape Institute’s Technical Guidance Note 02/21, Assessing landscape value outside national designations, which develops GLVIA Box 5.1 (Section 6 in this assessment refers).



## References

### National policy and guidance

National Planning Policy Framework July 2021

Joint National Character Areas, 121: Low Weld, Natural England 2013

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Landscape Institute Technical Guidance Note 02/21, Assessing landscape value outside national designations

Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals

### County based policy, guidance and supporting information

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A Strategy for the West Sussex Landscape, CBA for West Sussex County Council, 2005

Chichester District Council Local Plan 2021 – 2039 (emerging)

Chichester District Council Landscape Capacity Study, 2019

### Wisborough Green Neighbourhood Plan and supporting information

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Wisborough Green Conservation Area Townscape Appraisal Map c.2010.



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