

WISBOROUGH GREEN CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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EXECUTIVE SUMMARY

This Wisborough Green Conservation Area Character Appraisal with its attendant Management Proposals has been produced for Chichester District Council by The Conservation Studio. The survey and desk-top research were undertaken between December 2009 and February 2010, and included a walkabout with representatives from the local community on 26th February 2010.

This document identifies the character and qualities of the Wisborough Green Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing conservation area boundary was reviewed and recommendations for a small number of changes are included in Section 7.1.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 14th May 2010 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.

I INTRODUCTION

I.1 THE WISBOROUGH GREEN CONSERVATION AREA

Wisborough Green is a small residential village on the northern edge of Chichester District, close to the boundary with Surrey and only about seven miles east of Petworth, to which it is connected by the busy A272. The settlement is located on a slight plateau which overlooks the meandering course of the River Kird to the south and west, from where it eventually flows into the River Arun.



Wisborough Green looking south

The conservation area encompasses the open green spaces of Wisborough Green, a concentration of historic properties along the A272 to the south, and further more dispersed historic development to the north of the Green, including the village's largest residential property, an unlisted mid 19th century house called Wisborough Park House which sits in a large garden with adjoining parkland. Small changes are proposed to this boundary, mainly to follow existing legal boundaries, but a larger extension is also proposed to take in the whole of the parkland setting to Wisborough Park House, which lies between the house and the Green.

St Peter's Church, listed grade I, dates to the late 11th century and occupies a mounded site which dominates the eastern entrance to the village. Other listed buildings, of which there are around 40, include the former workhouse next to the church, used since 1955 as the village hall, and a selection of cottages and larger village houses of mainly 17th, 18th or 19th century date. Some of these buildings, and a few of the boundary walls, are built using the local Wealden greensand stone ('winklestone'), as well as the local red brick, sometimes enlivened by the use of blue headers. Many of the properties contain early (16th or 17th century) timber frames, and have been refaced in the same red brick or with handmade clay tiles. The same tiles can also be seen on most of the roofs, along with Horsham stone slate or Welsh slate. These cottages and houses can be either detached or arranged in pairs or short terraces, and are usually set back from the road with their front gardens adding to the sylvan character of the conservation area.



The former workhouse, now used partly as the Village Hall

Whilst there has been some 20th century housing development to the west of the village between the Green and The Luth, this hardly impacts on the conservation area, and the additional population does justify the existence of a primary school, a Village Shop/Post Office, three further shops, and two public houses (The Cricketers and the Three Crowns), most of these also relying on the proximity of the A272 to provide customers. The Green is used for a variety of sporting activities, most notably for cricket in the summer months.



The Village Shop

1.2 SUMMARY OF KEY CHARACTERISTICS

Wisborough Green Conservation Area: Key Positive Features

- Rural conservation area set on rising land above the River Kird which flows around the west and south of the village;
- Historic development is centred around the southern part of Wisborough Green, close to A272;
- Attractive views across the open green spaces in the village centre;
- Mature trees and a variety of mainly brick or stone boundary walls, with most of the historic buildings set well back from the main road, although around the Green they are located closer to the street;



The western side of the Green

- A number of 17th century or earlier timber-framed farm houses and more modest cottages;
- Further 18th and 19th century brick and stone cottages;
- Some stuccoed higher status village houses, such as The White House and Wisborough Park House;
- Use of timber framing, Wealden greensand stone, red and blue brick, timber weatherboarding, handmade clay tiles (roofs and walls), and Horsham stone slate;



Oak Cottage and Stonewell Cottage, both listed grade II

- St Peter's Church sits on a mound and dominates the eastern end of the village;
- The Three Crowns Public House on Petworth Road provides a commercial core to the village, with the Village Shop and Post Office a little further along the main road, as well as an estate agent, kitchen shop and hairdressers;

- Some historic wrought iron fencing facing Petworth Road;
- Spacious plots, the village pond, mature trees, thick hedging, and open green spaces all provide a rural character.

1.3 THE CONTROL OF CONSERVATION AREAS

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Wisborough Green Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in Guidance on conservation area appraisals (August 2005) and Guidance on the management of conservation areas (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “Planning Policy Statement 5: Planning for the Historic Environment” (PPS5).

This document therefore seeks to:

- Define the special interest of the Wisborough Green Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Proposals’).

1.4 COMMUNITY INVOLVEMENT

This document has been produced for Chichester District Council following consultation with the local community, including a walkabout with representatives from the local community on 26th February 2010 and a six week public consultation on the draft document which took place from 14th May 2010. After the public consultation period, a Public Consultation Report was prepared and subsequently amendments were made to the text and the final illustrated document was produced.

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION AND ACTIVITIES

Wisborough Green is located in a rural setting on the northern boundary of Chichester District with Surrey. The A272 (Petworth Road), which connects Winchester to Haywards Heath and beyond, passes through the southern part of the conservation area, providing a convenient link to Petworth and Billingshurst. Uses within the village are predominantly residential, with two public houses (The Cricketers and the Three Crowns), several shops, including an estate agents, kitchen suppliers, and hairdressers, and a larger village shop which contains a Post Office (the Wisborough Green Stores). Most of these are located on the Petworth Road, taking advantage of passing trade. James E Pearce's premises (the former Butts Works) are located off the Green, the largish modern building being fortunately quite well hidden by other development.



The Cricketers Public House

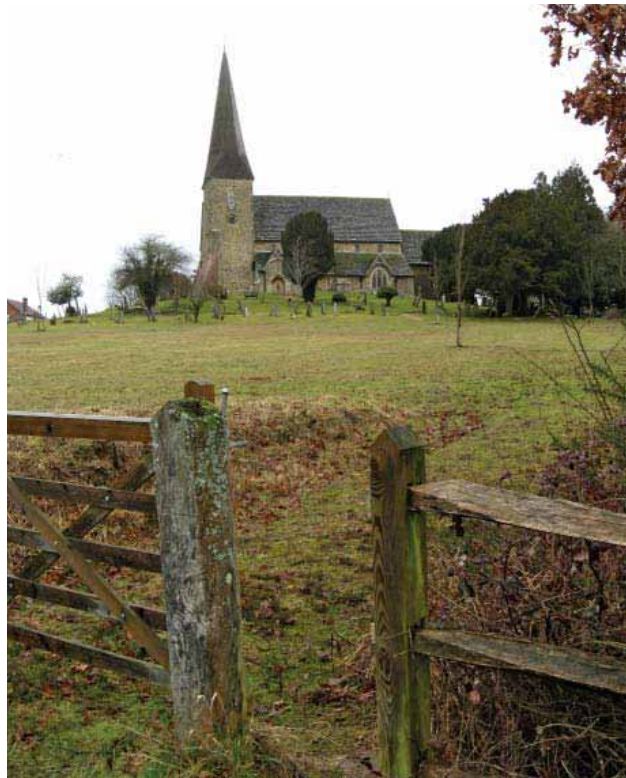
St Peter's Church can be found at the eastern approach to the village, close to the Village Hall, which is located in a listed building. The Wisborough Green Chapel (the former Zoar Chapel) on Petworth Road is still in religious use. Wisborough Green Primary School lies just outside the boundary of the conservation area, again on the eastern side of the village. In the summer, cricket is played on Wisborough Green, which also contains a cricket pavilion and a children's playground.



The Wisborough Green Chapel, Petworth Road

2.2 TOPOGRAPHY AND GEOLOGY

The underlying geology is a type of sandstone (Wealden greensand) which is known locally as winklestone and was once quarried at nearby Fittleworth. This stone forms a ridge which runs roughly east to west. Deep drainage ditches in various locations confirm the presence of local deposits of clay, used at one time in the brick-making industry. Despite the relative proximity of the South Downs, there is no evidence of flint or chalk in the vicinity.



St Peter's Church sits in an elevated position at the eastern entrance to the village

2.3 THE LANDSCAPE SETTING

Wisborough Green lies on a flattish plateau in a rural setting with fields and areas of woodland close by. The valley of the River Kird wraps around the western and southern side of the village at a lower level, with the meandering stream and its flat water meadows being prone to flooding. The conservation area is surrounded by fields or small areas of woodland on three sides (north, east, and south), although to the west, in a triangle of land defined by Petworth Road, The Luth, and the west side of the Green, are several curving streets of Post-War housing (Carters Way and Butts Meadow). Further open countryside lies to the west of The Luth.

In 2003 West Sussex County Council produced a West Sussex Landscape Character Assessment which divided the county into 43 areas of distinct character, Wisborough Green lying within the 'Northern Western Ridges' Character Area. This Character Area forms part of a complex of wooded sandstone hills at the western edge of the Weald which stretches north into Surrey. Of note are the remains of hammerponds in the valleys and other remains relating to the medieval iron industry, namely iron workings and lime kilns. The remains of glassworks are also recorded on the modern map to the north west of Upper Ifold. Around Wisborough Green are ancient tracks and lanes, and, just outside Petworth, in the Shimmings Valley, can be seen medieval and earlier field systems.



View to the south-west from St Peter's churchyard

The characteristics of this area are as follows:

- Prominent, wooded sandstone ridges and plateau;
- Steep, horseshoe-shaped escarpment enclosing the Milland and Fernhurst Basins;
- Dense woodland cover with coniferous forestry and chestnut on higher slopes;
- Amongst the woodland are areas of fragmented heathland;
- Pasture and rough grazing in clearings and at the woodland edges;
- Hidden valleys and streams in deep gullies within the upper catchments;
- Narrow, twisting, often deeply-sunken lanes;
- Scattered, isolated farmsteads and small groups of cottages;
- Localised linear, suburban development along roads;
- Highly enclosed, secluded landscape, but with some long views across the basins.

The management of this landscape is covered in a further document produced by the County Council in 2005, A Strategy for the West Sussex Landscape, which identified the areas of distinctive character and provided guidance on their future management.

2.4 BIODIVERSITY

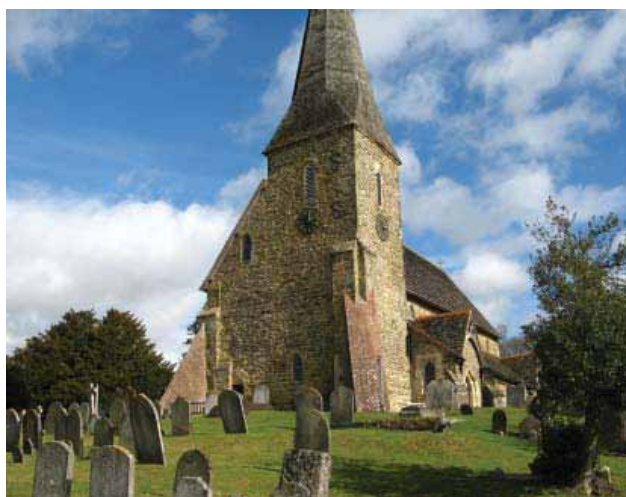
A Strategy for the West Sussex Landscape confirms that the North Western Ridges Character Area, on which Wisborough Green stands, retains important ancient woodland which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland. The River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.

3 HISTORICAL DEVELOPMENT

3.1 HISTORICAL DEVELOPMENT

The area around Wisborough Green seems to have been used for nomadic hunters in the Bronze Age, between 1700 and 500 BC, as evidenced by the discovery of a number of flint implements of the period. During the Iron Age, the availability of iron ore led to iron smelting, and, in the Romano-British period, a similar availability of clay meant that pottery was also made locally.

St Peter's Church was built on a small mound on the eastern edge of the village from the late 11th century onwards, with a tower, chancel and north aisle which date to the 13th century. It is of course possible that there was an earlier church on the site, perhaps relating to Saxon farmsteads in the area, as can be found in nearby Kirdford (a Saxon charter of 898 AD refers to Kirdford as Cynered's ford). Local residents report that the village was once one of the early medieval 'hundreds' of West Sussex. Between the 11th and the early 14th century, much of the surrounding woodland was cleared for farming, a process that continued into the period from 1300 to about 1600, when timber was felled to provide one of the raw materials for glass making – Kirdford and Wisborough Green were both important centres. Glass making was a very expensive process and the technology for this industry was brought in by French glass makers who protected the secrets of their trade assiduously. Iron making was also important at this time, again using local timber as well as local ironstone which was quarried out of the greensand ridges around the village.



St Peter's Church

After the importance of glass and iron making declined at the beginning of the 17th century, agriculture once again became the principal occupation. The principal crop was corn, although towards the end of the 18th century more mixed farming became more prevalent. During the 19th century, a number of new buildings were added to the village, including a new school and an adjoining schoolmaster's house which were built in c1830. The school was rebuilt in c1900 (and is not listed) but the headmaster's house remains and has been converted into a house – it is listed grade II. A very fine tall smock mill was erected to the south of Petworth Road in 1805 which ceased working in 1896 and was partially demolished, the base being converted into a house in the 1960s or 1970s. It is now listed grade II.

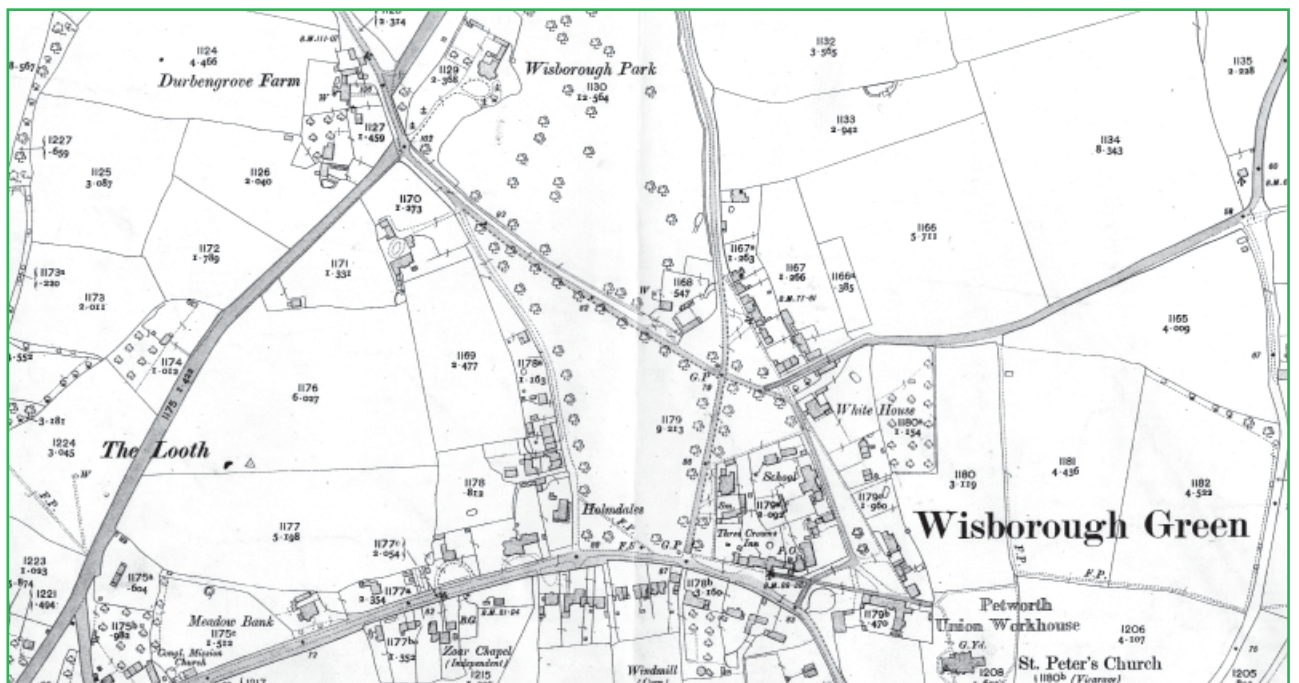


The former School (right) and the former schoolmaster's house (left)

In 1867 St Peter's Church was thoroughly restored by William Butterfield, a renowned Victorian architect who was famous for his neo-Gothic churches. Non-Conformism was also represented in Wisborough Green, with the provision of a Zoar Chapel on the south side of Petworth Road. This was originally built originally in 1753 and was then rebuilt in 1820 – it is now listed grade II. A Congregational Mission Church was also built further along the same road on the north side which has now been converted into a house.



Historic Tithing Map of 1842



2nd Edition Ordnance Survey Map of 1912

The 1842 Tithing Map shows a dispersed village, with Wheeler's Farm on the northern fringes of the village and a slight concentration of properties on the southern side of the Green. Apart from the church, the largest building appears to be the building which now houses the Village Hall, which may have formed part of a farm. There was no 'grand' manor house, most of the buildings being farmhouses or workers cottages. However, by 1912, the largest property in the village was Wisborough Park House which stylistically appears to have been built in about 1860 – this has remained as the most prestigious house in the village since then and sits in large park-like gardens which are shown, along with the house, on the 1872 map. The 1912 map also confirms that a few changes had taken place, but overall very few additional buildings had been built in the village. The Village Hall is however now marked as the Petworth Union Workhouse.

From the mid 19th century onwards, new housing was provided between The Luth and Petworth Road, and a new primary school was built in the 1970s. In 1955 the former Workhouse was converted into the Village Hall, providing a useful focus to village life. The close proximity of the A272 means that the village supports a number of shops and other facilities, including two public houses. Cricket on the Green is a popular summer activity.

4 SPATIAL ANALYSIS

4.1 LAYOUT AND STREET PATTERN

The settlement appears to have developed along an important west to east historic route (now the A272 Petworth Road) with an 11th century church (St Peter's) located on a slight mound, well above the flood plain of the River Kird. To the north lies the open common (Wisborough Green), and the dispersed form of development along the road and around the common is typical of the south east. To maintain the rural qualities of the conservation area, it is important that this informal and open layout is preserved.

The Petworth Road is a dominant through route which enters the village from the east up a long and steep bend around the church, straightening out to the west, then dropping quite steeply to the valley of the River Kird. Further north, the village (and the conservation area) is centred on the Green itself,

which is notable for the two converging roads which cross each other almost outside the Cricketers Public House. This creates four areas of public open space, a large principle space on the western side and three much smaller triangles of land on the east. From the Green three roads lead north or north-westwards, becoming narrow country lanes on leaving the village. School Road lies behind the houses which front the south eastern part of the Green, connecting the Green and the Cricketers Public House to the cottages and houses which lie close to St Peter's Church. An area between the church and the Three Crowns Public House is notable for the curving narrow roadway which leads from the A272 into School Road, with further areas of wide grass verge criss-crossed by narrow footpaths.



The small green between the church and the Three Crowns Public House

4.2 OPEN SPACES AND TREES

Open spaces

The Wisborough Green Conservation Area is notable for its open or more contained green spaces all of which are highly visible and make a major contribution to the special character of the area. By far the most important open space is Wisborough Green itself, which forms the centre of the conservation area and around which village life carries on. It contains a cricket pitch and a children's playground to the north. The area is laid to grass, with historic buildings over-looking it, including the Cricketers Public House. Whilst the A272 forms its southern boundary, the busy traffic does not impinge too much, although it does create difficulties for pedestrians (despite the pedestrian lights). To the north east of the Green the large parkland garden associated with Wisborough Park House provides an attractive and visible setting to the house.

The other important space in the conservation area is provided by the area around the pond, a sliver of open green space along School Road, and the adjoining churchyard. These are informally positioned to each other but together create a pleasant series of spaces of differing characters. The ducks and other wild birds which congregate on or around the pond add to the village 'feel' of this part of the conservation area, despite the close proximity of the A272. Because the church sits on a mound, the churchyard has a feeling of separation, although the views from it to the south and west link it to its surroundings. The use of traditional paving, which links the churchyard through to the Green and the Cricketers, is of note.



The Village Pond

Trees

There are many individual or groups of trees in the conservation area and the most notable of these are marked on the Townscape Appraisal Map but are indicative only, so the omission of any particular tree must not be taken as implying that it is of no importance. These trees are particularly significant where they define the boundaries of the open greens spaces in the centre of the village. Some of these, such as the trees along the west side of the Green, appear to have been planted more recently as part of a planned scheme, whilst others, such as the trees around the churchyard and along the A272, were clearly self seeded. Several of the trees are already specifically protected by Tree Preservation Orders (TPOs). Around the village pond, a row of willows has been recently pollarded.



Trees along the Petworth Road link to the Green behind

Of interest are the trees in the parkland garden to Wisborough Park House, including oaks and horse-chestnuts, one of which has been recently lopped, presumably due to disease or old age. These trees were possibly planted when the house was built in the mid to late 19th century as part of an overall scheme, and remnants of this planting scheme appear to remain – further research would be helpful.

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. ‘Work’ is defined as lopping, topping, or felling. This provision provides the District Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPOs) may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.



Trees in the garden to Park Hill

Tree owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. The Council’s Tree Officer can provide free advice and guidance on which trees need any treatment.

4.3 FOCAL POINTS, FOCAL BUILDINGS, VIEWS AND VISTAS

Focal points and focal buildings:

There are two focal points in the conservation area, Wisborough Green itself, and St Peter's Church and churchyard. The Green is important for its informally-shaped, wide open grassed space, contained in places by trees and criss-crossed by lanes leading northwards out of the village. St Peter's Church is important for its historical and architectural significance, for its elevated position at the main entrance to the village, and for the backdrop of trees which lie to the east of the building. Its pointed spire is a major local landmark and confirms the importance of the building. Elsewhere in the village, the dispersed layout of the well detailed but similarly sized mainly historic buildings means that none of the buildings stand out particularly apart from the following:

- The Village Hall



The Village Hall is a focal building

- The adjoining barn, now a house (Glebe Barn)
- The Three Crowns Public House
- Elm Cottage and Stills, Petworth Road
- Park Cottage and its barn



Park Cottage and its barn are important in views across Wisborough Green

- The Cricketers Public House
- Wisborough Park House (though it is set back from the road)

Views and vistas:

The most dramatic views are obtained from St Peter's Churchyard, looking south and west and taking in the woodland and fields in the immediate vicinity of the village, the undulating topography, and the South Downs beyond. To the north east, there are views over much flatter fields which butt up to the primary school. More constrained are the views across the Green, although they are terminated in attractive historic buildings and, or, groups of trees. The 'surprise' element of these attractive views across the Green from cars travelling along the A272 adds to the quality of the immediate environment.



View over Wisborough Green from the Petworth Road

4.4 BOUNDARIES

There is a variety of traditional boundaries in the conservation area, both hard (brick, stone or metal railings) and natural (clipped or unclipped hedges, and trees), although the latter is by far the most prevalent. The natural boundaries are particularly important along Petworth Road, where hedges, trees and other planting have been deliberately left to grow to help screen the buildings behind from the busy traffic. Also in Petworth Road are some delicate wrought iron railings (Old Mill Cottage) with similar metal railings outside the former tea rooms, where they are painted white. Hooped metal railings, also about two feet high, can be seen outside Yew Trees and also outside the village stores. Spear-headed wrought iron railings can also be seen outside Albion House, also in Petworth Road, where movement in the plinth wall due to the adjoining tree is resulting in damage. A short length of cast iron railings, with posts and two rails, can be seen at the entrance to the church.



Railings outside Albion House, Petworth Road

Less appropriate are the examples, fortunately few, of modern timber boarding, such as can be seen outside Mulberry, where the curved tops to the panels are a discordant feature. Low timber palisade fencing, often left to weather down to a natural colour, or stained dark brown, is a more suitable boundary and can be seen in several locations. A traditional post and rail timber fence around the garden to Glebe Barn, a converted agricultural building, which is very visible from the A272, fits in with the rural character of the village. Short bollards protect parts of the Green and the grass verges in School Road from vehicular overrun.

The stone walls are built using locally quarried Wealden greensand (or winklestone) which is difficult to dress, so it is almost always used in rubble form, often in different sized blocks and roughly coursed. An exception is the low wall which marks the boundary to a pond in the garden of Park Cottage, where the stone is coursed, laid in

horizontal courses, and has chunky stone copings with slightly curved corner. For most of the stone walls however, copings are often no more than a wedge of lime mortar, although on the north side of St George's House in School Road, a four foot high stone wall is capped using two courses of brick and a curved terracotta coping.



Stone wall to pond at Park Cottage

Walls of varying heights are also built using the local red brick, sometimes with curved or triangular terracotta copings. Frequently these walls are quite low (below three feet) and are supplemented by planting. Much higher brick walls can be seen occasionally, such as the wall around part of the Three Crowns Public House garden, and the high brick and stone walls which can both be seen next to Butts Cottages on the west side of The Green, leading down to the James E Pearce's premises.

4.5 PUBLIC REALM

There is a strong feeling of local community spirit in the village which has been enhanced by the work of the Parish Council to look after and promote Wisborough Green, so included in the long list of special features below are a number of unique items which help to reinforce the sense of Wisborough Green as a 'special' place.

Features of interest include:

- Sandstone flags create a narrow path from the church to the Cricketers Public House;
- Close to the church, up the slight slope which leads to the gate, the stone is laid on its side in small pieces to provide a more slip-resistant surface;



Pathway to the church

- Various private pathways off Petworth Road have stone flagged front paths, most notable Wisborough Green Chapel;
- A bright red grade II listed K6 telephone box near the Three Crowns on the Green;
- A nearby War Memorial in the shape of a cross;
- Parish and village notice boards on the Green and next to the village pond;
- Timber Wisborough Green 'entrance' signs on the Petworth Road;
- A decorative Wisborough Green sign post on the Green (?for the Millennium);
- Traditional black and white WSxCC finger post on the Green;
- Traditional wooden park seating in various locations but principally overlooking the main Green (for the cricket) and the pond;
- Black plastic litter bins, particularly around the Green (presumably also for the cricket).

More generally, the roads which pass through the conservation area retain a rural quality which is further enhanced by the wide grass verges, open green spaces, soft front boundaries and the many trees. The pavements and street surfaces are generally modern tarmac, although there are considerable lengths of stone kerbing, mainly granite setts about 8" by 4". There is no street lighting. Overhead cables, presumably providing telephone lines, can be seen throughout the conservation area, but are not particularly detrimental although their removal would be welcome.



The path between the church and the Cricketers Public House has been paved using York stone

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 BUILDING TYPES

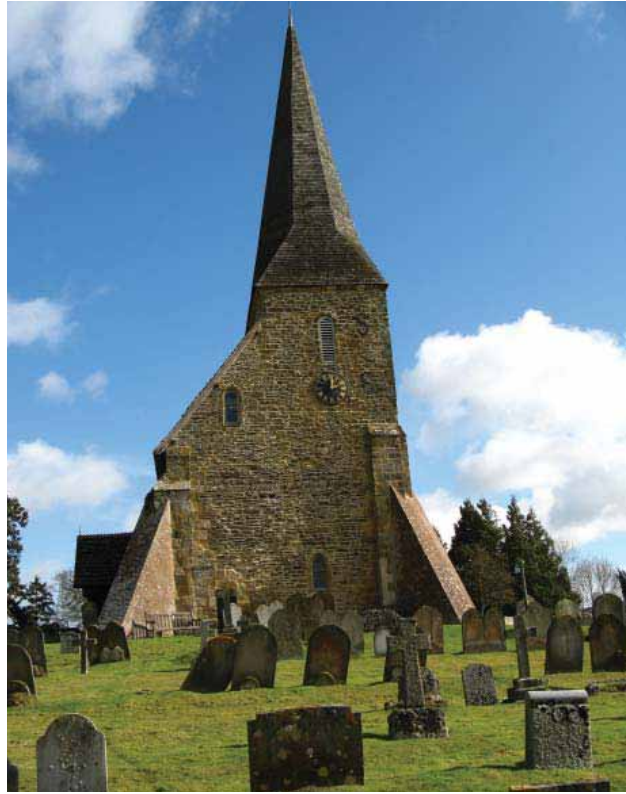
Most of the historic buildings in the conservation area were built for residential or agricultural uses apart from St Peter's Church, the former school and the former Zoar Chapel. There are several tarred weather-boarded timber framed barns, the best preserved being the barn in front of Park Cottage, along with more substantial houses, such as Wheelers Farm. There are also a large number of more minor historic buildings, presumably built as store rooms or stables, which have largely been converted into garages but retain their pitched tiled roofs. The residential properties, nearly all of which are listed or are considered to be 'positive', are all two storeys high apart from part of the former workhouse which is three storeys high. These properties retain a domestic scale, vernacular building forms, and mainly use local materials and local details which are typical of this part of the south east of England.



Park Cottage barn

5.2 LISTED BUILDINGS

The conservation area contains 46 individual listed buildings, the oldest and most significant of which is St Peter's Church, listed grade I. The earliest part of the building, the nave, dates to the 11th century with a tower, chancel and north aisle of the 13th century. Built of local Wealden greensand stone, some of it clearly containing iron, it is roofed using large Horsham stone slates laid in diminishing courses.



St Peter's Church

The majority of the remaining listed buildings are domestic buildings which were built as cottages or houses. Many of them retain early (16th or 17th century) timber frames and were encased in stone, brick, or tile hanging in the 19th century. Exceptions include the former windmill, now called The Old Mill, which retains the base of the early 19th century structure, and the former Union Workhouse next to St Peter's Church. This is a large rather severe looking stone building of two building periods, the lower section dating to the 17th century (but very altered and refaced) and the taller three storey section dating to between 1788 and 1797 - this originally stretched further south and east as is shown on the 1842 Tithe Map. An unusual listed building is the 1920s K6 telephone kiosk on the Green, the original design provided by Sir George Gilbert-Scott, and another oddity is the garage to Old Barn in School Road, built as a Reading Room for the village in c1830. Less vernacular in terms of detailing and general form, The White House is a neo-classical early 19th century house which is faced in stucco with sash windows and Doric columns to the porch.



The garage to Old Barn

5.3 POSITIVE BUILDINGS

In addition to the listed buildings, nearly 30 unlisted buildings have been identified on the Townscape Appraisal Map as being positive buildings of townscape merit. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. In Wisborough Green, these buildings mainly date to the 19th century, and the most notable examples are:

- The former school of c1900, School Road
- The Elms and West Elms, Petworth Road



The Elms and West Elms, Petworth Road

- Elm Cottage, Petworth Road
- Old School House, facing the south east section of the Green
- Wisborough Park House

The identification of these buildings follows advice provided within English Heritage’s Guidance on conservation area appraisals, which provides a useful list of criteria in Appendix 2. A general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area, so proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked green on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition. Again, further information is provided in the Management Proposals.

5.4 LOCALLY LISTED BUILDINGS

Chichester District Council has recently agreed a local building list for the Chichester Conservation Area. However, currently this does not extend to other areas within the District so at present there are no locally listed buildings in the Wisborough Green Conservation Area.

5.5 BUILDING STYLES, MATERIALS AND COLOURS

Most of the historic buildings in the conservation area are built using local materials and details which can be seen across many parts of Hampshire, Sussex, Surrey and Kent. The buildings are largely two storeys high and vernacular in their use of materials and details, with steeply pitched roofs, prominent (brick) chimney stacks, small, usually casement windows, and a variety of walling materials. Originally, the buildings would have been built using timber framing, but from the 18th century onwards, when brick became more affordable and also more fashionable, many of the older timber buildings were refaced in brick, lime render, sandstone, or clay tile. Good examples are Gravatts (originally called Durbengrove Farm), a 17th century or earlier timber-framed building which has been refaced with red brick and grey headers; Milland Cottage, Petworth Road is a lobby entry building, probably 16th century, which has unusually been faced in white painted render – the central doorway remains with a very steeply pitched half hipped roof above; Green House, with a painted stucco elevation facing the pond, and exposed timber framing in the

gables to either side; White House Cottages, again 17th century and faced in red brick with grey headers or tile hanging; Chapel Cottage, which sits at right angles to the road with a white painted render and 19th century windows concealing a 17th century building below; and Park Cottage, a similarly aged timber-framed building which has been refaced using roughcast on the ground floor and tile-hung above. This is another lobby entry-type plan but on a more modest scale than Milland Cottage. The adjoining 18th century barn is unaltered and is clad in tarred weather-boarding. The barn is a key focal building in the conservation area and it is considered highly desirable that it remains unchanged.



Gravatts



Milland Cottage, Petworth Road



Park Cottage

Some of the early timber-framed buildings are slightly less altered. The Clock House, Petworth Road, is a 17th century or earlier timber framed building with some exposed curved wind braces which has been partially refaced in brick, but retains some plaster infilling, the whole painted white. Further along the same road, Yew Tree Cottage also retains exposed timber-framing with a white painted plastered finish. Another probably 17th century building is Wheelers Farmhouse, again with curved wind braces on the first floor but this time with the whole ground floor rebuilt in brick.

Of special note is the use of the Wealden greensand, which is usually used a rubble stone, as can be seen on St Peter's Church. However, the conservation area retains a number of buildings where the stone is of higher quality, most notably on the former workhouse, where the 17th century wing is faced in large ashlar blocks of greensand which are laid in thick courses. Old Mill Cottage is an 18th century building which was built as the mill owner's house in the late 18th century with similar coursed stone which may well have come from the same quarry. The weathered colour of this stone, as the name suggests, is a grey - green, rather than the more yellow - orange tinge which can be seen in other parts of Sussex.



Old Mill Cottage

Red brick is also used extensively throughout the conservation area, either concealing earlier timber framed buildings as previously described, or used as the principal building material. There are some very well detailed Georgian cottages and smaller houses, the following being of special note:

- Chapel House, Petworth Road – red brick with blue brick headers;

- Knights Cottage, Petworth Road – red brick with alternate grey headers;
- Albion House, Petworth Road – a three bay early 19th century house with central doorway



Albion House

- Elm Cottage/Stills, Petworth Road – a well detailed late 19th century property with red clay tile hanging, lattice windows, a steeply pitched tiled roof, and notable brick chimneys
- The Elms/West Elms, Petworth Road – a substantial house of c1875, built from red brick with original dormers with carved bargeboards
- Old School House – a symmetrically arranged mid 19th century house with striking diaper pattern red and blue brick, a shallow hipped slated roof, and canted bays to the ground floor, linked by a projecting roof



Old School House

- Butts Cottages dated 1896 – a pair of red brick, tile-hung cottages with gables and square ground floor bay windows.

Timber weather-boarding is another local material, used most notably on Forge Cottage and Old Bake Cottages, where it is painted white, and on some of the former barns, such as the barn to Park Cottage, where it is tarred black in the traditional way.

Throughout the conservation area, the use of handmade clay tiles for the steeply pitched roofs, which are both hipped and gabled, provide the gently undulating roof forms which are typical of this material. Both of the public houses provide good examples of this. Horsham stone slate is also evident, particularly on St Peter's Church, Thornton Cottage, Clock House and Forge Cottage, where it is laid in diminishing courses.

Whilst most of the listed buildings retain their casement windows, several more, where they denote a slightly later date (late 18th or early 19th century), have sash windows. Ivy Cottage retains its original cast iron lattice windows, set in red and blue brick – this is probably the prettiest building in the conservation area. Similar lattice windows can

be seen on White House Cottages and the former headmaster's House, both in School Road. Milland Cottage has leaded light casements, in keeping with the building but possibly not particularly old. Front doors are very varied but include a six panelled door with flush panels (Farthlingale) as well as much simpler boarded doors, although most of them appear to be modern replacements (such as Crossways Cottage, Petworth Road).



Ivy Cottage



Crossways Cottage, Petworth Road

6 NEGATIVE FEATURES AND ISSUES

6.1 NEGATIVE FEATURES

The following negative features were noted during the survey work for the conservation area appraisal:

- Changes are needed to the CA boundary to ensure that, where feasible, the boundary follows legal boundaries;
- Add the parkland next to Wisborough Park House to the conservation area;
- The A272 Petworth Road runs through the southern part of the conservation area, forming the southern boundary to Wisborough Green, and is very busy with traffic;
- Some visible satellite dishes;
- Some evidence of unsympathetic changes to unlisted but positive historic buildings, such as the use of uPVC windows;
- Some inappropriate boundaries, particularly timber fencing, such as outside Mulberry;
- Modern development is evident on the edges of the conservation area but is largely unobtrusive;
- A tree outside Wisborough Park House has been heavily pruned, contrasting with the more natural mature trees nearby;
- Some poorly detailed modern garages;
- Various detrimental features around the cricket pavilion such as the beer barrels, rubbish bins, and air conditioning units;
- Car parking on the green space at the southern end of School Road.

6.2 ISSUES

The principal issues which it is considered need to be addressed by the Management Proposals are:

- Changes are needed to the existing conservation area boundary;
- Despite the 30 mph speed limit along the A272, there is a need to control the traffic through the conservation area;
- The protection and enhancement of the rural character of the conservation area;
- The control of minor alterations on the unlisted houses and cottages;
- The protection and enhancement of the front gardens and front boundaries;
- A review is needed of the statutory and local list
- Site specific improvements:
 - Signage and parking area to former tea rooms and 'Zest', site adjoining Old Mill Cottage, Petworth Road;
 - Parking area in front of Wisborough Kitchens;
 - Cricket pavilion – various detrimental features;
 - Car parking in School Road.

I INTRODUCTION

I.1 FORMAT OF THE MANAGEMENT PROPOSALS

Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Wisborough Green Conservation Area which make the conservation area unique. Part 2 of this document, the Management Proposals, builds upon the positive features and addresses the negative features and issues which have been identified, to provide a series of Issues and Recommendations for improvement and change, including minor changes to the existing conservation area boundary, most of which are the responsibility of Chichester District Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in Guidance on the management of conservation areas (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a five yearly basis, as set out in Section 4.

I.2 THE PURPOSE OF THE MANAGEMENT PROPOSALS

These Management Proposals have been drawn up following the production of a detailed Character Appraisal for the Wisborough Green Conservation Area. It provides a framework for future actions which are primarily the responsibility of the District Council, although their successful implementation will also depend on the co-operation and enthusiasm of the Parish Council, West Sussex County Council, and local people.

Government policy, as recently set out in PPS5, has made it clear that conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. These Management Proposals seek to provide a framework for 'managed' change which will ensure that the special architectural and historic interest of the Wisborough Green Conservation Area is both preserved and enhanced for future generations.

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For Wisborough Green, this has been achieved by early consultation with members of the community before these documents were drafted. Additionally, the documents were subject to six weeks of full public consultation, commencing with a public exhibition at Wisborough Green Village Hall from Friday 14th May 2010. Following this, a Public Consultations Report was prepared (copies are available on request from the District Council), the text amended, and the documents illustrated and put on the Council's website.

The proactive management of conservation areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. The Character Appraisal and these Management Proposals will therefore be of use to the District Council when determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development. The documents will also be of interest to visitors and to Wisborough Green's residents and business community, all of whom value the buildings and spaces of the village so highly.

2 LEGISLATIVE BACKGROUND

2.1 THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These are as follows:

- The local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;

- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

2.2 THE CONTROL OF DEVELOPMENT AND CHANGE

The requirements for planning permission

Certain works to dwellings within a conservation area, which are normally considered to be ‘permitted development,’ will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a conservation area if the cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens.

Recent changes to the General Permitted Development Order may have provided some changes to the constraints mentioned above, so it is always wise to check with the Council first before commencing any work.

Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation such as flats or bedsits have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

2.3 NATIONAL POLICY AND GUIDANCE

Central government policy on conservation areas, historic buildings and archaeology is contained in PPS5, published in March 2010. Additional guidance is provided in the accompanying Historic Environment Planning Practice Guide, prepared by English Heritage. This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. These expectations are further developed in separate English Heritage guidance on the appraisal and management of conservation areas.¹

Further government advice, providing local authorities with the power to reject any development that does not positively contribute to the improvement and regeneration of its setting, is set out in Planning Policy Statement no. 1 (PPS1). Whilst not specifically concerned with conservation areas, it does provide broad support for improving standards of design and sustainability.

The draft Heritage Protection Bill, which seeks to re-designate the country's 'heritage assets', and introduce new procedures for dealing with applications to change them, has been delayed. More information can be obtained from the Department of Culture, Media and Sport (DCMS) or English Heritage.

2.4 THE LOCAL PLAN AND THE EMERGING LOCAL DEVELOPMENT FRAMEWORK

At present, the Chichester District Local Plan 1999, the Chichester District Local Plan Supplementary Information 2000, and the Regional Spatial Strategy, as set out in the South East Plan adopted May 2009, form the Development Plan for Chichester District. They will eventually be replaced by the new Local Development Framework (LDF), which is the responsibility of the District Council.

The Local Plan 1999 contains several relevant policies. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under Built Environment: Policies BE4 and BE5 (historic buildings) and BE6 (conservation areas). Archaeology is dealt with under Policy BE3.

Some of the policies from the 1999 Local Plan have been 'saved' and are still relevant, pending the production of a Core Strategy for the LDF which will seek to ensure that locally distinctive policies, not already covered by Planning Policy Statements and the Regional Spatial Strategy, are in place.

The Wisborough Green Conservation Area was designated on (fill in date). The Local Plan insert map which is still relevant is map no. 40. This confirms the following designations:

- A conservation area is based around Wisborough Green, taking in a section of the A272 Petworth Road and short sections of the two roads leading northwards from the Green (Policy BE6 applies);
- A Settlement Boundary encompasses most of the village, including 20th century housing on the western edge of the village, but excluding the Green and properties to the north of the Green (Policy BE1 applies);

Copies of the relevant policies are included at Appendix I.

¹ English Heritage - Guidance on Conservation Area appraisals - 2005

English Heritage - Guidance on Management Proposals for Conservation Areas - 2005

3 RECOMMENDED ACTIONS

3.1 CONSERVATION AREA BOUNDARY REVIEW

The existing conservation area boundary was drawn up some time ago and in the last ten years or so it has become common practice to expand existing conservation areas to include areas beyond the core of historic buildings, perhaps to include more dispersed historic development or landscape or archaeological features. Boundary reviews also now tend to include recommendations that the designated area is defined by boundaries which follow established legal boundaries, rather than cutting across gardens or through buildings. Following a thorough review, the following changes are therefore proposed to the Wisborough Green Conservation Area boundary:

From the north of the conservation area clockwise:

3.1.1 Add the rear gardens to Wilton Cottage, Gravatts, and Wheelers Farm

Add the whole of the back gardens to Wilton Cottage, Gravatts, and Wheelers Farm.

Reason:

- The current boundary cuts through the back gardens of these three properties and it is desirable that the boundary follows established legal boundaries.



Wheelers Farm

3.1.2 Add the parkland area between Wisborough Park House and Wisborough Green

Add this area of open grass and trees which lies between Wisborough Park House, Durbans Road, and Wisborough Green.

Reason:

- The present conservation area boundary includes the gardens which lie to the south of Wisborough Park House, but excludes the adjoining area of parkland area which lies immediately to the east and south. This parkland area is visible from Durbans Road to the east and from the road from Wisborough Green to the west, and forms the setting of Wisborough Park House in long views. It contains the remnants of what appears to be a planned layout and with its mature trees acts as a link between the open green space of Wisborough Green and the countryside beyond.



View over the parkland adjacent to Wisborough Green

3.1.3 Add the garden to Field House, New Pound Lane

Add the whole of the back garden Field House, New Pound Lane.

Reason:

- The current boundary cuts through the existing garden to the side and rear of Field House – this proposed change will consolidate the conservation area boundary to follow existing legal boundaries.

3.1.4 Delete the garage to Poundfield, New Pound Lane.

Delete the garage to Poundfield, New Pound Lane.

Reason:

- This is a modern building of no architectural merit. The amended boundary will follow the existing legal boundary between The Coach House and Poundfield.

3.1.5 Add the garden to Clovers, School Road

Add the whole of the back garden to Clovers, School Road.

Reason:

- The current boundary cuts through the existing garden to the back of Clovers – this proposed change will consolidate the conservation area boundary to follow existing legal boundaries.

3.1.6 Delete an area of land from the back of St George's House to No. 2 High Barn, School Road.

Delete a plot of land which lies to the back of St George's House as far southwards as the back boundary to No. 2 High Barn.

Reason:

- This area of land is of no special interest and does not merit inclusion in the conservation area – the revised boundary will follow existing garden boundaries.

3.1.7 Add gardens to the back of Coed Afal, Chapel House, the Chapel, Chapel Cottage, Milland Cottage and Milland Villa.

Add the extended gardens to the back of Coed Afal, Chapel House, the Chapel, Chapel Cottage, Milland Cottage and Milland Villa, all on the south side of Petworth Road.

Reason:

- Although the modern map shows a field on the south side of these properties, which face Petworth Road, domestic gardens have been created out of it and the proposed boundary will encompass these gardens so that it follows established legal boundaries.

3.1.8 Add Caravela, Meadow View and Meadow Bank, Petworth Road

Add Caravela, Meadow View and Meadow Bank by extending the existing conservation area boundary to the west along Petworth Road. Add the whole of the garden to South Lodge.

Reason:

- Whilst Caravela is a modern building of little special interest, Meadow View and Meadow Bank is a sub-divided late 19th century house which is considered to be 'positive'. It is shown on the 1912 map and is constructed from red brick and yellow brick dressings, has a part tiled front gable and tiled forward extension, a clay tiled roof and timber sash windows.

RECOMMENDED ACTION 1:

- Designate the six additional parts of Wisborough Green as part of the conservation area, and delete the areas as set out in 3.1.4 and 3.1.6.

3.2 THE CONTROL OF TRAFFIC THROUGH THE CONSERVATION AREA

Despite the imposition of a 30 mph speed limit, and the installation of a controlled pedestrian crossing to the south of the Green, the busy traffic along the A272 Petworth Road can be both intimidating and dangerous.

The Parish Council, District Council and County Council engineers could consider methods of 'traffic calming' to reduce traffic speed through Wisborough Green, perhaps by the creation of chicanes with priority to vehicles leaving the village. All traffic measures must however be carefully designed, using traditional materials and low key details with the minimum of signage, so that the character of the conservation area is not adversely affected. Improved pedestrian routes could also encourage more people to walk rather than drive.



Improve traffic safety along the Petworth Road

RECOMMENDED ACTION 2:

- As opportunities arise, the Parish Council, District Council and County Council will continue to seek ways of improving pedestrian safety and reducing traffic speeds in Wisborough Green, whilst protecting the special character of the conservation area,

3.3 THE PROTECTION AND ENHANCEMENT OF THE RURAL CHARACTER OF THE CONSERVATION AREA.

Wisborough Green lies within an attractive rural setting with the valley of the River Kird, a variety of open fields, and areas of deciduous and coniferous woodland all enclosing the village. These link with the wide grass verges, Wisborough Green itself, the parkland to Wisborough Park House and the many mature trees in the village centre, to provide a rural character to the conservation area. This character needs to be reinforced and protected by the careful control of new development.



Protect the rural qualities of the conservation area (west side of Wisborough Green)

The District Council already has policies in the Local Plan which apply to the Wisborough Green Conservation Area, most importantly Policy BE6 which seeks to protect conservation areas from unsuitable development or change. In addition, listed buildings are protected by Policies BE4 and BE5. However, there will inevitably be pressure for extensions to existing buildings and, possibly, for replacement dwellings (though obviously not if the buildings are either listed or 'positive', as there is a presumption in favour of their retention).

The District Council, assisted by advice from the Parish Council, needs to be constantly vigilant to ensure that new development is to an appropriate scale and height, and uses materials which blend in with the surrounding buildings and which continue or reinforce the rural character. Extensions will need to be sympathetically detailed and should not overwhelm the garden in which the building sits. Existing plot ratios should be maintained or at least only slightly increased. A good example of what can be achieved has already been built in the conservation area, namely Old Gates, facing the west side of the Green.

RECOMMENDED ACTION 3:

- The District Council will ensure that all new development within or on the edges of the conservation area is carefully designed and sympathetic to its surroundings.

3.4 THE CONTROL OF MINOR ALTERATIONS ON THE UNLISTED HOUSES AND COTTAGES;

It has been noted that some of the unlisted 'positive' cottages and houses in the conservation area have been adversely affected by the insertion of uPVC windows or doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. This is usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.



Well detailed, unlisted historic building in Durbans Road

Article 4 Directions are made under the General Permitted Development Order 1995 (as recently amended), and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are already much fewer.

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

HOUSE EXTENSIONS – Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space (this lowers the limit of 'permitted development' already imposed by conservation area designation).

PAINTING OF DWELLING HOUSES – Planning permission will be required for the painting of a dwelling house.

ROOFS – A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows already require planning permission under separate legislation.

CHIMNEYS – The removal of a chimney or its partial demolition will require planning permission.

REPLACEMENT WINDOWS AND DOORS – The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, does not apply in the conservation area (or listed buildings).

CREATION OF CAR PARKING IN FRONT GARDENS AND REMOVAL OR REPLACEMENT OF FRONT BOUNDARIES – The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

There are many unlisted family dwellings in the Wisborough Green Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the conservation area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. The provision of grants to help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) would be helpful.

RECOMMENDED ACTION 4:

- The District Council will consider serving an Article 4 Direction on the Wisborough Green Conservation Area, to cover all unlisted dwelling houses.

3.5 THE PROTECTION AND ENHANCEMENT OF EXISTING FRONT BOUNDARIES

Many of the front boundaries within the conservation area are made from metal railings, brick or local greensand stone, and are mainly about three feet to four foot high. These boundaries make an important contribution to the character of the conservation area. During the survey work for the Wisborough Green Character Appraisal it was noted that these boundaries have been removed in several places, usually to facilitate off-street car parking. This was noticed particularly along the south side of Petworth Road, where areas of car parking for both domestic and commercial buildings are detrimental to the character and appearance of the conservation area.



Car parking in front of listed buildings in School Lane

Whilst it is currently not possible for the District Council to provide grant aid to assist householders to rebuild lost boundaries, or else provide new boundaries in appropriate locations, the Council does nevertheless support in principle the concept of metal railings, brick walls or stone walls, where they would make a positive contribution to the special character of the conservation area. The loss of any more traditional front boundaries can be controlled by the District Council either because they are listed or under existing conservation area

legislation (where the walls are over one metre in height facing the highway). Additionally, the use of non-traditional front boundary treatments, such as over-fussy timber boarded fencing, will be discouraged.

RECOMMENDED ACTION 5:

- The District Council will continue to protect traditional front boundaries from demolition and will encourage property owners to replace traditional boundaries where they have been lost, as well as the provision of traditional boundaries in appropriate places.

3.6 REVIEW OF THE LOCAL AND STATUTORY LIST

The statutory list for Wisborough Green was drawn up in the 1980s and has not been reviewed since in any systematic way. A number of buildings or structures in the conservation area may therefore be eligible for statutory listing.

The District Council has recently compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District starting with Midhurst and Petworth and eventually more widely. 'Locally listed' buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.

However, there is an increasing interest in local listing nationally, and local listing is given some prominence in the recent PPS5. It is therefore recommended that the District Council should roll out its Local List across the District in order to give better recognition and, where necessary, control, of the historic environment in the whole District. The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 3. Buildings can then be added to the list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole District. Community involvement in the selection process will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions.

Whilst a detailed survey has not been carried out as part of the appraisal process, a number of buildings have been identified which might qualify for local or even statutory listing:

- The former school of c1900, School Road – a well preserved building of c1900;
- The Elms and West Elms, Petworth Road – a substantial red brick house of c1870;
- Elm Cottage/Stills, Petworth Road – a typical ‘Sussex’ artisan cottage of the late 19th century;



Elm Cottage / Stills, Petworth Road

- Old School House, facing the south east section of the Green – diaper pattern red and blue brickwork and sash windows date this building to the early to mid 19th century (it appears to be shown on the 1842 Tithe Map);



Park Hill

- Wisborough Park House – the largest and grandest house in the village.

RECOMMENDED ACTION 6:

The District Council, in association with the Parish Council, will consider drawing up a Local List for the Wisborough Green Conservation Area.

3.7 SITE SPECIFIC IMPROVEMENTS

The following specific sites are recommended for a variety of mainly quite minor improvements, as overall the quality of the spaces and the condition of the buildings in the conservation area is very good. This mainly due to the diligence and care of the Parish Council, who manage the Green (including the provision of seats and litter bins) and who are also responsible for other signage and unique features within the village.

3.7.1 Signage and parking area to former tea rooms and ‘Zest’, site adjoining Old Mill Cottage, Petworth Road

Although this single storey and very narrow building sits back from Petworth Road, it is very visible and has a large car parking area in front of it. The general condition of the shopfront, the poor quality signage, and the uncared for car parking area are all detrimental features. However, the boundary railings are of some interest and should be retained.



Former tea rooms and ‘Zest’, Petworth Road

Improvements to the shopfront and signage, using traditional sign-writing techniques, would be welcome, as would the provision of appropriate planting to reinforce the white painted railings and provide a more defined boundary to the front.

It is suggested that the District Council and, or, the Parish Council, approach the owners to see if some improvements could be instigated.

- ACTION BY: The owners of 'Zest' in partnership with the District Council and the Parish Council.

3.7.2 Car parking in front of Wisborough Kitchens, Petworth Road

This is another large area of tarmacadam and concrete which is separated from the main road by a heap of large pieces of stone and a timber post with hanging signs. The provision of a traditional front boundary, such as a brick or stone wall, with some planting behind, would be a great improvement, and the resurfacing of the parking area, perhaps using resin-bonded gravel, would be a further welcome enhancement.



Car parking in front of Wisborough Kitchens, Petworth Road

It is suggested that the District Council and, or, the Parish Council, approach the owners to see if some improvements could be instigated.

- ACTION BY: The owners of Wisborough Kitchen and the adjoining premises in partnership with the District Council and the Parish Council.

3.7.3 Cricket Pavilion

The cricket pavilion is a building of some merit which would benefit from improvements. The area immediately around it has been adversely affected by a variety of changes including the location of beer barrels, air conditioning units, rubbish bins, and other paraphernalia. Whilst these are stored as tidily as possible, the provision of some sort of low key screening would be advantageous.



The Cricket Pavilion

- ACTION BY: The owners of the Cricket Pavilion.

3.7.4 Car parking in School Road.

Residents appear to be using the grass verges between School Road and the entrance to the church for informal car parking. This is leading to the grass becoming damaged and the creation of areas of mud. The delineation of where car parking might be acceptable would overcome this problem, perhaps by the use of bollards (as can be seen elsewhere on the Green). It is assumed that these grassed areas are owned by the Parish Council and not by neighbouring properties. However, any formalisation of the present arrangements would need to be done with the full agreement of the Parish Council and local property owners.



Car parking in School Road

- ACTION BY: The Parish Council is collaboration with local property owners.

4 MONITORING AND REVIEW

The efficient delivery of a conservation service requires regular monitoring of change and the agents of change. The District Council is expected to undertake:

- Periodic reviews of the effectiveness with which the service addresses pressures for change;
- Updating of the baseline photographic survey of the Boxgrove Conservation Area on a four-yearly basis;
- Review the Boxgrove Conservation Area Character Appraisal on a five-year basis;
- Annual review and updating of the Boxgrove Conservation Area Management Proposals.

5 ACTION PLAN

The actions below, most of which are the responsibility of the District Council, are based on the Recommended Actions in Chapter 3 of the Management Proposals, and include further actions which are considered necessary to ensure that the Wisborough Green Conservation Area continues to be 'preserved and enhanced' by the relevant authorities.

Immediate project (6-18 months) are generally those that can be adopted without reference to other programmes including resource planning. They will be capable of being completed within the next year:

- Formal adoption of the Conservation Area Character Appraisal as a material consideration in determining planning applications and to inform future historic environment policies;
- Formal adoption of the Management Proposals as a supporting document to a potential future Historic Environment Supplementary Planning Document (SPD);
- Make amendments to the Wisborough Green Conservation Area boundary as proposed in the boundary review (Recommended Action 1);

Medium-term projects (18 months – 3 years) are those that require preparation but should be completed within three years:

- The Parish Council, District Council and County Council will consider ways of improving pedestrian safety and reducing the speed of through traffic in the Wisborough Green Conservation Area (Recommended Action 2);
- Serve an Article 4 Direction to protect unlisted family dwellings from inappropriate alterations or extensions (Recommended Action 4);
- Carry out a review of the statutory and local list for Wisborough Green (recommended Action 6);
- Seek improvements to the specific sites as set out in Chapter 3 Section 7 Site specific improvements

Continuous tasks require regularly revisiting:

- Preserve listed and 'positive' buildings in the Wisborough Green Conservation Area from unsuitable alterations, extensions or demolition through the usual development control procedures.
- Ensure that development control practice guarantees that all new development in the Wisborough Green Conservation Area is of the highest quality, with particular reference to rooflines, height, bulk, materials and details;
- Monitor changes in the Wisborough Green Conservation Area, including producing and the regularly updating a photographic baseline for the conservation area, which should never be more than four years old;
- Review of the Wisborough Green Conservation Area Appraisal on a five year basis;
- Carry out a review of these Management Proposals on an annual basis.

6 CONTACT DETAILS

For further information about the Wisborough Green Conservation Area please contact:

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APPENDICES

APPENDIX 1 RELEVANT LOCAL PLAN POLICIES

APPENDIX 2 MAP 1 TOWNSCAPE APPRAISAL MAP/CA BOUNDARY REVIEW

APPENDIX I RELEVANT LOCAL PLAN POLICIES

Policy BE6, Policy BE1, and Policy RE4

Policy BE6 Conservation Areas

‘Within designated conservation areas and their settings the District Council will seek to preserve or enhance the special architectural or historic character or appearance of the area and will refuse applications where:

- (i) They include new buildings or extensions or alterations to existing buildings (including shopfronts) which are of inappropriate height, scale, materials or design, to accord with the character of the conservation area;
- (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;
- (iii) The proposals fail to respect the existing historic layout and street pattern of the conservation area and the surrounding settlement (including passageways, alleys and public open spaces);
- (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas’.

Policy BE1 Settlement Boundary

This policy concerns the Settlement Policy Area boundaries which are shown around some of the settlements in the District, including Boxgrove.

This Policy states:

‘Development will be permitted within these areas providing it is in accordance with the Built Environment Policies and Policies RE7, RE8, C10 to C12, TR1, TR6 to TR8, HI to H8, H10, H11, B1 to B3, B7, B8, S7, R1, R3, T1 and T2’.

Policy RE4: Areas of Outstanding Natural Beauty – Chichester Harbour and Sussex Downs: Protection of Landscape and Character

‘Areas of Outstanding Natural Beauty will be conserved and enhanced. Any development which would be harmful to their visual quality or distinctive character will not be permitted except in compelling circumstance:

- Need for development essential for agriculture or forestry or for quiet informal recreation, for roads, the extraction of minerals or the deposit of waste may exceptionally be regarded as compelling provided that the proposal cannot be located or designed so as to meet these needs without giving rise to such harm;
- Applications for roads, mineral working or waste disposal will be subject to the most rigorous examination because of the possible impact of such development on natural beauty. Major developments for any purpose are likely to be inconsistent with the designation of areas of outstanding natural Beauty and any applications will need to be accompanied by environmental assessment; they will be permitted only if there is an overriding national interest and no acceptable alternative location is available;
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality and minimise noise disturbance; particular attention will be given to the setting and to the off-site impact to any traffic generated and any consequential highway improvements on the character, appearance and amenity of villages or the countryside;
- Development outside but near to a designated Area of Outstanding Natural Beauty will not be permitted if it would be unduly prominent in, or detract from, views into or out of the Area of Outstanding Natural Beauty (particularly from roads, Rights of Way or other public places), or would otherwise threaten public enjoyment of the Area of Outstanding Natural Beauty’.

Policy BE3 Archaeology

The destruction of or damage to scheduled ancient monuments and other features and sites of archaeological interest by development will be prevented wherever possible. There is a presumption in favour of the preservation in situ of important monuments. Where proposed development is likely to affect a known or suspected site of archaeological interest, one or more of the following requirements will be imposed.

Archaeological assessment and field evaluation

- (i) Applicants will be required to include, as part of their research into the development potential of a site a desk-based archaeological assessment and where appropriate a field evaluation of the archaeological remains. A statement of the findings will be required to accompany the planning application.

Preservation in situ

- (ii) In order to secure the preservation in situ of important archaeological features and their settings, the district planning authority may require developers to modify their proposals. In appropriate cases, the use of conditions or the completion of an agreement under section 106 of the town and country planning act 1990 may be required to secure a modification. Planning applications must indicate how preservation in situ will be secured.

Arrangements for excavation, recording and publication

- (iii) If the district planning authority decides that the preservation in situ of archaeological remains is not justified and that development resulting in their destruction should proceed, it will satisfy itself before granting planning permission that the developer has made satisfactory provision for the excavation, recording and publication of the remains before development commences. Such work will be carried out to a specification approved by the district planning authority. In appropriate cases, an agreement under section 106 of the town and country planning act 1990 will be required to secure the investigation.

Conditions to secure excavation and recording

- (iv) Where the district planning authority has decided that preservation in situ is not justified, it may

impose a condition prohibiting the carrying out of development until excavation and recording have been carried out in accordance with a written scheme of investigation submitted by the applicant and approved by the district planning authority, such schemes shall include proposals for the publication of any findings.

Watching brief

- (v) The developer will be required to give notice to the district planning authority of an intention to commence development and to satisfy the district planning authority that adequate provision has been made for access and subsequent observation and recording of any finds and other evidence which may be revealed during the development works. The developer will also be required to notify an archaeologist approved by or appointed by the district planning authority of any items unearthed during development which he knows or suspects to be of interest, and to allow adequate time for records to be made by the archaeologist.

Field monuments

- (vi) Where development is likely to affect adversely the setting of a nationally important field monument whether scheduled or not, permission will be refused.

Policy BE4 Buildings of Architectural or Historic Merit

The district planning authority will place a high priority on protecting the character and appearance of all buildings of architectural or historic interest. The district planning authority will have special regard to the desirability of preserving listed buildings and their settings. There will be a presumption in favour of the preservation of such buildings, including their settings and any features of architectural or historic interest, unless a convincing case can be made for demolition or alteration; Development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

Policy BE5 Alterations to Listed Buildings

Where listed buildings are to be altered or extended the design, detailing and materials must be appropriate to the character of the listed building.

APPENDIX 2 MAP

WISBOROUGH GREEN CONSERVATION AREA TOWNSCAPE APPRAISAL /CA BOUNDARY REVIEW MAP