

Public Document Pack

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 7 February 2018 at 9.30 am**

MEMBERS: Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mrs J Kilby, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs J Tassell, Mrs P Tull and Mr D Wakeham

AGENDA

1 **Chairman's Announcements**

Any apologies for absence which have been received will be noted at this stage.

The Planning Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

2 **Approval of Minutes**

The minutes relate to the meeting of the Planning Committee on 17 January 2018 (Copy to follow).

3 **Urgent Items**

The chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 12 (b).

4 **Declarations of Interests (Pages 1 - 2)**

Details of members' personal interests arising from their membership of parish councils or West Sussex County Council or from their being Chichester District Council or West Sussex County Council appointees to outside organisations or members of outside bodies or from being employees of such organisations or bodies.

Such interests are hereby disclosed by each member in respect of agenda items in the schedule of planning applications where the Council or outside body concerned has been consulted in respect of that particular item or application.

Declarations of disclosable pecuniary interests, personal interests and prejudicial interests are to be made by members of the Planning Committee in respect of matters on the agenda or this meeting.

PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 8 INCLUSIVE
Section 5 of the Notes at the end of the agenda front sheets has a table showing how planning applications are referenced.

- 5 **FB/17/03697/DOM - Strathisla, 10 Salthill Road, Fishbourne, Chichester, West Sussex, PO19 3QH** (Pages 3 - 8)
- 6 **CC/17/03082/DOM - 24 Adelaide Road, Chichester, West Sussex, PO19 7NB** (Pages 9 - 13)
- 7 **BO/17/00664/FUL - Combes Boatyard, Smugglers Lane, Bosham, Chichester, West Sussex, PO18 8QW** (Pages 14 - 28)
- 8 **SDNPA/17/06138/FUL - Office, North Street, Midhurst, West Sussex, GU29 9DJ** (Pages 29 - 37)
- 9 **Wisborough Green Village Design Statement** (Pages 38 - 100)
- 10 **Schedule of Outstanding Contraventions** (Pages 101 - 125)
- 11 **Schedule of Planning Appeals, Court and Policy Matters** (Pages 126 - 142)
The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.
- 12 **Consideration of any late items as follows:**
The Planning Committee will consider any late items announced by the Chairman at the start of this meeting as follows:
- a) Items added to the agenda papers and made available for public inspection
 - b) Items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting
- 13 **Exclusion of the Press and Public**
There are no restricted items for consideration.

NOTES

1. The press and public may be excluded from the meeting during any item of business whenever it is likely that there would be disclosure of exempt information as defined in section 100I of and Schedule 12A to the Local Government Act 1972
2. The press and public may view the agenda papers on Chichester District Council's website at [Chichester District Council - Minutes, agendas and reports](#) unless these are exempt items.
3. This meeting will be audio recorded and the recording will be retained in accordance with the council's information and data policies. If a member of the public makes a representation to the meeting they will be deemed to have consented to being audio recorded. By entering the committee room they are also consenting to being audio recorded. If members of the public have any queries regarding the audio recording of this meeting please liaise with the contact for this meeting detailed on the front of this agenda.
4. Subject to the provisions allowing the exclusion of the press and public, the photographing, filming or recording of this meeting from the public seating area is permitted. To assist with the management of the meeting, anyone wishing to do this is asked to inform the chairman of the meeting of his or her intentions before the meeting starts. The use of mobile devices for access to social media is permitted but these should be switched to silent for the duration of the meeting. Those undertaking such activities must do so discreetly and not

disrupt the meeting, for example by oral commentary, excessive noise, distracting movement or flash photography. Filming of children, vulnerable adults or members of the audience who object should be avoided. [Standing Order 11.3 in the Constitution of Chichester District Council]

5. How applications are referenced:

- a) First 2 Digits = Parish
- b) Next 2 Digits = Year
- c) Next 5 Digits = Application Number
- d) Final Letters = Application Type

Application Type

ADV Advert Application
AGR Agricultural Application (following PNO)
CMA County Matter Application (eg Minerals)
CAC Conservation Area Consent
COU Change of Use
CPO Consultation with County Planning (REG3)
DEM Demolition Application
DOM Domestic Application (Householder)
ELD Existing Lawful Development
FUL Full Application
GVT Government Department Application
HSC Hazardous Substance Consent
LBC Listed Building Consent
OHL Overhead Electricity Line
OUT Outline Application
PLD Proposed Lawful Development
PNO Prior Notification (Agr, Dem, Tel)
REG3 District Application – Reg 3
REG4 District Application – Reg 4
REM Approval of Reserved Matters
REN Renewal (of Temporary Permission)
TCA Tree in Conservation Area
TEL Telecommunication Application (After PNO)
TPA Works to tree subject of a TPO
CONACC Accesses
CONADV Adverts
CONAGR Agricultural
CONBC Breach of Conditions
CONCD Coastal
CONCMA County matters
CONCOM Commercial/Industrial/Business
CONDWE Unauthorised dwellings
CONENG Engineering operations
CONHDG Hedgerows
CONHH Householders
CONLB Listed Buildings
CONMHC Mobile homes / caravans
CONREC Recreation / sports
CONSH Stables / horses
CONT Trees
CONTEM Temporary uses – markets/shooting/motorbikes
CONTRV Travellers
CONWST Wasteland

**Committee report changes appear in bold text.
Application Status**

ALLOW Appeal Allowed
APP Appeal in Progress
APPRET Invalid Application Returned
APPWDN Appeal Withdrawn
BCO Building Work Complete
BST Building Work Started
CLOSED Case Closed
CRTACT Court Action Agreed
CRTDEC Hearing Decision Made
CSS Called in by Secretary of State
DEC Decided
DECDET Decline to determine
DEFCH Defer – Chairman
DISMIS Appeal Dismissed
HOLD Application Clock Stopped
INV Application Invalid on Receipt
LEG Defer – Legal Agreement
LIC Licence Issued
NFA No Further Action
NODEC No Decision
NONDET Never to be determined
NOOBJ No Objection
NOTICE Notice Issued
NOTPRO Not to Prepare a Tree Preservation Order
OBJ Objection
PCNENF PCN Served, Enforcement Pending
PCO Pending Consideration
PD Permitted Development
PDE Pending Decision
PER Application Permitted
PLNREC DC Application Submitted
PPNR Planning Permission Required S64
PPNREQ Planning Permission Not Required
REC Application Received
REF Application Refused
REVOKE Permission Revoked
S32 Section 32 Notice
SPLIT Split Decision
STPSRV Stop Notice Served
STPWTH Stop Notice Withdrawn
VAL Valid Application Received
WDN Application Withdrawn
YESTPO Prepare a Tree Preservation Order

Chichester District Council

Planning Committee

Wednesday 7 February 2018

Declarations of Interests

Details of members' personal interests arising from their membership of parish councils or West Sussex County Council or from their being Chichester District Council or West Sussex County Council appointees to outside organisations or members of outside bodies or from being employees of such organisations or bodies are set out in the attached agenda report.

The interests therein are disclosed by each member in respect of planning applications or other items in the agenda which require a decision where the council or outside body concerned has been consulted in respect of that particular planning application or item.

Declarations of disclosable pecuniary interests, personal interests, prejudicial interests or predetermination or bias are to be made by members of the Planning Committee or other members who are present in respect of matters on the agenda or this meeting.

Personal Interests - Membership of Parish Councils

The following members of the Planning Committee declare a personal interest by way of their membership of the parish councils stated below in respect of the items on the schedule of planning applications where their respective parish councils have been consulted:

- Mr J F Elliott – Singleton Parish Council (SE)
- Mr R J Hayes - Southbourne Parish Council (SB)
- Mr L R Hixson – Chichester City Council (CC)
- Mrs J L Kilby – Chichester City Council (CC)
- Mr G V McAra - Midhurst Town Council (MI)
- Mr S J Oakley – Tangmere Parish Council (TG)
- Mr R E Plowman – Chichester City Council (CC)
- Mrs L C Purnell – Selsey Town Council (SY)

Personal Interests - Membership of West Sussex County Council

The following members of the Planning Committee declare a personal interest by way of their membership of West Sussex County Council in respect of the items on the schedule of planning applications where that local authority has been consulted:

- Mrs J E Duncton - West Sussex County Council Member for the Petworth Division
- Mr S J Oakley - West Sussex County Council Member for the Chichester East Division
- Mrs L C Purnell – West Sussex County Council Member for the Selsey Division

Personal Interests - Chichester District Council Representatives on Outside Organisations and Membership of Public Bodies

The following members of the Planning Committee declare a personal interest as Chichester District Council appointees to the outside organisations or as members of the public bodies below in respect of those items on the schedule of planning applications where such organisations or bodies have been consulted:

- Mr G A F Barrett - Chichester Harbour Conservancy
- Mr T M E Dunn – South Downs National Park Authority
- Mr R Plowman – Chichester Conservation Area Advisory Committee

Personal Interests – Chichester City Council Representatives on Outside Organisations and Membership of Public Bodies

The following member of the Planning Committee declares a personal interest as a Chichester City Council appointee to the outside organisations stated below in respect of those items on the schedule of planning applications where that organisation has been consulted:

NONE

Personal Interests – West Sussex County Council Representatives on Outside Organisations and Membership of Public Bodies

The following member of the Planning Committee declares a personal interest as a West Sussex County Council appointee to the outside organisations stated below in respect of those items on the schedule of planning applications where that organisation has been consulted:

- Mrs J E Duncton – South Downs National Park Authority

Parish: Fishbourne	Ward: Fishbourne
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FB/17/03697/DOM

Proposal Proposed pitched roof over existing flat roofed garage and link extension, alterations and rear extension.

Site Strathisla 10 Salthill Road Fishbourne Chichester West Sussex PO19 3QH

Map Ref (E) 483594 (N) 104994

Applicant Mr S Murphy

RECOMMENDATION TO PERMIT



	NOT TO SCALE	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

Applicant is an employee of the Council, or spouse/partner

2.0 The Site and Surroundings

- 2.1 The application site is located on the eastern side of Salthill Road, a residential street within the settlement boundary of Fishbourne. The existing building on the site is a two-storey detached dwelling house with brick and tile hung elevations, white uvpc windows and a concrete tiled roof. The property shares a driveway with the neighbouring dwelling to the south, which mirrors the application property. The existing dwelling is set back from the highway, with a detached flat-roofed garage and hard standing positioned between the highway and the front elevation of the dwelling.
- 2.2 The neighbouring dwellings to the north and south are both 2 storey detached properties of a similar design to the application property. The neighbouring dwelling to the south has a detached garage within its front gardens.
- 2.3 The boundary treatments comprise a dwarf wall along the front of the property, a 2.5 metre high hedge on the northern boundary of the front garden, and a mix of close boarded fencing and vegetation along the southern boundary of the front garden and the around the rear garden.

3.0 The Proposal

- 3.1 The application seeks planning permission to convert part of the garage to a bedroom with ensuite bathroom, including a pitched roof over the existing garage and a single storey link extension with a porch between the garage and the dwelling. In addition a single storey extension is proposed to the rear elevation of the main dwelling.
- 3.2 The footprint of the garage would remain as existing with the proposed pitched roof resulting in a height of approximately 4.2m. The proposed link extension with porch would measure approximately 3.4m (h) x 2m (d) x 6m (w). The proposed rear extension would measure approximately 3.5m (h) x 4m (d) x 5m (w).

4.0 History

17/02206/DOM	WDN	Extension and alterations to existing residential property, comprising single storey flat roofed link between dwelling and existing garage building, partial conversion of garage, and new pitched roof to garage with dormer to form office space.
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5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
- Flood Zone 2	NO
- Flood Zone 3	NO

6.0 Representations and Consultations

6.1 Parish Council

Fishbourne Parish Council has advised that it has no comment on this application.

6.2 Third Party Comments

None received.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Fishbourne Neighbourhood Plan was made on the 31st March 2016 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

7.3 The relevant planning policies from the Fishbourne Neighbourhood Plan are as follows:

Policy D1: Good design.

National Policy and Guidance

7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay;*
- and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles), and section 7 in general relating to the requirement for good design.

Other Local Policy and Guidance

7.6 Planning Guidance Note 3: *Design Guidelines for Alterations to Dwellings and Extensions*, is material to the determination of this planning application.

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Design and impact upon visual amenity
- ii) Impact upon the amenity of neighbouring properties
- iii) Highway safety

Assessment

i) Design and impact upon visual amenity

8.2 The NPPF, policy 33 of the Chichester Local Plan and policy D1 of the Neighbourhood Plan seek to ensure that new development adds to the overall quality of the area, and respects its character in terms of the proportions, form, massing, layout, density, height, size and detailed design. Whilst there is minimal screening to the front of the property, it is considered that by reason of the siting, appearance and mass of the proposed extensions and alterations to the front of the dwelling the proposed garage roof and porch/link extension would be subservient to the main dwelling and would respect the character of the site and its surroundings.

8.3 The building is one of a pair, with the front elevation and garage mirroring the adjacent building to the south. Whilst the proposal would remove some of the existing symmetry between the two properties it is not considered that this would unduly detract from the amenity of these buildings given the building's overall character and the variety in the form of development in the surrounding area.

8.4 The rear extension would be significantly screened from the public realm by surrounding development. The proposed extension would have a shallow pitched roof and overall its scale and design would be subservient to the main dwelling. By virtue of the siting, scale and appearance of the rear extension it is considered that this element of the proposal would not detract from the visual amenity of the host dwelling or the surrounding area.

8.5 For the reasons set out above the proposal would comply with relevant policy and guidance in respect to its design and appearance and would be acceptable in this regard.

ii) Impact upon the amenity of neighbouring properties

- 8.6 The proposed garage roof would incorporate a hipped roofed design and in combination with its location in relation to the neighbouring property to the north it is considered that the proposal would not significantly impact on the amenities of neighbouring properties.
- 8.7 The proposed link/porch extension would be adjacent to an obscure-glazed non-habitable room window on the side elevation of the neighbouring property to the north. Due to the location and height of this window in relation to the existing development within the application site, combined with the proposed low height of the link extension, the proposal would not result in any significant harm to the amenity of the neighbouring property.
- 8.8 Turning to the rear extension; the nearest window on the rear elevation of the neighbouring dwelling to the north is a large living room window. The proposed extension would not extend beyond a 60 degree line drawn from the centre of this window on the neighbouring property. The proposal would therefore comply with guidance for rear extensions within *Planning Guidance Note 3: Design Guidelines for Alterations to Dwellings and Extensions*. In addition, the proposed extension would have a low eaves height and would be pitched away from the neighbouring dwelling which would reduce the impact upon the outlook and light to this neighbouring property. The proposal therefore would not have a significant adverse impact upon the neighbouring property to the north. In addition, due to the siting of the proposed rear extension adjacent to the northern boundary of the application site it would also not have a significant impact upon the dwelling to the south.
- 8.9 Overall it is not considered that the development would have a significant adverse impact upon the amenity of the neighbouring properties and therefore the proposal would accord with policy 33 of the Local Plan which seeks to safeguard the amenities of neighbouring properties.

iii) Highway safety

- 8.10 The proposal to convert part of the garage would reduce the space available for parking by one space. The hardstanding to the front of the property provides sufficient on-site parking and turning space for at least 3 no. cars, plus 1no. parking space would be retained within the garage. The provision of 4 parking spaces would meet the parking requirements for as required by West Sussex County Council. . As such the dwelling, as extended, would benefit from sufficient off-road parking and turning facilities to ensure that the proposal would not have an adverse impact upon highway safety in accordance with policy 39 of the Local Plan.

Conclusion

- 8.11 Based on the above it is considered the proposal complies with the neighbourhood plan and with Local Plan policies 1, 33 and 3, Neighbourhood Plan policy D1 and the core principles and section 7 of the NPPF. Therefore the application is recommended for approval.

Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: STM1, STM3.

Reason: To ensure the development complies with the planning permission.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Paul Hunt on 01243 534734

Parish: Chichester	Ward: Chichester East
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CC/17/03082/DOM

Proposal Single storey rear extension with tiled roof.

Site 24 Adelaide Road Chichester West Sussex PO19 7NB

Map Ref (E) 486689 (N) 105296

Applicant Mrs McCallum

RECOMMENDATION TO PERMIT



	NOT TO SCALE	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

Applicant is a spouse of an employee of Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The site falls outside of the Chichester Conservation Area, to the north east of the city centre. The area is residential in nature and neighbouring properties along Adelaide Road comprise two-storey semi-detached and terrace dwellings. The properties have long narrow gardens, the boundaries of which are predominantly treated with 2m high fencing.
- 2.2 The existing property is a two-storey end of terrace dwelling, constructed in brickwork (white painted). To the frontage, the site is bound by a low level brick wall, with the provision of off road parking to the front. To the rear the garden is bound by 2m high fencing which provides screening to the rear gardens of neighbouring properties.

3.0 The Proposal

- 3.1 The application proposes a single storey rear extension with a tiled roof to provide an increase to the size of the existing kitchen.

4.0 History

17/02525/PLD PDE Proposed single storey extension (lawful development certificate)

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

Parish Council

- 6.1 None received

Third Party Comment

- 6.2 No third party comments received

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 10: Chichester City Development Principles

Policy 33: New Residential Development

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), sections 7 and 11.

Other Local Policy and Guidance

7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009 (PGN3)).

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and Impact upon Visual Amenity/ Character of Area
- iii) Impact upon the amenity of neighbouring properties

Assessment

i) Principle of Development

8.2 The application site falls within the Chichester settlement boundary area where residential development is considered acceptable in principle, subject to relevant material considerations.

ii) Design and Impact upon Visual Amenity/Character of Area

8.3 Policy 33 of the Chichester Local Plan requires that residential development respect and, where possible, enhance the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, size, scale, neighbouring amenity and design.

8.4 The application proposes a combination of both a side and rear extension. The extension would project 3.3m from the rear of the existing dwelling and 2m from the southern side elevation. The roof would be mono-pitched with a maximum height of approximately 2.9m.

8.5 The proposed size of the extension is subservient to that of the main dwelling. The proposed materials comprise rendered concrete blocks, red tiled roof, and white upvc fenestration, these would be to match the host dwelling. The proposal is therefore considered to be in-keeping in terms of location, size and appearance and as such is acceptable.

8.6 The proposal therefore satisfies Policy 33 of the Chichester Local Plan and Paragraphs 7 and 11 of the National Planning Policy Framework.

Impact upon the amenity of neighbouring properties

8.7 The adjoining property to the north is unlikely to be impacted upon by this proposal due to the existing layout of the properties and intervening structures. The application site has an existing projecting two-storey and single storey element to the rear, tight to the northern boundary. It is therefore considered that due to the above and the proposed location, size and scale of the extension that this neighbouring property would not be adversely impacted upon.

8.8 Whilst the proposal would extend 2.2m closer to the southern boundary, due to the maximum height of the extension of 2.9m it is considered that this would not have an unduly negative or adverse impact to the neighbouring property to the south.

8.9 The proposal would not be visible from the principle elevation of the site and therefore would not have an adverse impact upon the wider neighbouring amenity, and as such is considered acceptable.

Conclusion

8.10 Based on the above assessment it is considered the proposal complies with the Chichester Local Plan Key Policies; with particular reference to Policy 33, and there are no material considerations that indicate otherwise.

Human Rights

8.11 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 01, 02, 03, 04, 05 and 006

Reason: To ensure the development complies with the planning permission.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Summer Sharpe on 01243 534734

Agenda Item 7

Parish: Bosham	Ward: Bosham
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BO/17/00664/FUL

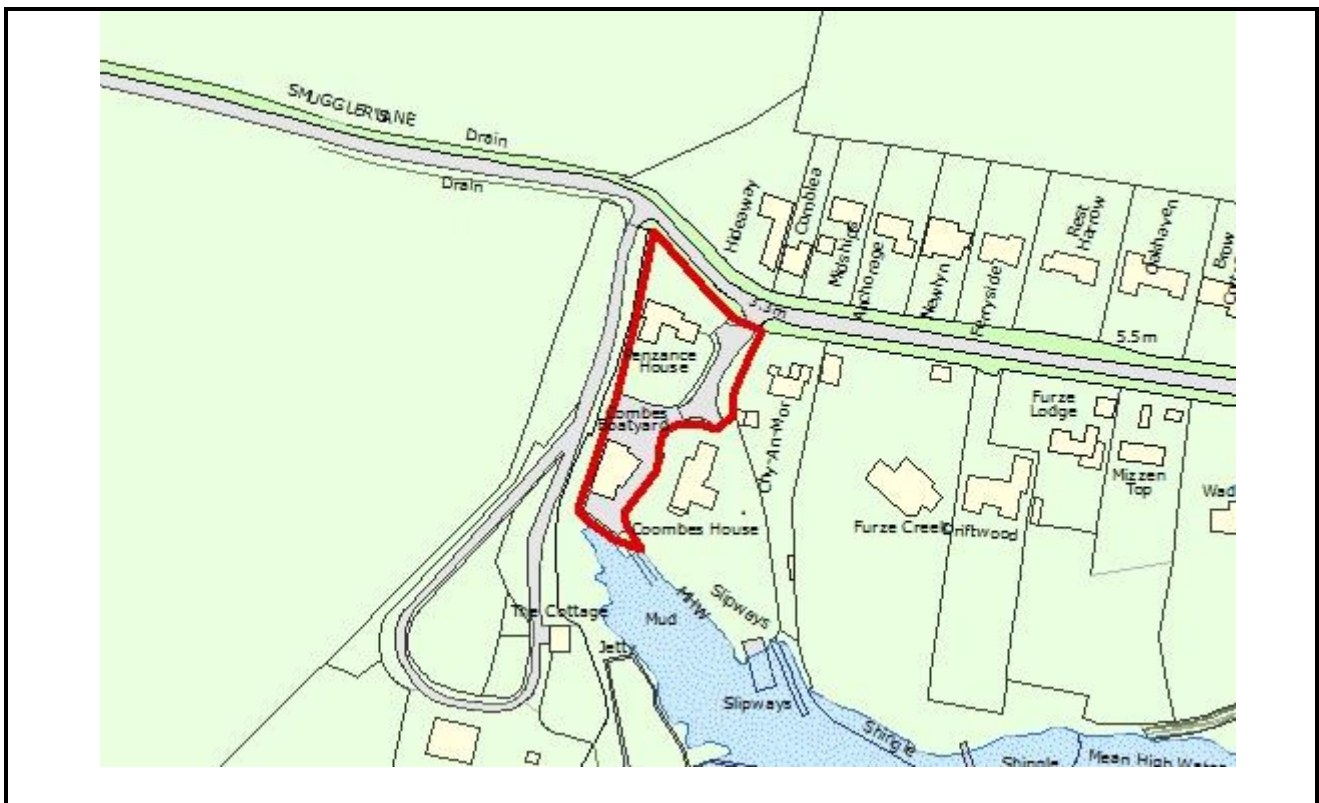
Proposal Variation of condition 32 from planning permission BO/06/05595/FUL - Alterations to escape path.


Site Combes Boatyard Smugglers Lane Bosham Chichester West Sussex PO18 8C

Map Ref (E) 480664 (N) 102068

Applicant c/o Icen Projects Ltd

RECOMMENDATION TO PERMIT



	NOT TO SCALE	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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1.0 Reason for Committee Referral

Parish Objection

2.0 The Site and Surroundings

- 2.1 The application site is located on the southern side of Smugglers Lane, a predominantly rural lane outside of the settlement of Bosham directly adjacent to Chichester Harbour and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The application site forms part of a former boat yard site which was sub-divided into 3 plots to provide 2 dwellings and a boat storage/repair building all served by a single access off Smugglers Lane. Only plots 2 (Penzance House) and plot 3 (Combes Boatyard) fall within the red line of the application site. The third dwelling identified as plot 1 within the application (Combes House) adjoins the application site.
- 2.2 Plots 1 & 2 provide for the two dwellings. Plot 1, located in the south east corner of the development adjacent to Chichester Harbour, is occupied by a 2 storey detached dwelling (Combes House) constructed on solid concrete stilts to raise the floor level 1.2m above the existing ground level. Plot 2, located adjacent to Smugglers Lane at the northern end of the site, is occupied by a 2 storey detached dwelling (Penzance House) which was constructed on an area of raised land to ensure that the floor levels would be of a sufficient height to prevent flooding. The garden of plot 2 is approximately 1m lower than the level of the dwelling on the plot, however there is a raised walkway around the western and northern boundary of the plot. The raised walkway comprises part of an escape path which leads from the edge of plot 1 to Smugglers Lane.
- 2.3 Plot 3 is located in the south west corner of the site and comprises a boat shed building (Combes Boat Yard) with space for the storage of boats a car park area and access to a slipway into the harbour. The access to plot 3 is located between plots 1 and 2.
- 2.4 The site lies in Flood Zone 3 and the permitted development included a range of measures to manage flood risk, including the provision of raised floor levels and provision and retention of the escape path from the dwelling on plot 1 to Smugglers Lane. The escape path comprises a section of raised ground within plot 1 and the raised ground around the west and north edges of plot 2. The raised areas of ground are divorced from each other separated by the lower ground which comprises the access into plot 3. The lower ground at the access to plot 3 was previously bridged by a wooden platform attached to a gate which spanned the width of the access. The platform has subsequently fallen into disrepair and it has been removed from the gate.

3.0 The Proposal

- 3.1 The application seeks planning permission to vary condition 32 of BO/06/05595/FUL.
- 3.2 Condition 32 of BO/06/05595/FUL requires:
Prior to the occupation of the dwelling hereby approved the escape path to Smugglers Lane shall be provided in accordance with the details shown on Drawing No. 2302/216 and 2302/301 Rev C and shall thereafter be retained and maintained as approved.
Reason: In the interests of public safety in the event of a flood.
- 3.3 The application seeks to vary condition 32 of the original permission to alter the approved escape path. The revised proposals would comprise the removal of the raised platform that is attached to the gate spanning the access into plot 3. The change would result in the removal of an escape path from plot 1 to Smugglers Lane, however the remainder of the path around the edge of plot 2 would remain in situ. In addition, it is proposed that the

amended condition would require provision of an Emergency Plan as an alternative means of managing safety in the event of a flood. The proposed strategy includes the following measures:

1. Use of the Environment Agency Flood Alert System so that the dwelling can be evacuated prior to a flood event, and if this is not possible;
2. To take refuge within the dwellinghouse if for any reason the dwelling is not evacuated.

4.0 History

01/00399/OUT	WDN	Redevelopment of boatyard comprising replacement boat building shed and yard, rationalisation of boat slips, demolition of existing dwelling and erection of 4 no. detached houses.
01/01894/OUT	REF	Redevelopment of boatyard comprising replacement boat building shed and yard, rationalisation of boat slipways, demolition of existing dwelling and erection of 4 no. houses.
02/00267/OUT	PER	Construction of two detached dwellings houses and boat storage/maintenance building (including an extension of the site boundary to permit the removal of redundant slips and remediation) following the demolition of existing buildings.
72/00050/BO	PER	Renewal of outline permission BO/31/64 - erection of one dwelling - Land adjoining Furzecreek Smugglers Lane Bosham.
74/00032/BO	PER	Erection of 2 buildings (amendment to BO/52/72) - Land adjoining Penzance Smugglers Lane Bosham.
78/00110/BO	PER	Resisting of approved dwelling - Land adjoining Penzance Smugglers Lane Bosham.
72/00007/BO	PER	Proposed dwelling.
74/00034/BO	PER	Improvements to existing Yacht filling out and repair basin.
77/00096/BO	PER	Alterations and extensions.
85/00012/BO	PER	Demolish existing dilapidated timber office and replace with modern portacabin.
04/02457/REM	WDN	Demolition of boat shed and detached house. Construction of new boat storage and

		maintenance building. Construction of 2 no. detached two storey houses.
04/04302/REM	REF	Demolition of boat shed and detached house. Construction of new boat storage and maintenance building. Construction of 2 no. detached two storey houses.
05/00816/FUL	PER	Removal of Condition No.6 (provision of public access to foreshore) from outline permission BO/02/00267/OUT dated 26/06/02.
05/01863/REM	PER	Demolition of boat shed and detached house. Construction of new boat storage and maintenance building and construction of 1 no. detached two storey house.
05/02425/REM	PER	Construction of 1 no. detached two storey house with attached double garage (house 1).
06/05595/FUL	PER	Retention of near complete boat storage and maintenance building and 1 no. detached two storey house (house 2) including shared access road.
06/05773/FUL	PER	Construction of 1 no. detached two storey house with attached double garage (House 1).
05/02425/REM	PER	Construction of 1 no. detached two storey house with attached double garage (house 1).
06/05773/FUL	PER	Construction of 1 no. detached two storey house with attached double garage (House 1).
05/00093/REF	DISMIS	Demolition of boat shed and detached house. Construction of new boat storage and maintenance building. Construction of 2 no. detached two storey houses.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	YES
Tree Preservation Order	YES
EA Flood Zone	
- Flood Zone 2	YES
- Flood Zone 3	YES

6.0 Representations and Consultations

6.1 Parish Council

17.09.2017

The parish maintain an objection to the proposal until a relevant authority is satisfied that any alternative escape arrangement ensures the safety of the public.

29.03.2017

Bosham Parish Council do not believe that it is in the interests of public safety in the event of a flood to remove the wording and shall thereafter be retained and maintained as approved from condition 32 of consented planning application 0605595/FUL. In the absence of any alternative plan being put forward to ensure the safety of the public, we object to this application.

6.2 Chichester Harbour Conservancy

The Conservancy raise no comment and would expect the Environment Agency to comment and advise on the alternative proposed strategy to deal with a flood event.

6.3 Environment Agency

According to the records we did not request this condition therefore we will not be providing comments.

6.4 CDC Coastal Protection & Land Drainage Officer

30.08.2017

The Officers have received an alternative mitigation strategy, and it is considered that receiving and responding (evacuating) to flood warnings is the best response. The provision of safe refuge in the event of a flood event is a positive.

The escape route as per the submitted plan should however, be set at a 4m minimum AOD thus matching the FFLs of the property and allowing an escape as a last resort. It is the opinion that the removal of the escape path will still have a negative impact. We would suggest consultation with Emergency Planning/Environment Agency to determine whether this is sufficiently negligible to still be acceptable.

22.03.2017

The application appears to want to cease maintaining an emergency access which was required to gain the original planning permission in Flood Zone 3 (High Risk) and which was deemed to be required for emergency exit during a flood event. In our opinion removing this access and not replacing it will increase the risk to the property holders in the event of extreme tidal flooding. They raise the issue that the gates could be open, perhaps instead of removing the condition anew engineering solution which deals with this could have been submitted. This condition will almost certainly have originated from the Environment Agency and therefore they should be consulted on this application for a

variation. We would expect them to provide comments on the acceptability of the alternative strategy to deal with a flood event.

6.5 CDC Emergency Planner

Referring to the *Adopted Chichester Local Plan: Key Policies 2014-2009* Policy 42 which requires certain criteria are met for development in areas at risk of flooding as identified by the Environment Agency, point 6 requires the criteria: '*Appropriate flood warning and evacuation plans are in place*': Taking the information provided at face value it seems to me that the raised walkway is not a reliable means of escape from flooding and a plan to evacuate before flooding occurs seems more appropriate, with staying put being the absolute last resort. This obviously requires residents signing up to the Environment Agency Flood Warning Service and ensuring that they are effectively receiving warnings. Guidance for personal flood plans is available at: <https://www.gov.uk/government/publications/personal-flood-plan>. I recommend that they review their plans annually, after a change in circumstances, or after a flood event.

6.6 Natural England

No objection.

6.7 Third Party Comments

Three letters (from two objectors) have been received objecting on the following grounds:

- a) In the interests of public safety, any alternation path variation needs to consider mooring holders
- b) The provision of the walkway is not considered solely for the benefit of Combes House (Plot 1) it is also for the benefit Penzance House (Plot 2), users of combes Boatyard and those trapped in Furzefield Creek.

6.8 Applicant's/Agent's Supporting Information (summarised)

Additional information in support of the application was received on 18 January 2018;

- The escape path is under the control of the Combes Boatyard Management Company, of which the applicants are the majority shareholders
- The raised escape walkway as marked / coloured on the Transfer Deeds is solely for use of Plot 1. The occupants of Plot 2 have direct access to the escape path to the west of the raised walkway on the gate. The occupants of Plot 3 (of which there are none) have no access to the gate raised walkway and in fact exit from the boatyard via this entrance gate containing the raised walkway, thereby breaching the escape path for Plot 1 once the gate is opened.
- Due to the location of the site next to the harbour flood events occur at high tide as a result of prolonged rainfall coinciding with an exceptionally high spring tide, and the flood water disappears as the tide ebbs
- The floor levels of Combes House are above the flood event level
- The household Emergency Plan would be to observe the Met Office and Media announcements and the EA flood alerts and to evacuate if a storm surge was imminent
- Disabled occupants would be able to take refuge within the house, the level of which is higher than the escape path

- It would not be possible for wheelchair bound residents to escape via the pathway
- The present occupiers of plots 1 and 2 have 9 boats available for escape purposes if required.

7.0 Planning Policy

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Bosham Neighbourhood Plan was made on the 22 November 2016 and forms part of the Development Plan against which applications must be considered.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:
 Policy 1: Presumption in Favour of Sustainable Development
 Policy 42: Flood Risk
 Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- 7.3 The relevant Bosham Neighbourhood Plan policies are:
 Policy 9 – Flood and Drainage

National Policy and Guidance

- 7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

- 7.5 Consideration should also be given to paragraph 17 (Core Planning Principles) and sections 7, 10 and 11 generally.

8.0 Planning Comments

- 8.1 The main issue arising from this proposal is whether the proposed removal of the existing escape path would result in an unacceptable risk to the occupiers of the buildings on the site from the impacts of flooding, having regard to alternative proposals within the applicant's supporting information and Emergency Plan.

Assessment

- 8.2 Policy 42 of the Chichester Local Plan and Policy 9 of the Bosham Neighbourhood Plan require flood and erosion risks to be taken into account at all stages in the planning

process to avoid inappropriate development in areas at current or future risk. Further, development will only be permitted if a number of criterion are met, including; demonstration that the development would be safe, including the access and egress, the proposal incorporates specific requirements of the site, and protection, resilience and resistance measures appropriate to the character and biodiversity of the area; the scheme identifies adaptation and mitigation measures; and appropriate flood warning and evacuation plans are in place. The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

- 8.3 The provision of an escape path was not required by the Environment Agency (EA) to manage the flood risk, and the EA have advised that they have no comments to make in respect of the current application. The Council's drainage engineer has however expressed concern during the course of the application that the escape route would be removed, thereby rendering the residents of the dwelling on Plot.1 more vulnerable in a flood event, which should be avoided and advised that the Council's Emergency Planner should consider the proposed amendment to the flood mitigation measures on the development. The Council's Emergency Planner has advised that the existing escape path is not a reliable means of escape from flooding, and a plan to evacuate before flooding occurs seems more appropriate. The Emergency Planner has also advised that 'staying put' should be an absolute last resort, and therefore to ensure the building is evacuated in good time the residents must sign up to the Environment Agency Flood Warning Service and ensuring that they are effectively receiving warnings.
- 8.4 The applicant has submitted additional information including an Emergency Plan which prioritises the need to evacuate the dwelling before a flood event occurs, and confirms that the occupiers of plot 1 and 3 are signed up to the Environment Agency Flood Warning System, details of the safe refuge and points of escape if required, and also provides clarification on the utilities serving the dwelling which may be operational in the event of a flood.
- 8.5 The dwelling on plot 1 has been designed to mitigate the flood risk, with a floor level at 1200mm above the ground level. The finished ground floor level of the property is at 4.30 AOD, above the 1 in 100 year flood event level as required by the original planning permission. Supporting information submitted with the application explains that during flood events in 2012 and 2014 the dwelling did not flood. During these flood events Smugglers Lane, and other roads in Bosham were flooded, and using the escape path would not have led the occupiers to safety. Rather the supporting information states that it was safer for the occupiers of the dwelling to remain within the property until the flood subsided.
- 8.6 The highest internal ground floor room level of the building on plot 1 is the bedroom at first floor level. This is 3 metres above ground level and substantially higher than the height of the escape path. The applicant has therefore suggested that even if an extreme flood event occurred and the ground floor of the dwelling on plot 1 was subject to flooding there would still be an area for safe refuge within the building. The property is served by an independent buried gas tank supplying energy for heating and cooking which would operate during a flood event, however mains electricity may be affected.
- 8.7 The supporting information submitted with the application includes an Emergency Plan which confirms that the occupiers of the dwelling would be signed up to all levels of the

EA's flood alert system and therefore alerts would be received by phone, text and email for all levels of potential threat. As a result the dwelling could be evacuated in advance of a flood event. Whilst the revised proposed approach would be to evacuate the building before a flood event the information submitted with the application demonstrates that it would be possible to take safe refuge within the building in the event this became necessary. The information also demonstrates that it would be possible to rescue occupiers of the dwelling from the first floor balconies. Whilst this would be an unlikely event given the emergency plan to evacuate the dwelling prior to a flood event, it is important that it would be possible for a rescue to be carried out should this be necessary.

8.8 The supporting information submitted with the application also clarifies that the escape path over the access serving plot 3 is for the use of plot 1 only. Plot 2 (the dwelling next to Smugglers Lane) could maintain direct access to the escape path from their garden should they wish to use it, however given the direction of travel would be onto Smugglers Lane they would not need to cross the platform that is currently required between plot 1 and plot 2, whilst access/egress from plot 3 would be via the main access. Given that Plot 3 would be in use during the day time only for commercial purposes it is very unlikely that a flood event would be a risk to the users of this plot as workers would respond to the flood alerts and leave the premises without delay. The use of the main access for Plot 3 would result in its access gate being open and the escape path platform which would be attached to the gate would be out of position which may impede the occupiers of Plot 1 from using the escape path.

8.9 Officers consider that sufficient information has been submitted to demonstrate that;

- a) the existing escape path is not devoid of problems; the platform is not accessible to less able occupiers of the dwelling on plot 1 and in order for anyone to exit plot 3 (the boat storage/repair site) they would need to open their access gate, which would prevent the platform from spanning the 2 sections of the escape path serving the occupiers of plot 1,
- b) by implementing alternative mitigation measures it would be possible for occupiers of the dwelling on plot 1 to evacuate in the event of a flood, namely by using the EA alert systems,
- c) the occupiers could revert to a 'stay put' strategy within a part of the dwelling with safe refuge if the alert/evacuation plan failed for any reason (i.e. the alerts were not broadcast by the EA or the occupiers did not receive them, understand them or ignored them), and
- d) it would be possible to be rescued during a flood event should the occupiers of the dwelling become vulnerable at such a time.

8.10 On balance, it is considered that the variation of condition 32 to alter the existing escape path and to secure the proposed alternative means of mitigating the risk of flood would not result in an increased risk to the occupiers of the dwelling from a flood event. Rather, the proposed measures would provide a preferable solution due to the limitations of the existing escape path, such as the onus on the occupiers of plot 1 to maintain and upkeep the platform which is attached to plot 3's gate, the lack of safe access/egress for less mobile individuals who are unlikely to be able to cross the platform or traverse the escape path, and also the concerns that the platform could not be used if the gate is opened during a flood event. It is therefore recommended that the application be permitted with condition 32 varied to alter the escape path and to secure the Emergency Plan as detailed within the submitted information.

Conclusion

8.11 Based on the above it is considered the proposal complies with development plan policies 42 of the Local Plan, Policy 9 of the Neighbourhood Plan and paragraph 94 of the NPPF and therefore the application is recommended for approval.

Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby approved shall not be carried out otherwise than in complete accordance with the approved plans: 2302/207 Rev B, 2302/301 rev C, 2302/304, 2302/305, 2302/306, 2302/307, 2302/310, 2302/312, 2302/313 Rev A, 2302/314, 2302/316, letter dated 29/11/07 and supporting information.

Reason: To accord with the terms of the application and in the interests of the amenities and character of the area.

2) The raised walkway section of the escape path attached to the access gate to Plot 3 (Combes Boatyard) shall not be permanently removed unless and until the approved emergency plan for Combes House (referred to as Plot 1) which includes the following measures as detailed within the email dated 18 January 2018;

- a. Use of the Environment Agency Flood Alert System to ensure that the dwelling can be evacuated prior to a flood event; and
- b. To take refuge within the dwellinghouse if for any reason the dwelling is not evacuated prior to a flood event;

has been implemented in full accordance with the approved details.

The remainder of the escape path as shown on drawing no. 2302/216 and 2302/301 Rev. C shall be retained and maintained as approved in perpetuity.

Thereafter the emergency plan shall be maintained by the owner of Combes House (plot 1) and shall be reviewed annually, after a change in circumstances, or after a flood event, and the emergency plan should be kept up to date and available for inspection if requested by the Local Planning Authority at all reasonable hours.

Reason: In the interests of managing flood risk effectively.

3) The provision of space for the parking of 3 cars shall be retained for its stated purpose in perpetuity.

Reason: To ensure the provision of adequate car parking space in the interests of highway safety.

4) The approved refuse and cycle storage shall be retained for its stated purpose in perpetuity.

Reason: To encourage non-car modes of transport and to ensure proper provision for refuse disposal.

5) The boat storage/maintenance building shall not be occupied or used other than in accordance with the approved scheme for the insulation of the boat building against the transmission of noise and vibration from the building and the siting of machinery in perpetuity.

Reason: In order to safeguard the amenities of adjoining residential properties.

6) The turning areas, and where applicable, cycle parking areas shall be completed in accordance with the approved plans and shall thereafter be maintained for these purposes in perpetuity.

Reason: In the interests of highway safety.

7) The car parking spaces shall be implemented in full accordance with the approved plans and shall be retained thereafter. The parking area shall include two spaces for mooring holders and such spaces shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure there is adequate parking within the site of the boat storage and maintenance building.

8) The provision of access through the site to the foreshore area for those persons holding a licence mooring in Furzefield Creek shall be retained as approved and such unencumbered access retained in perpetuity.

Reason: In order to ensure access can be gained to the harbour area by those persons with a genuine need to reach the moorings in Furzefield Creek and in the interest of preserving and retaining the character of the area.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and the Town and Country Planning Use Classes Order, 1987 (as amended) the boat storage/maintenance building shall be used only for the storage, manufacture, repair and maintenance of boats and other water craft and/or sail-making and for no other purpose whatsoever (including any other purpose in Class B2 (General Industrial) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: To ensure the use of the boat storage/maintenance building does not have a harmful environmental effect in the interests of amenity.

10) Other than at times when boats and water craft are being moved into and out of the building all doors, windows and external openings of the boat storage and

maintenance building hereby permitted shall remain closed whilst power tools are being operated within the building.

Reason: In order to avoid noise pollution and a consequent loss of amenity.

11) No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas hereby permitted unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties.

12) No public address or other amplification system shall be installed within the boundaries of the boat storage and maintenance building part of the site without the prior written permission of the Local Planning Authority

Reason: To safeguard the amenities of the occupiers of neighbouring residential property.

13) Any maintenance of boats within the site which involves the use of power tools shall not be permitted on Sundays or Public Holidays or any time otherwise than between the hours of 08.00 and 18.00 Mondays to Fridays and 08.00 and 13.00 on Saturdays.

Reason: To safeguard the amenities of the adjoining properties.

14) At all times during the use of the boat storage/maintenance building precautions shall be taken by way of operating, maintenance and security arrangement to ensure that any risk of contamination of land or water is effectively prevented or where prevention is not practicable minimised, measures are taken to prevent, contain and/or remove any accidental spillage that may lead to contamination of land or water in accordance with a written contingency scheme that shall be updated as often as necessary for this purpose, subject to the written acceptance of the Local Planning Authority.

Reason: To control pollution of land or water.

15) No external lighting shall be installed within the boat storage/maintenance building part of the site. This exclusion shall not prohibit the installation of sensor controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

Note: Any proposed external lighting system should comply with the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

16) Any facilities for the storage of oils, fuels, or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is

multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and site glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

17) No power tools or machinery shall be used at the boat storage/maintenance building other than portable hand power tools unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect.

18) No paint spraying shall be carried out except in a purpose-built part of the building to which extraction and filtration equipment has been fitted. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of any such works.

Reason: In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect.

19) No odorous resin processes shall be carried out on the site at any time unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect.

20) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Classes A-E of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

21) The approved boundary treatments shall be maintained as approved in perpetuity and notwithstanding the provisions of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no walls, fences, gates, or other means of enclosure shall be erected, or placed anywhere on the application site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties and the surrounding area.

22) Nothing in this permission shall authorise the felling, lopping, topping or uplifting or any tree on the site protected by a Tree Preservation Order.

Reason: To clarify the extent of this permission.

23) The finished floor level of the dwelling hereby approved shall not be less than 4.0 metres AOD (garage floor level to be no less than 3.775m AOD) and the finished floor level of the boat storage/maintenance building shall not be less than 3.15 metres AOD. These floor levels shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety in the event of flooding.

24) The garage building hereby permitted shall not be used for any purpose other than as a private and domestic garage incidental to the enjoyment of the associated house.

Reason: To accord with the terms of the application and to safeguard proper planning of the area.

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, (or any Order revoking and re-enacting or amending that Order) no windows or other openings other than those shown on the plans hereby approved shall be formed in the walls or roofs of the development without agreement in writing from the Local Planning Authority.

Reason: In the interests of visual amenity.

26) No development or works shall occur beyond the footprint of any existing hard standing on the southern boundary of the site, where the development site abuts the nature designated site. A naturally vegetated (not lawned) buffer strip along this boundary should be retained in perpetuity.

Reason: The development site is immediately adjacent to a designated SSSI, SAC, SPA and Ramsar site, and BAP habitat. Measures must be taken to prevent any potential detrimental impact on or encroachment into this area. A naturally vegetated buffer strip will help protect the designated site from any polluted/fertiliser runoff and provide wildlife habitat.

27) Unless otherwise agreed in writing by the Local Planning Authority, an area around the boat storage/maintenance building shall be retained as approved for the storage of up to 6 mooring holders' tenders in perpetuity.

Reason: In order that access can be gained to the Harbour.

28) Other than the mezzanine floor shown on the submitted plans, no other floor shall be constructed in the boat storage/maintenance building above ground floor level (including extension of the mezzanine floor shown) without details first being submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the building retains its function for the purpose proposed.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) Guidance for personal flood plans is available at:
<https://www.gov.uk/government/publications/personal-flood-plan>

For further information on this application please contact Fjola Stevens on 01243 534734

Report to **Planning Committee**
Date **7 February 2018**
By **Head of Planning Services**
Local Authority **Chichester District Council**
Application No. **SDNP/17/06138/FUL**
Applicant **Chichester District Council**
Application **Change of use of part ground floor from B1 to A1.**
Address **Office
North Street
Midhurst
West Sussex
GU29 9DJ**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

Executive Summary

Reason for Committee Referral: Application has been made by Chichester District Council

The building the subject of this application was formerly the Midhurst Area office of the District Council and was also used as the Tourist Information Centre. It is a detached building sited between the North Street public car park and North Street. Despite marketing the premises the District Council has been unable to find a tenant for the office use of the building and has therefore applied for permission to change the ground floor to a retail (A1) use while retaining the office space at first floor. No exterior changes to the building are proposed.

The proposed change of use to an A1 use is not considered to impact adversely on the viability and vitality of the town centre, the character and appearance of the Midhurst Conservation Area or on residential amenity. The proposal is considered to be acceptable and the application is recommended for approval.

1.0 Site Description

- 1.1 The application site is sited between the North Street public car park and North Street. The site is located within the Midhurst Conservation Area and the wider South Downs National Park.
- 1.2 The building consists of three elements at ground floor level. The office and reception area (the subject of this application) a central redundant public toilet area and public wc's

to the rear (accessed from the car park). A bus shelter is sited on the opposite side of the building.

2.0 Proposal

2.1 This application seeks planning permission to change the use of the ground floor office space (B1) to a retail use (A1) to form one retail unit. The first floor office space will be retained. No exterior changes are proposed to the building.

3.0 Relevant Planning History

3.1 No relevant planning history.

4.0 Consultations

4.1 Midhurst Town Council

No objection

4.2 CDC - Economic Development Officer

Comments will be provided in the committee update sheet or reported verbally at the committee meeting.

5.0 Representations

5.1 None received.

6.0 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for this area comprises the Chichester District Local Plan 1999 and the following additional plans:

- South Downs National Park Local Plan - Pre-Submission September 2017
- SDNPA Partnership Management Plan 2014

6.2 Policies relevant to this application are set out in section 7, below.

National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

6.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant to the determination of this application.

7.0 Planning Policy

Relevant Government Planning Policy and Guidance

- 7.1 Government policy relating to National Parks is set out in the English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

- 7.2 The following sections of the National Planning Policy Framework have been considered in the assessment of this application:

National Planning Policy Framework: Core Principles, Paragraph 17 (Sustainable Development), Section 1 (Building a strong, competitive economy), Section 2 (Ensuring the vitality of town centres), Section 12 (Conserving and enhancing the historic environment).

Chichester District Local Plan 1999

- 7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

The following policies of the Chichester District Local Plan 1999 are relevant to this application:

- BE1 – Settlement Policy Areas
- BE6 – Conservation Areas4 – Buildings of Architectural or Historic Merit
- BE11 - New Development
- B8 – Safeguarding Business Floorspace
- S6 – East Wittering, Midhurst, Petworth and Selsey Shopping Centres

Partnership Management Plan

- 7.4 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following policies of the SDNPA Partnership Management Plan 2014 are relevant to this application:

- General Policy 1

South Downs Local Plan Pre-Submission – September 2017

- 7.5 The South Downs Local Plan Pre-Submission – September 2017 was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for

independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

The following policies are considered relevant to this application:

- SD1 – Sustainable Development
- SD15 – Conservation Areas
- SD34 – Sustaining the Local Economy
- SD36 – Town and Village Centres
- SD37 – Development in Town and Village Centres

8.0 Planning Assessment

8.1 The main issues with this proposal are considered to be:

- The principle of development including the loss of the ground floor office use and its impact on the viability and vitality of Midhurst town centre.
- The impact of the proposal on the character and appearance of the Midhurst Conservation Area and the wider South Downs National Park.
- The impact of the development on the amenities of neighbouring properties.

The principle of the development and impact on Midhurst Town Centre

- 8.2 The building was formerly used by Chichester District Council as its Midhurst Area Office and as a Tourist Information Centre. Following a review of how the District Council provided its services the area office became surplus to its office space requirements. Tourist information services are now provided from the South Downs National Park Authority offices.
- 8.3 The ground floor of the building was last used as offices for the South Downs National Park Authority up until they vacated in 2014 and then as offices for 4sight who vacated in 2017. During their occupation the vacant parts of the building have been marketed for rent. No success has been forthcoming in renting the entire building to a single tenant since the upper floors were last used in 2014.
- 8.4 The application proposes the change of use of the ground floor of the building from a B1 office use to an A1 retail use. No exterior changes to the building are proposed. A tenant has now been found to rent the entire building subject to the approval of this application.
- 8.5 Policy B8 of the CDLP 1999 considers the safeguarding of existing business floorspace and applications for the loss of business floorspace will be refused unless the LPA is satisfied that there is an adequate supply of floorspace to meet requirements. The proposal retains the first floor office space within the building and the marketing that has been carried out since 2014 indicates that demand for office floor space is intermittent. The loss of office floorspace at ground floor level is not considered to have a harmful impact in supply terms and neither will it have a detrimental impact on the viability and vitality of Midhurst Town Centre because the office use will be replaced by a use which will result in an active shopping frontage and is likely to increase footfall in this part of Midhurst Town Centre. The proposal is considered to comply with policy B8 of the local plan. Policy S6 of the CDLP 1999 considers the impact of development on established

shopping centres such as Midhurst and is supportive of proposals which would result in the modernising and improvement of the attractiveness and viability of the town centre. The proposal is considered to comply with Policy S6.

- 8.6 In conclusion in respect of the principle of the development and its impact on Midhurst town centre the site is adjacent to the main shopping area of North Street which comprises a mix of retail, restaurant and office uses. The principle of an A1 retail use within this location is therefore considered acceptable.

The impact of the proposal in the character and appearance of the Midhurst Conservation Area

- 8.7 The building is prominently sited set below street level between the North Street public car park and North Street.
- 8.8 No alteration to the external appearance of the building is proposed and therefore the impact on the conservation area is limited to the introduction of the retail use. As explained elsewhere in this report the area has a mixed retail, office and residential character and the introduction of an additional retail unit would be appropriate and would not cause harm to the character and appearance of the Conservation Area which would be conserved. It should be noted that a separate application for advertisement consent may be required for any additional signage on site and would be assessed accordingly.
- 8.9 In conclusion on this issue, it is considered that this proposal will bring a prominently sited building back into use while preserving the character and appearance of the Midhurst Conservation Area and the wider South Downs National Park. The use of the building for A1 purposes is also considered acceptable, given the building is in close proximity to the shopping core of Midhurst.

The impact of the development on the amenities of neighbouring properties

- 8.10 The building is detached and sited approximately six metres to the north of the nearest neighbouring residential property. This property is sited in an elevated position separated from the public car park and the site by a boundary wall. Given the separation distance it is not considered the proposal would result in any significant harm to the amenities of the occupiers of the neighbouring properties.
- 8.11 The proposed retail activity is not considered to lead to a significant intensification of the use of the site and the retail operations are likely to result in only low levels of noise and light pollution. It is suggested that opening times of the premises are controlled by condition to further safeguard the amenities of neighbouring properties. The proposed retail use is likely to have a limited impact on the vicinity of the site and therefore is considered to comply with policy BE11 of the CDLP 1999.

9.0 Conclusion

- 9.1 The proposal would allow for the more flexible use of a prominently sited building within the Midhurst Conservation Area to provide additional A1 retail space while retaining an element of B1 office use. It would have a positive impact on the viability and vitality of Midhurst town centre. The proposal would comply with policies BE1, BE6, BE11 and S6 of the CDLP, the aims and objectives of National Planning Policy and the statutory purposes of designation of the South Downs National Park. In view of the above considerations the application is recommended for approval subject to conditions.

10.0 Reason for Recommendation and Conditions

10.1 It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 2015, or any other statutory instrument amending, revoking and re-enacting the Order, the use of the ground floor hereby permitted shall be A1 use only as a retail unit and for no other purpose (including any other purpose in Class A, of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order.

Reason: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity/in the interests of protecting the character of the area/in the interests of protecting residential amenity.

4. The premises shall not be used except between the hours of 08:00 and 18:00 Monday to Friday; 07:30 and 16:00 Saturday; and 10:00 and 16:00 Sundays and Bank holidays.

Reason: To safeguard the amenities of neighbouring properties.

5. Before the A1 retail use commences, detailed plans and proposals shall be submitted to the Local Planning Authority for approval showing the provision for retail refuse storage. Once approved the storage shall be kept permanently available for the stated purpose.

Reason: To ensure proper provision for refuse disposal.

INFORMATIVE:

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 or under any Regulation revoking and re-enacting or amending those regulations.

INFORMATIVE:

For the avoidance of doubt A1 use is limited to the ground floor only. Uses unrelated to A1 or B1 use would not accord with the planning permission.

11.0 Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12.0 Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13.0 Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14.0 Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney
Director of Planning
South Downs National Park Authority**

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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location plan	5473		23.11.2017	Superseded
Plans - Block plan			23.11.2017	Approved
Plans - Ground and first floor plan	SS46-1		23.11.2017	Approved
Plans - location plan	5504		16.01.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Agenda Item 9

Chichester District Council

PLANNING COMMITTEE

Wisborough Green Village Design Statement

1. Contacts

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2. Executive Summary

The Council has for some time been supportive of local communities who have prepared Village Design Statements (VDS) that guide the design of new development within villages. The Wisborough Green Parish Council has asked the Council to endorse their VDS for use as a material consideration in the Development Management process.

3. Recommendation to Committee

- 3.1. That the Wisborough Green Village Design Statement (attached at Appendix 1) be approved as a material consideration in the determination of planning applications.**

4. Background

- 4.1. A Village Design Statement (VDS) is a document prepared by the local community. A VDS should describe the qualities and characteristics that people value in their village and surrounding area and set out design guidance to show how development should be designed so that it respects the village's character and setting and contributes to its environmental quality.
- 4.2. A number of communities within Chichester District have prepared Village Design Statements (VDS). Originally VDSs were approved as Supplementary Planning Guidance to the adopted local plan. However, under the current planning legislation the most appropriate way of dealing with VDSs is to approve them, where acceptable, as material consideration in the determination of planning applications. They can then be taken forward as supporting evidence for a future Neighbourhood Plans at a future date. The weight given at any appeal to a VDS will be judged on its effectiveness in describing the village's character, the clarity of the guidance and the robustness of the justification for the guidelines in terms of why they are necessary to protect the village's character.
- 4.3. The Wisborough Green VDS team has broken down the village into 10 character areas, describing them in detail arranged around a series of broad topics. The VDS contains a series of planning/design guidelines for the Wisborough Green area. The Local Plan provides the district wide policies and the Neighbourhood Plan provides policies specific to the parish. The VDS is an opportunity for the

local community to expand on these policies in the form of guidance at the detailed village level through the VDS.

5. Outcomes to be achieved

5.1. The benefits of a Village Design Statement include the following:

- Engaging the local community: The process of preparing a VDS helps the community understand what is special about their local area and to then share this with applicants, planners and anyone else intending to make changes in their area.
- On achieving endorsement by the District Council the VDS will become a material consideration in the determination of planning applications. This means that planning officers can make use of the VDS when dealing with cases and also planning inspectors can refer to it when determining planning appeals.

5.2. The VDS can be used by the Parish Council and the community to help inform comments on planning applications or other proposals. The appraisal of the Parish's character can provide valuable evidence for future policy development.

6. Proposal

6.1. To approve the Wisborough Green Village Design Statement as a material consideration in the determination of planning applications.

6.2. Next steps - If the Wisborough Green Village Design Statement is approved, the Parish Council will then publish the document. The District Council will be provided with a number of copies. It will also be published on the District and Parish Councils' websites.

7. Alternatives that have been considered

7.1. To not adopt the VDS, which will result in less detailed advice for the determination of planning applications. This could also create the potential for loss of character in the area.

8. Resource and legal implications

8.1. There are no financial implications arising from the adoption.

9. Consultation

9.1. The VDS has been prepared by the Parish Council to reflect the views of the community whose opinions were gathered through consultation run in tandem with the consultation of the Wisborough Green Neighbourhood Plan. This process was launched in November 2011 and concluded in May 2013. The consultation process was comprised of 4 stages – questionnaires were circulated to the village in November 2011, a 2 day consultation event was held in the village hall in April 2012, a village character area workshop was held in

November 2012 and a 2nd consultation event was held in May 2013. The responses and information gathered throughout the process has been acknowledged and taken into account in the final document. The consultation process is described in detail within the VDS document and on the Parish Council website.

10. Community impact and corporate risks

10.1. The main implications arising from this report and potential risks to the Council achieving its objectives are assessed to be as follows:-

- a) Positive (Opportunities/Benefits): Delivery of corporate objectives; raise the quality of development in the rural areas; demonstration of partnership working with local communities.
- b) Negative (Threats): Raised expectations, as whilst the statement will be a material consideration in the development management process, it will not carry the weight of a supplementary planning document.

11. Other Implications

Are there any implications for the following? If you tick "Yes", list your impact assessment as a background paper in paragraph 13 and explain any major risks in paragraph 9		
	Yes	No
Crime and Disorder The Council has a duty "to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area". Do the proposals in the report have any implications for increasing or reducing crime and disorder?		✓
Climate Change Are there any implications for the mitigation of or adaptation to climate change? If in doubt, seek advice from the Environmental Strategy Unit (ESU).		✓
Human Rights and Equality Impact This Supplementary Planning Document expands on the requirements of the National Planning Policy Framework and the National Planning Practice Guidance.		✓
Safeguarding The Council has a duty to cooperate with others to safeguard children and adults at risk. Do these proposals have any implication for either increasing or reducing the levels of risk to children or adults at risk?		✓

11. Appendix

11.1. Appendix: Wisborough Green Village Design Guide

12. Background Papers

12.1. Details of the public consultation undertaken into the draft VDS Document may be found on the Wisborough Green Parish Council website; via the following address - <http://www.wisboroughgreen.org/neighbourhood-plan/>



Wisborough Green Village Design Guide

Produced in consultation with the Community by
Wisborough Green Parish Council

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

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



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Updated
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Purpose & Aim

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

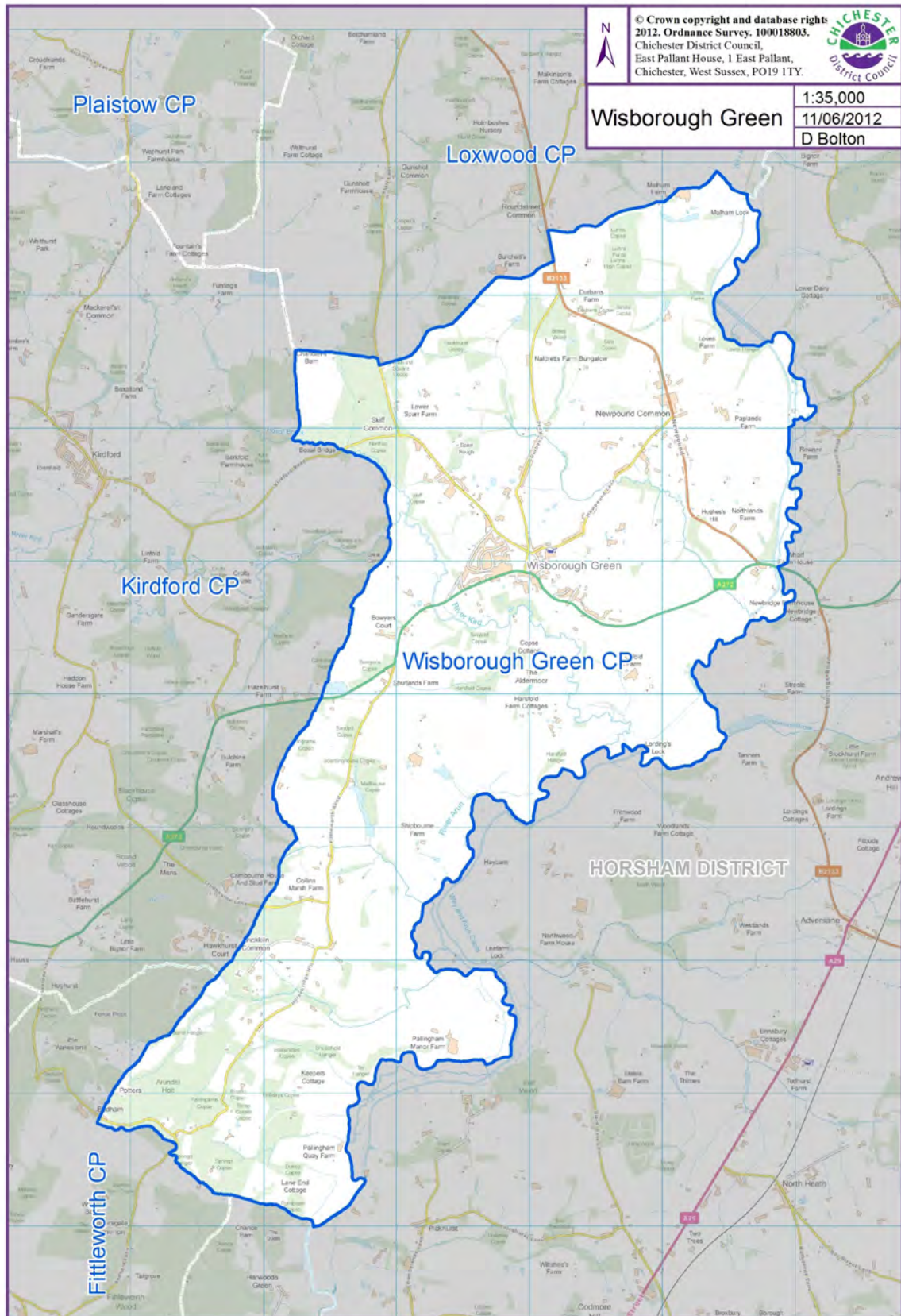
It sets out a vision for the future embedded in the visual history of the past so that the essential character of the village is preserved. The Guide has been prepared after three public consultations as part of the larger project of adopting a Neighbourhood Plan.

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

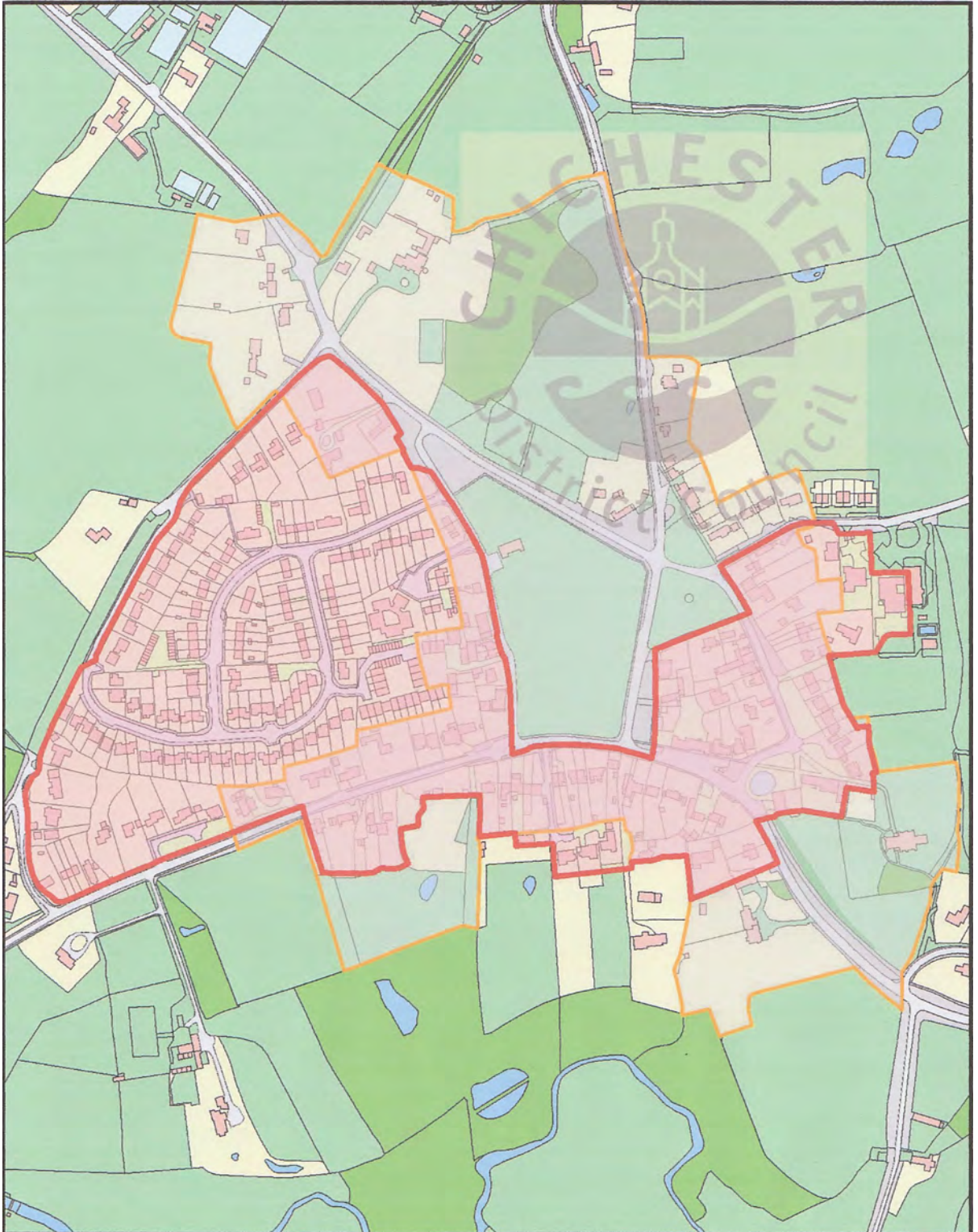
The Village Design Guide will:-

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

The Parish of Wisborough Green



Settlement & Conservation Areas



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Feb 11, 2014

1:4,028

Map center: 504852, 126023

Red Boundary
Yellow Boundary

—Settlement Area
—Conservation Area

An Introduction to Wisborough Green

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

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

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

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

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

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

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

A Brief History

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

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

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

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

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

Iron Industry

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

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

Glass Makers

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

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

A Brief History

The River Arun

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

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

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

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

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

Settlement Pattern

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

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

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

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

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

Geography

Location

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

Topography and Geology

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



Natural Environment & Open Space

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

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

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

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

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

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

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

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

Habitats

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

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

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

Natural Environment & Open Space

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

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

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

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

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

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

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

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

Views and Vistas

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

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



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

Looking south-west from St Peter's churchyard

Important Rural Gaps

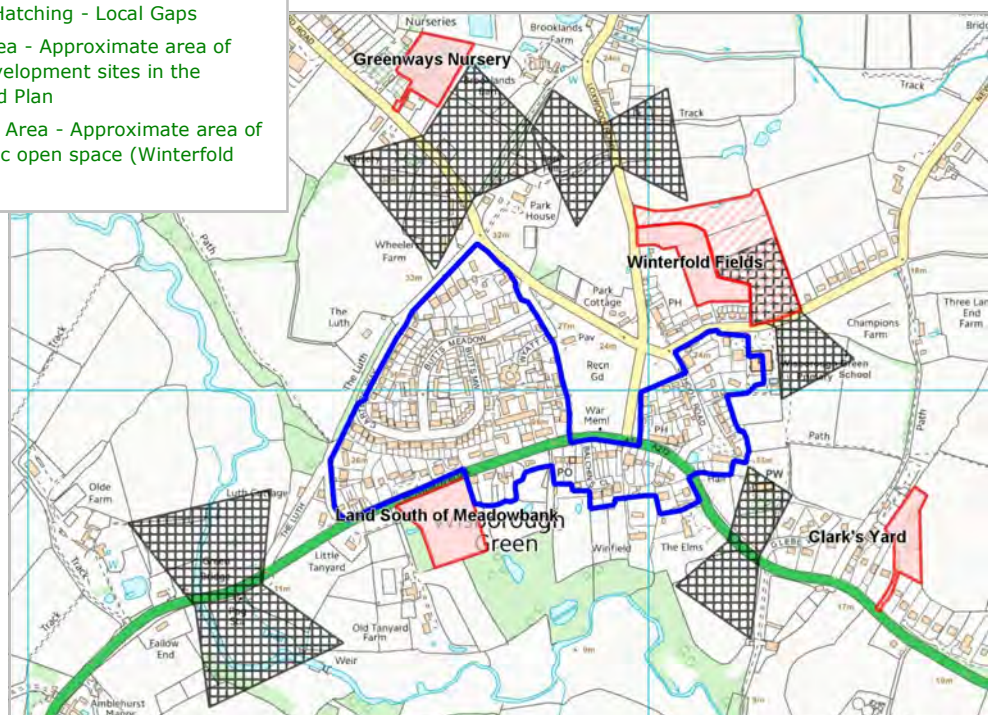
The importance of strategic rural gaps was confirmed by residents in the original survey questionnaire undertaken in November 2011, with significant support for maintaining a green gap between the village centre and strip developments. When asked 'To what extent do you agree that it is important to maintain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

Blue Line - Current Settlement Boundary

Black Cross Hatching - Local Gaps

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

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



Verges, Ditches and Culverts

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

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

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

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

Street Furniture

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

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



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

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

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

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

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



Highways and Traffic

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

Speeding

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

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

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

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

Parking

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

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

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

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

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

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

Economic Activities

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

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

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

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

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

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



Facilities & Leisure

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

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



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

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



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

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

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



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

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

The Consultation Process

November 2011 Survey Questionnaire

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



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

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

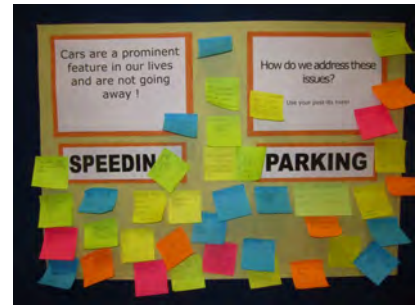
Employment: A significant 28% of households had someone working from home. The key issues here were broadband speeds and mobile phone reception.

The Consultation Process

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

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

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



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



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

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



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

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

The Consultation Process

November 2012 - Village Character Areas Workshop

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



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

May 2013 Consultation - Village Character Areas

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



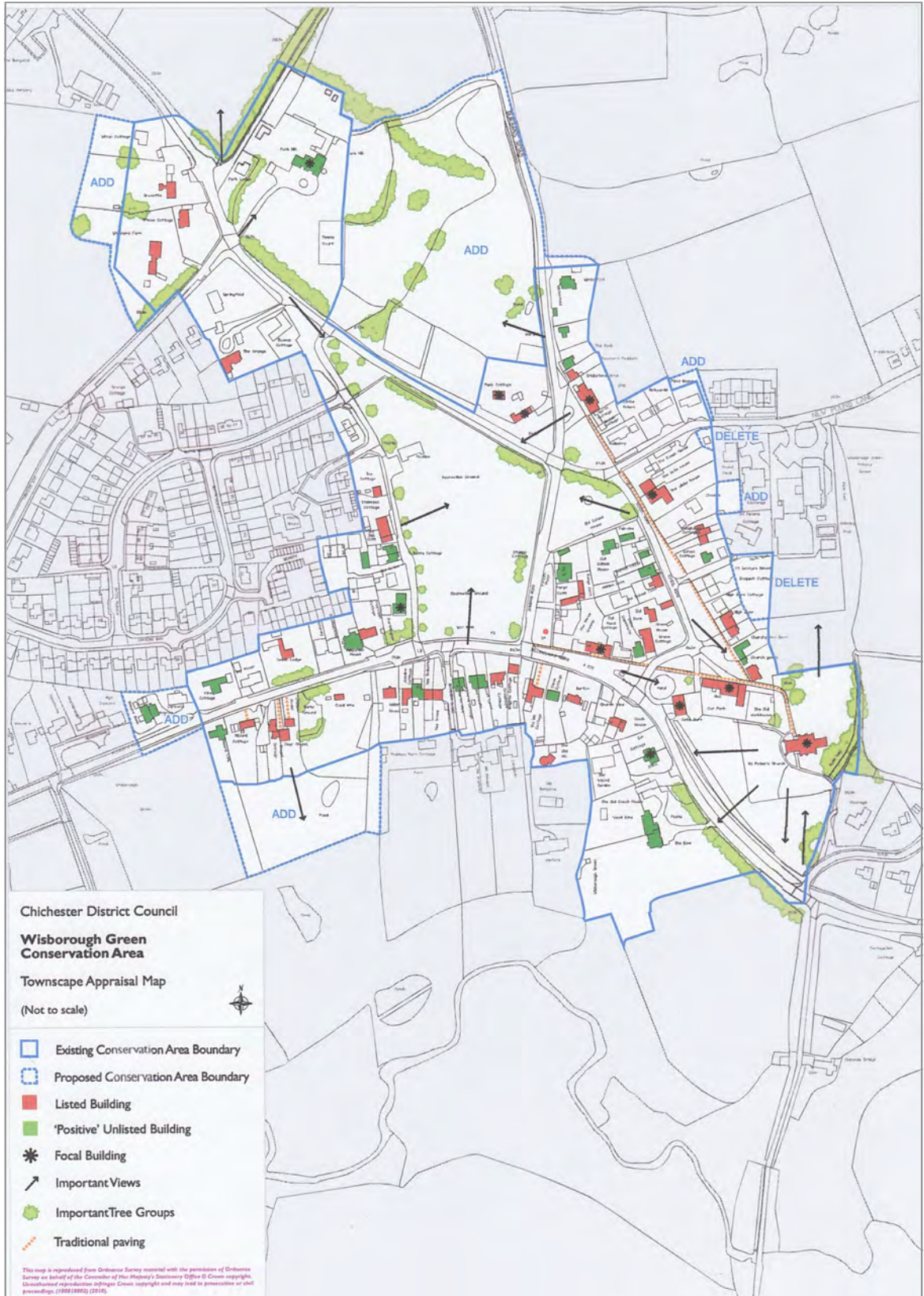
May 2013 Consultation - Future Style & Design of New Development

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



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

Character Area A: Conservation Area



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

Character Area A: Conservation Area

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

Purpose of Conservation Area Character Appraisals

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

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

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

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

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

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



Park Cottage over looking The Green



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

Character Area B: Estates & Wyatt Close



Character Area B: Estates and Wyatt House

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

Character Area B: Estates & Wyatt Close

Summary

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

Landscape Character

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

Main Characteristics

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

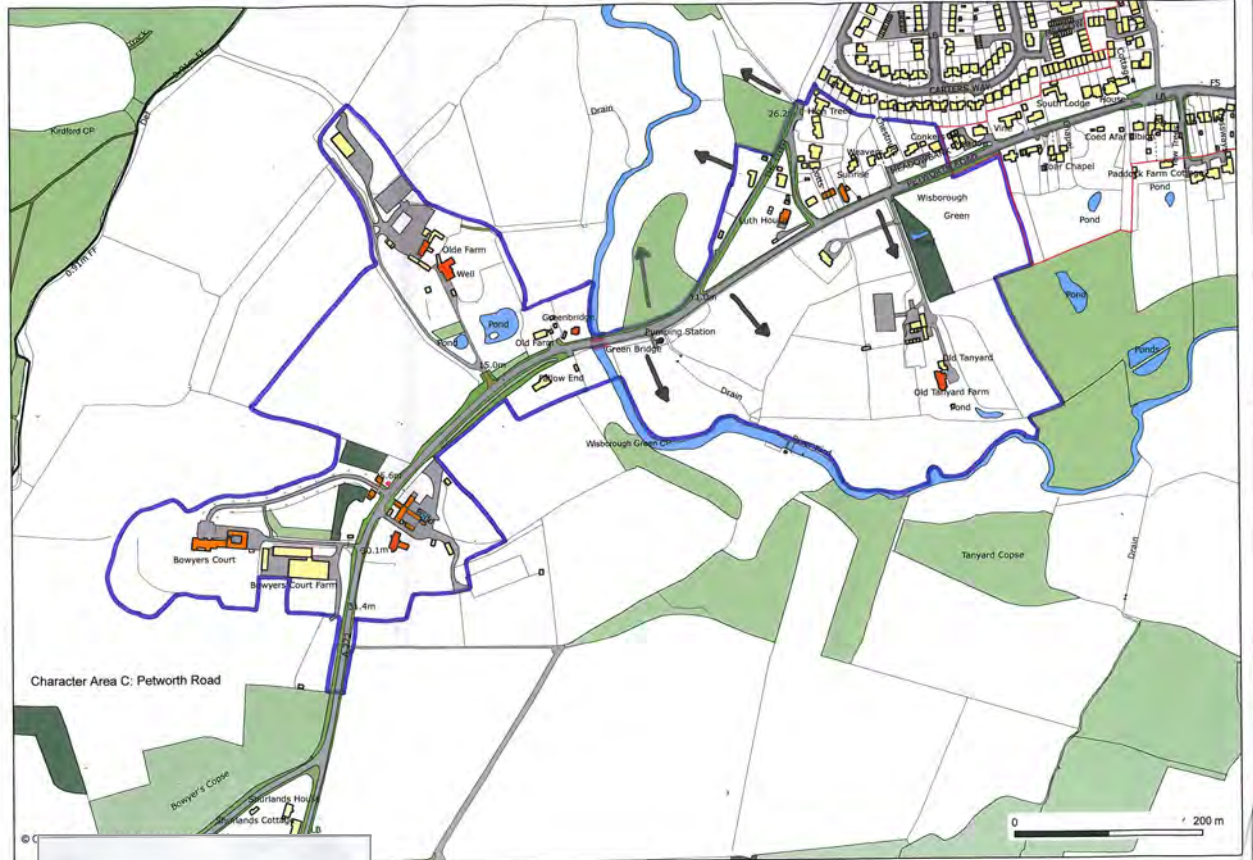


Wyatt House



Thornton Meadow

Character Area C: Petworth Road



KEY

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



Character Area C: Petworth Road

Summary

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

Landscape Character

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



Access from The Luth onto the A272

Main Characteristics

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

Character Area D: Billingshurst Road



Character Area D: Billingshurst Road

Summary

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

Landscape Character

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

Main Characteristics

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

Character Area E: Durbans Road



Character Area E: Durbans Road

Summary

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

Landscape Character

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

Main Characteristics

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

Character Area F: Kirdford Road



Character Area F: Kirdford Road

Summary

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

Landscape Character

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

Main Characteristics

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

Character Area G: Newpound Lane



Character Area G: Newpound Lane

Summary

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

Landscape Character

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

Main Characteristics

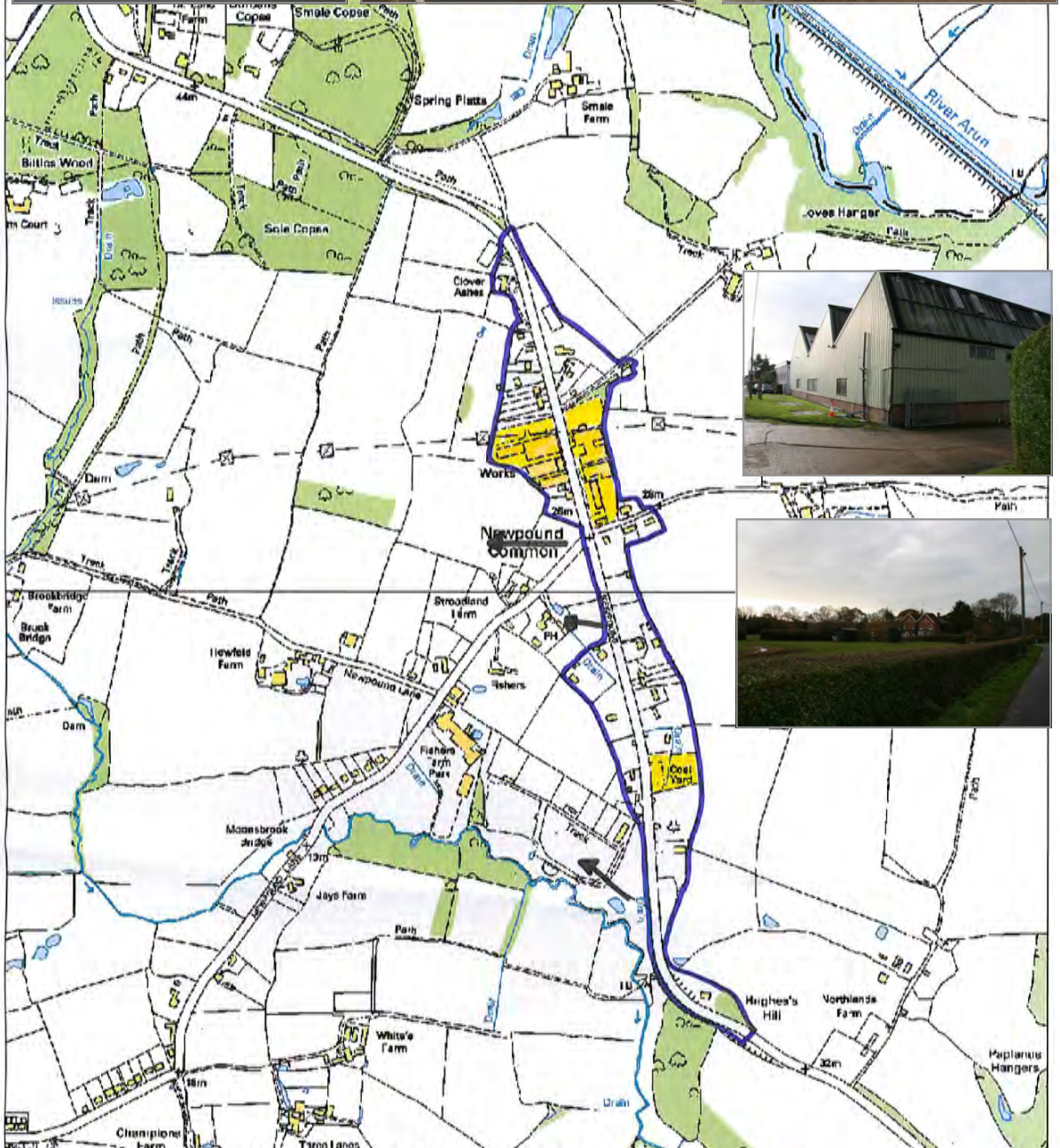
- Individual detached houses of diverse designs grouped in two separate rows fronting onto the lane and set back from the road, interspersed with fields and more isolated farms and some converted barns.
- A river Arun contributory stream crosses at the lowest point flooding across the lane above the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

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

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



Character Area H: Newpound



KEY

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



Character Area H: Newpound

Summary

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

Landscape Character

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

Main Characteristics

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

section.

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

Character Area I: Rural Areas Outside SDNP

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

Summary

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

Landscape Character

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

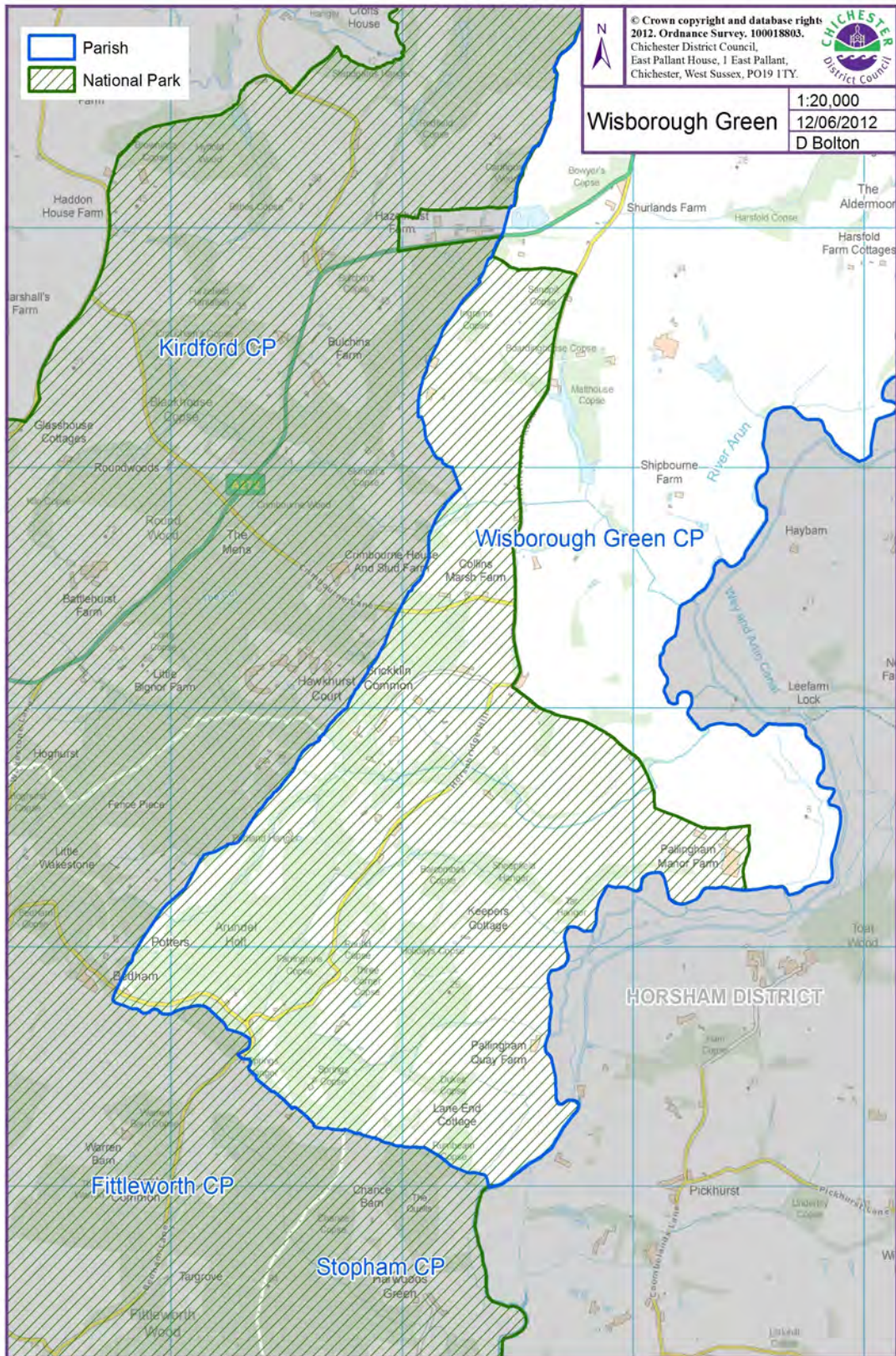
Main Characteristics

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

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

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

Character Area J: Rural Areas in the SDNP



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

Character Area J: Rural Areas in the SDNP

Summary

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

Landscape Character

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

Main Characteristics

- Fittleworth Road is derived from a lane which used to serve a variety of isolated farmhouses. It carries consistent traffic but speeding along this section is an issue.
- Sections of the verge are recorded as Notable verges supporting species such as Primrose, Early Purple Orchid and others.
- Residential housing is predominantly comprised of detached farmhouses, two storey in height in a range of styles although some occasional residences are single storey. Very occasionally a house fronts the lane.
- Most garages are detached on older properties and attached on newer properties and there are some dispersed areas of hard standing.
- Some agricultural buildings and industrial sheds are hidden at the end of tracks including businesses such as Champions Caterers.
- Roofs are mainly gabled, some hipped, and tiled with steep pitches and overhanging eaves.
- Properties have mainly single brick chimneys with some metal flue chimneys evident.
- Windows are a mix of sash and casement and some original windows have been replaced.
- Materials used on properties throughout tend to reflect the mellow reds of local brick and tile, there are some rendered and painted houses.
- Important building groups include Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- Materials used on properties throughout tend to reflect the mellow reds of local brick and tile, there are some rendered and painted houses
- Important building groups include Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- There are a 13 Listed Buildings within the Character Area (see appendix).

The Past—Materials & Architecture Detail

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

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

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

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

The Future— Materials & Architecture Detail

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

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



Conclusions

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

The Future— Materials & Architecture Detail

Height

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



Terraces

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



Semi-Detached

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



Roofs and Chimneys

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



The Future— Materials & Architecture Detail

Porches

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



Boundaries

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



Building Materials

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



Windows

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



Vistas

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



Parking and Garaging

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

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



Appendices

APPENDIX 1: LISTED BUILDINGS

Character Area A: Conservation Area

Conservation Area - Billingshurst Road

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

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

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

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

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

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

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

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

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - Petworth Road

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

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

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

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

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

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

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

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

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

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

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

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - School Road

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

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

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

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

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

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

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

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

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

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

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - Kirdford Road

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

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

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

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

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

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

West of The Green

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

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

Durbans Road

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

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

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

Appendices

Character Area B: There are no Listed buildings.

Character Area C: Petworth Road

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

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

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

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

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

Character Area D: Billingshurst Road

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

Character Area E: Durbans Road

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

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

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

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

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

Appendices

Character Area G: Newpound Lane

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

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

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

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

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

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

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

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

Appendices

Character Area H: Newpound

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

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

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

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

Character Area I: Outlying Rural Area

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

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

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

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

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

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

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

Appendices

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

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

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

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

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

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

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

Character Area J: South Downs National Park

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

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

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

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

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

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

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

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

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

Appendices

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

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

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

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

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

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

Appendices

APPENDIX 2: TREE PRESERVATION ORDERS



Appendices

APPENDIX 2: TREE PRESERVATION ORDERS



Appendices

APPENDIX 3: FAVOURITE PLACES IDENTIFIED AT APRIL 2012 CONSULTATION

Top 6 Spots

Favourite Spot - the Green

18 people

Favourite Spot - The Church Yard

10 people

Favourite Spot - Harsfold Farm

6 people

Favourite Spot - Symonds Bridge

5 people

Favourite Spot - Lordings Lock

3 people

Favourite Spot - Newpound Lane

3 people

Top 6 Views

Favourite view - from the Church

21 people

Favourite View - village from the Green

9 people

Favourite View - From Harsfold Lane

9 person

Favourite View - From Carters Way/ the Luth

5 people

Favourite view - South path between Church & A272

5 people

Favourite view - from the path to Frithwood Farm

3 people

Top 6 Footpaths

Favourite Footpath - Upper Harsfold Lane

18 people

Favourite Footpath - Lower Harsfold Lane

6 people

Favourite Footpath - Howfold Lane

5 people

Favourite Footpath - Luth Fields

4 people

Favourite Footpath - the Long Fields linking Durbans Rd to Kirdford Rd

3 people

Favourite Footpath - alongside the Green

3 people

Further details
consultation
the following link.

from the April 2012
can be found using

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

Appendices

APPENDIX 4: SOUTH DOWNS NATIONAL PARK CONTEXT

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

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

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

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

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

SDNP Context:

Special Qualities:

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

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

Appendices

APPENDIX 5: SOME RARE & INTERESTING PLANTS OF WISBOROUGH GREEN

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

Appendices

APPENDIX 6: IMPORTANT SPECIES IN THE PARISH

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

Red Kite
Bullfinch
Nightingale
Tawny Owl

Red Listed Species

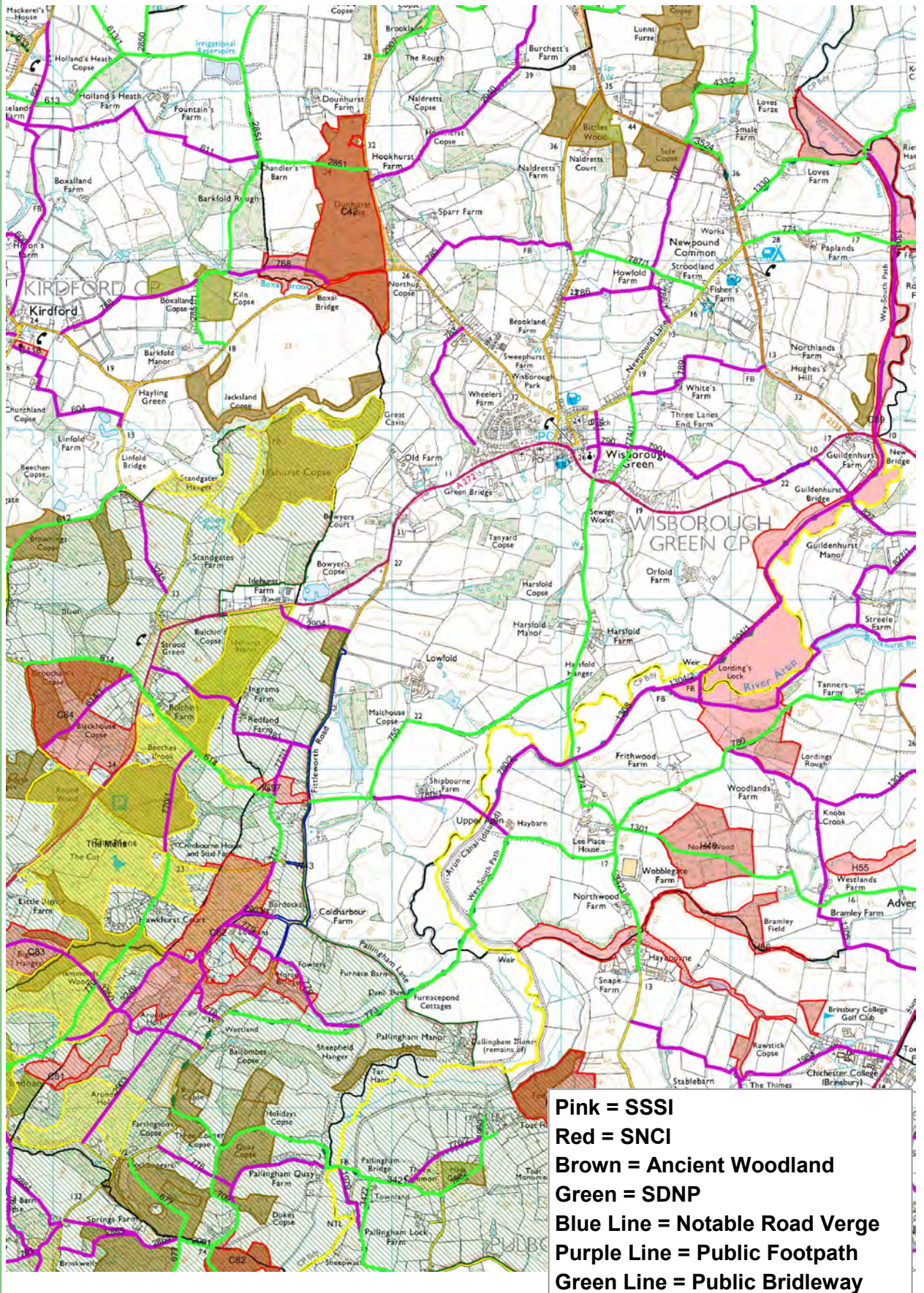
Grey Partridge
Lesser Spotted woodpecker
Turtle Dove
Common Cuckoo
Skylark
Yellow Wagtail
Fieldfare
Song Thrush
Redwing
Wood Warbler
Spotted Flycatcher
Marsh Tit
Willow Tit
Common Starling
Home Sparrow
Yellowhammer

Coral Tooth Fungus

Purple Emperor
Hummingbird Hawkmoth
Barbastelle and Bechstein bats
Badgers

Appendices

APPENDIX 7: AREAS OF DESIGNATION FOR WILDLIFE



Appendices

APPENDIX 8: IMPORTANT OPEN SPACES

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

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

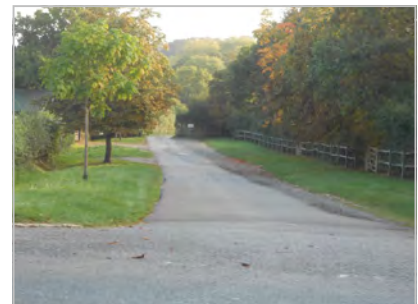
IOS3 - Grass Verges at top of Harsfold Lane: The wide grass verges at the top of Harsfold Lane are an example of the open green areas so characteristic of Wisborough Green. Not only do these areas have a wealth of wildflowers, which have been encouraged with late summer mowing only, but has a historical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



ISO 1



ISO 2



ISO 3



Acknowledgements

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

Special thanks are also extended to Liz Sargeant, a former village resident, whose book 'Wisborough Green West Sussex - An Illustrated History' has proved to be an invaluable source of reference.

**PLANNING COMMITTEE
(Wednesday 7th February 2018)
SCHEDULE OF OUTSTANDING CONTRAVENTIONS**

1. This report presents the Schedule of Outstanding Planning Enforcement Contraventions. The report updates the position on those contraventions included on the previous schedule and those cases that have since been authorised.

Statistics as at 31st December 2017

2.

<u>Case Numbers:</u>	CDC	SDNP cases (included in CDC figures but remaining on CDC system until closed)	SDNP cases (on SDNP system)	Total
On hand as at last report:	298	5	138	436
Cases received since last report:	94	0	43	137
Cases closed since last report:	118	0	41	159
Current number of cases on hand:	274	5	140	414
Included in "On Hand" all cases held in abeyance awaiting compliance date of notice, appeal decision or retrospective application decision	60	1	23	83

3. Performance Indicators financial year 2017/18 CDC area only:

a. Time taken to initial visit from date of complaint:

Low within 20 days (199 Cases)	98%
Medium within 10 days (95 Cases)	95%
High with 2 days (4 Cases)	100%

b. Time taken to notify complainants of action decided from date of complaint:

Low within 35 days (207 Cases)	98%
Medium within 20 days (100 Cases)	99%
High within 9 days (10 Cases)	100%

4. Notices Served.

<u>Notices Served:</u>	1 Oct – 31 Dec		Total in FY 2017/18	
	CDC	SDNP	CDC	SDNP
Enforcement Notices	7	2	16	4
Breach of Condition Notices	2	1	5	1
Stop Notices				
Temporary Stop Notices	1		3	
Section 215 Notices		1	1	1
Section 225A Notices				
High Hedge Remedial Notices				
Tree Replacement Notice				
Total	10	4	25	6

5. Performance Indicators are not available for cases within the South Downs National Park
6. If Members have any specific questions on individual cases, these should be directed to the contact officer, Shona Archer, Enforcement Manager (01243 534547)

OUTSTANDING CONTRAVENTIONS – SOUTH DOWNS NATIONAL PARK

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
BURY/SDNP/ 15/00336/COU (Reg Hawks)	Land North of Junction B2138, Bury	Without planning permission the stationing of a mobile home for human habitation	06.08.15	EN BY/22 issued Appeal lodged and conjoined with 14/0485/ 20.04.17 – Appeal dismissed with variation (increase in compliance time). New compliance date 20.01.18 As of 18.01.18 –it was noted that no one was living on the land and that a caravan had been removed from the land. Compliance site visit needed
BURY/SDNP/ 13/00032/COU (Reg Hawks)	Sandy Meadow Farm, Bignor Park Road, Bignor	No compliance with the occupancy condition	29.11.17	BCN BY/23 issued Compliance date 30.05.18
FU/08/00230/ EWSTNP (Shona Archer)	The Old Post Office Southbrook Road West Ashling Chichester West Sussex PO18 8DN	Untidy building and land	04.02.11	S215 Notice issued 09.10.13 – Prosecution for failure to carry out the works 23.04.15 - Officers carried out a property assessment 08.07.15 – The SDNPA authorises Direct Action 01.10.15 – Decision meeting with SDNP - to carrying out basic works to make good the property as opposed to full repair works and the associated risks 16.1.16 – works of compliance commenced on site 24.1.17 – works completed, land secured with new fence 4.4.17 – contractor contacted to progress next phase of work – rebuild front boundary wall and paint woodwork 14.6.17 – Entry to property gained by officers/surveyor to assess its condition. Contractor completed all works. On receipt of surveyors report, consideration will be given to what further enforcement action should be taken. <i>Cont'd next page</i>

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
FU/08/00230/ EWSTNP (Shona Archer) Cont'd				29.9.17 – Instructions from the SDNPA are awaited. A note of the expenditure undertaken to date has been put on the Local Land Charge and consideration is now being given to whether to apply to the Court for making a charge on the Land Registry. 22.01.2018 – The Historic Buildings Advisor for the SDNPA has considered the survey report and condition of the property and considers that further action by the LPA should be taken. No decision has yet been made on what form this should take.
FUNT/SDNP/ 16/00496/ OPDEV (Shona Archer)	Land south of Braefoot Southbrook Road West Ashling	Without planning permission, change of use of the land to use as a residential caravan site	14.06.17	EN FU/46 issued Compliance date 26.01.18 Appeal ongoing
FUNT/SDNP/ 16/00676/COU (Reg Hawks)	New Barn Farm Common Road Funtington	Without Planning permission change of use of the land to B8 commercial storage	04.01.18	EN FU/66 issued Compliance date 15.06.18
HART/SDNP/ 16/00692/LB (Emma Kierans)	East Harting Farm Hollist Lane East Harting	Without consent part demolition of building and erection of extension	03.05.17	LBEN HT/26 issued Appeal against refusal of SDNP/16/03903/HOUS has been dismissed New compliance date 30.11.17 15.01.18 - Notice not complied with. Meeting to be held on site to progress the steps required.

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
HEY/SDNP/17/00120/COU (Emma Kierans)	1 Down Close Heyshott Midhurst	Without planning permission the change of use of the land to garden land	11.10.17	EN HY/2 issued Compliance date 22.01.18 Notice complied with – Remove from next List
LURG/SDNP/15/00549/ BRECON (Reg Hawks)	High Hampstead High Hamstead Lane Lurgashall Petworth West Sussex GU28 9EX	Breach of condition-not in accordance with the approved plans	03.08.16	BCN LG/12 issued Compliance date 04.11.16 Enforcement held in abeyance pending the outcome of application SDNP/16/04220/LIS. 16.06.17 – application withdrawn 03.07.17 – letter sent to request internal inspection to check compliance with BCN. 17.07.17 – reply from the property owner requesting more time to carry out the remedial works 27.09.17 – email from applicant which states a LBC application will be submitted within 2 weeks to address the remedial work required to comply with the BCN. 19.10.17 – LBC application submitted SDNP/17/05021/LIS 08.12.17 – Application approved. 6 months to implement permission. Compliance check scheduled for 01.06.18
LURG/SDNP/14/00448/COU (Steven Pattie)	Northurst Farm Dial Green Lane Lurgashall Petworth West Sussex GU28 9HA	Without planning permission the change of use of the land to use as garden land in association with the dwellinghouse.	16.09.16	EN LG/14 issued Appeal lodged – Written Representations exchanged; Awaiting date for PINs site visit. Change of procedure to Public Inquiry by PINs 07.09.17 - appeal withdrawn New compliance date 07.11.17 14.11.17 – Notice complied with. Remove from next list

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
MID/SDNP/16/ 00204/OPDEV (Shona Archer)	Flat 2 Thomond House North Street Midhurst	Without planning permission the formation of a door opening and installation of a steel balustrade	21.12.16	EN MI/16 issued Appeal dismissed New compliance date 12.12.17 11.12.17 – notice not complied with. Application to be submitted to overcome the harm. 25.01.18 – application SDNP/17/06315/HOUS pending consideration
MID/SDNP/16 00393/SEC215 (Emma Kierans)	Dundee House Bepton Road Midhurst	Untidy land	09.10.17	S215 notice MI/17 SEC215/28 issued Compliance date 06.02.18 08.11.17 – Notice complied with. Remove from next list
SN/SDNP/15/ 00301/ BRECON (Shona Archer)	1 Sutton Hollow The Street Sutton	Without planning permission the erection of a dwellinghouse	18.08.16	EN SN/3 issued Appeal ongoing – Written Representations Exchanged statements and awaiting date for PINS site visit SDNP/17/00294/FUL – refused and appeal lodged SDNP/17/00295/LB – refused and appeal lodged 20.09.17 – s174 appeal conjoined with s78 appeal
STED/SDNP/ 16/00334/COU (Shona Archer)	The Old Studio Bridgefoot Lane Stedham West Sussex GU29 0PT	Without planning permission, change of use of the land/building to use as a single dwellinghouse	09.01.17	EN SJ/24 issued Appeal lodged – Written Representation 26.10.17 - Appeal dismissed, notice upheld and planning permission refused Compliance date 26.04.18
STED/SDNP 15/00109/ OPDEV (Reg Hawks)	Land south of The Old Stables, Mill Lane, Stedham, Midhurst, GU29 0PR	Without planning permission, formation of a hardsurfaced access track	02.03.17	EN SJ/25 issued Appeal ongoing – Written Representation Awaiting PINs site visit

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
STED/SDNP/ 16/00120/COU (Shona Archer)	Minsted Heath Barns Minsted Lane, Minsted Stedham	Untidy Land	27.06.16	Section 215 Notice SJ/23/S215/25 issued Compliance date 25.10.16 20.1.17 – Non-compliance with the notice. 26.01.17 – letter before action sent 12.4.17 – a further site visit is required to assess the use of the land at this time. 28.4.17 – site visit showed partial compliance. Caravan removed from the land. 04.08.17 – investigations made on owners address 25.08.17 – letter sent to current owners address 16.09.17 – site visit to be made. If no compliance prosecution paperwork ready to be initiated. 20.9.17 – owner has communicated with officers setting out their arguments against the proposed action. This correspondence needs to be addressed before the file is passed to legal. 22.01.2018 – current condition of land and visual harm to be reviewed
TL/SDNP/14/00 462/BRECON (Reg Hawks)	River Farm Brookfield Lane Tillington Petworth	Stationing of mobile homes and caravans for seasonal workers	15.11.16	BCNEN TL/2 issued Appeal received– Written Representation; 14.07.17 – date for exchanging statements; 12.09.17 – Appeal dismissed. New compliance date of 12.12.17 28.11.17 – High Court hearing - the court granted permission for the matter to proceed on one of the five grounds pleaded:- that the Inspector did not consider, or did not give adequate reasons for not considering, the Appellants mitigation measures (landscaping) when deciding whether planning permission should be granted for the development. 18.01.18 – awaiting Court date

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
UPWA/SDNP/ 16/00069/COU (Emma Kierans)	The Mill Eartham	Change of use of a building to a dwellinghouse	02.02.17	EN ER/6 issued Appeal Lodged – Public Inquiry 31.10 & 01.11.17 Appeal dismissed and the notice upheld with variation. New compliance date 08.06.18

Chichester District Cases:

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
BI/15/00194/ CONTRV (Shona Archer)	Land North West of Birdham Farm, Birdham Road, Chichester	Without planning permission the stationing of a mobile home for the purposes of human habitation	06.05.15	EN BI/23 issued The Appeal decision was published on 2 August 2017. The appeals are dismissed and the enforcement notice(s) are upheld with corrections and variations. Compliance date: 2 August 2018
BI/15/00194/ CONTRV (Shona Archer)	Land North West of Birdham Farm, Birdham Road, Chichester	Without planning permission the stationing of a mobile home for the purposes of human habitation	06.05.15	EN BI/24 issued The Appeal decision on the above matters was published on 2 August 2017. The appeals are dismissed and the enforcement notice(s) are upheld with corrections and variations. Compliance date: 2 August 2018
BI/15/00139/ CONSH (Shona Archer)	Land North West of Premier Business Park Birdham Road Chichester	Without planning permission erection of a stable building	10.08.15	EN BI/29 issued with compliance date of 21.12.15 Following the outcome of the Inquiry, compliance to remove the stables is considered to be 2 August 2018.
BI/15/00139/ CONSH (Shona Archer)	Access track and hardstanding -land North West of Premier Business Park, Birdham Rd	Without planning permission excavation, deposit of hardcore and erection of gates and fences	21.09.15	EN BI/30 issued The Appeal decision on the above matters was published on 2 August 2017. The appeals are dismissed and the enforcement notice(s) are upheld with corrections and variations. Compliance date: 2 November 2018

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
BI/15/00139/ CONSH (Shona Archer)	Land North West of Premier Business Park Birdham Road	Without planning permission, change of use of the land to a mixed use as a residential caravan site, for the storage of caravans and the keeping of horses	03.03.16	EN BI/31 issued The Appeal decision on the above matters was published on 2 August 2017. The appeals are dismissed and the enforcement notice(s) are upheld with corrections and variations. Compliance date: 2 August 2018
BI/17/00061/ CONENG (Emma Kierans)	Little Oak Farm Land North of Cowdry Nursery Sidlesham Lane Birdham	Without planning permission the erection of a timber framed structure and creation of a raised decking	27.07.17	EN BI/33 issued Compliance date 07.12.17 12.12.17 – Site visit. Partial compliance in that the timber framed building has been removed, however a rebuild of previous building in situ which requires planning application or removal
BI/16/00229/ CONCOU (Steven Pattie)	Kellys Farm Bell Lane Birdham	Without planning permission, change of use of land to a mixed use as a horticultural nursery and operation of a car wash business	13.12.17	EN BI/34 issued Compliance date 24.02.17 Appeal lodged – awaiting start letter
BO/17/00339/ CONLB (Steven Pattie)	5 Mariners Terrace Shore Road Bosham	Cease building operations	09.11.17	TSN/53 issued Ceases to have effect on 07.12.17 Remove from next list

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
CC/17/00165/ CONLB (Sue Payne)	Flames 10-11 St Pancras Chichester	Without consent works to a Listed Building	26.09.17	EN CC/137 issued Compliance date 07.02.18
CC/115/00064/ CONLB (Sue Payne)	13 Parchment Street Chichester	Without Listed Building Consent the installation and fitting of 3 no. upvc double glazed windows	18.10.17	LBEN CC/138 issued Compliance date 29.05.18
CH/14/00399/ CONMHC (Reg Hawks)	Cockleberry Farm Main Road Bosham West Sussex PO18 8PN	Without planning permission, change of use to a mixed use comprising commercial uses, equine and the stationing of 4 no. mobile homes for the purposes of human habitation	04.08.16	EN CH/54 issued Appeal lodged –linked to s78 appeal against refusal of 16/01902/PA3P 06.06.17 – Hearing held at Assembly Rooms, Chichester 28.07.17 – Appeal dismissed and the notice upheld with variations. New compliance date 28.01.18

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
CH/14/00181/ CONMHC (Shona Archer)	Field West of Five Oaks Newells Lane Chichester West Sussex	Without planning permission the laying of hardcore and the stationing of a mobile home for the purpose of human habitation	09.12.14	EN CH/49 issued Appeal lodged – Hearing date 10.12.15. Appeal dismissed New compliance date of 15.09.16 11.10.16 - Site inspection 07.11.16 – prosecution papers to Legal Services 22.11.16 – authority given to proceed with prosecution 18.01.17 – Further evidence to be gathered through Interview Under Caution with occupier 5.7.17 – letter before action to be sent to the landowner/occupier 20.9.17 – Owners remain in occupation of the Site. A meeting with owner is to be held on 26.9.17 to consider personal circumstances before deciding whether a prosecution should proceed. 10.11.17 – prosecution advice requested from Legal Services 04.01.18 – following legal advice letter before prosecution action sent to owner. 19.1.2018 – phone conversation with occupier confirmed that occupation of the land continues. No change in circumstances. Papers are now being prepared to instruct legal to commence a prosecution.
CH/14/00181/ CONMHC (Shona Archer)	Field West of Five Oaks Newells Lane Chichester West Sussex	Use of the land for the stationing of a mobile home for human habitation	09.12.14	Stop Notice CH/50 issued with EN CH/49 See above

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
E/14/00348/ CONCOU (Steven Pattie)	107 First Avenue Almodington Batchmere	Without planning permission, change of use of the land to the storage of caravans, caravan trailers, boats and domestic items	14.12.15	EN SY/63 issued Appeal lodged – written representation Enforcement upheld with variation New compliance date 22.12.16 05.01.17 partial compliance achieved. Continue monitoring to check full compliance with the notice 07.04.17 Letter sent to the owner setting out the outstanding matters. 20.09.17 Partial compliance achieved. Further site visit to follow up outstanding matters. 13.10.17 – notice complied with. Remove from next list
E/16/00068/ CONCOU (Steven Pattie)	Land at Earnley Grange Almodington Lane Almodington Earnley	Untidy Land	15.06.17	S215 Notice S215/27-E/28 issued Compliance date 14.10.17 15.10.17 – site visit showed non-compliance with notice 31.10.17 – prosecution papers forwarded to Legal Services 02.01.18 – amendments made to prosecution papers but information received that site has been sold. Condition of land to be monitored.
E/16/00216/ CONCOU (Reg Hawks)	Earnley Grange Almodington Lane Almodington Earnley	Without planning permission the change of use of the land and associated building to A3 café	11.10.17	EN E/29 issued Compliance date 22.05.18

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
EWB/17/00147/ CONBC (Emma Kierans)	South Down Holiday Village Bracklesham Lane Bracklesham Bay	Breach of condition 3 - occupation	15.05.17	BCN EWB/41 issued Compliance date 13.06.17 Enforcement held in abeyance pending the outcome of application 17/01722/FUL Application permitted for 12 months from 13.12.17 Remove from next list
HN/15/00068/ CONBC (Reg Hawks)	Barn North Of Hunston Dairy Farm Hunston West Sussex	Breach of condition – hours of operation	31.08.16	BCN HN/23 Compliance date 01.10.16 Application 16/03286/FUL received for extending hours of operation on Saturdays - pending consideration 10.11.17 – breach ceased. Remove from next list

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
HN/15/00068/ CONBC (Reg Hawks)	Barn North Of Hunston Dairy Farm Hunston West Sussex	Breach of condition – non-implementation of visibility splays	31.08.16	BCN HN/22 issued Compliance date 01.10.16 for details. Then within one month of receiving the Council's written approval implement the plan and details. 28.09.16 – contravener contacting WSCC Highways for advice and may submit application for relief from condition. 18.01.17 – Letter before prosecution sent 23.02.17 – prosecution papers to Legal Services 22.03.17 – authorised to commence prosecution 01.06.17 – Court hearing at Worthing Magistrates on 30th June at 10:00am. 29.06.17 – Prosecution proceedings withdrawn. Application to seek amended visibility splays to be received by 14.08.17 19.07.17 – Prosecution to be withdrawn as tenant given notice to vacate the property by the landowner 28.09.17 – Officers to check if the premises have been vacated and the use has ceased. 10.11.17 - breach ceased. Remove from next list
HN/17/00121/ CONBC (Emma Kierans)	Brook Lea Selsey Road Hunston Chichester	Breach of condition – hours of operation	12.07.17	BCN HN/24 issued Compliance by 09.08.17 13.09.17 – prosecution papers sent to Legal Services for non-compliance with the notice. 15.11.17 – notice withdrawn – Remove from next list
HN/17/00121/ CONBC (Emma Kierans)	Brook Lea Selsey Road Hunston	Breach of condition – retention of vegetation on north west boundary	02.08.17	BCN HN/25 issued Compliance with notice held in abeyance until determination of planning application (17/02423/FUL – Variation of Condition 8) a new boundary treatment. 15.11.17 – notice withdrawn – Remove from next list

CON NO. (Case Officer)	ADDRESS	DETAILS OF BREACH	Date of Notice	COMMENTS EN = Enforcement Notice/BCN = Breach of Condition Notice HHRN = High Hedge Notice/TSN = Temporary Stop Notice SN = Stop Notice/HRN = Hedge Replacement Notice
HN/17/00121/ CONBC (Emma Kierans)	Brook Lea Selsey Road Hunston	Breach of condition – hours of operation	20.12.17	BCN HN/26 issued Compliance date 18.01.17 No further complaints have been received since this date. The situation will be monitored.
NM/15/00375/ CONBC (Shona Archer)	Land North Of Fisher Common Nursery Fisher Lane North Mundham West Sussex	Without planning permission, change of use of a building to a dwellinghouse	03.08.16	EN NM/21 issued Appeal ongoing – Public Inquiry – 09.01.18 Conjoined with s195 appeal under ref: NM/16/00424/ELD Public Inquiry adjourned until 22-24 May 2018
NM/15/00375/ CONBC (Shona Archer)	Land North Of Fisher Common Nursery Fisher Lane North Mundham	Without planning permission, the erection of a dwelling	03.08.16	EN NM/24 – notice issued in the alternative Appeal ongoing – Public Inquiry – 09.01.18 Conjoined with s195 appeal under ref: NM/16/00424/ELD Public Inquiry adjourned until 22-24 May 2018
NM/16/00325/ CONCOM (Sue Payne)	Land at Stoney Lodge School Lane North Mudham Chichester	Without planning permission storage of metal containers and other items	20.12.17	EN NM/27 issued Compliance date 30.04.18
O/15/00202/ CONAGR (Reg Hawks)	Oakham Farm Church Lane Oving	Without planning permission the erection of a building, hardstanding and an earth bund	03.02.17	EN O/25 issued Appeal dismissed – new compliance date 05.04.18

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O/15/00202/ CONAGR (Reg Hawks)	Oakham Farm Church Lane Oving	Without planning permission change of use of the land to a mixed use for agriculture and the storage of caravans, motorhomes/ caravanettes, motor vehicles and shipping containers.	03.02.17	EN O/26 issued Appeal dismissed – new compliance date 05.04.18
O/17/00074/CO NENF (Shona Archer)	Land North West of Decoy Farm House Decoy Lane Oving	Without planning permission the change of use of land to general storage use	14.06.17	EN O/27 issued Compliance date 26.10.17 Appeal ongoing – Written Representation
O/17/00074/CO NENF (Shona Archer)	Land North West of Decoy Farm House Decoy Lane Oving	Without planning permission the erection of a wooden building on raised concrete blocks	14.06.17	EN O/28 issued Compliance date 26.10.17 Appeal ongoing – Written Representation

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PS/13/00015/ CONAGR (Reg Hawks)	Crouchland Farm, Rickmans Lane, Plaistow	Without planning permission, change of use of the land from agriculture to a commercial biogas plant	15.07.15	EN PS/54 issued Appeal lodged – Public Inquiry originally scheduled for 24.09.16-04.10.16. The full extent of the planning issues to be considered at the Inquiry will depend on the outcome of current CLU appeal under ref: WSCC/036/15/PS 12.05.16 - HEARING in connection with unrestricted use of the biogas plant and equipment. 22.06.16 – appeal decision letter published re CLU appeal - APP/P3800/15/3137735. Appeal part allowed/part dismissed. s78 & s174 appeals held on 25-28.04.17 – 03-04.05.17 31.07.17 - the last scheduled day for the Inquiry 18.08.17 – Inquiry closed 21.11.17 – Appeal dismissed. Enforcement Notice upheld, subject to corrections and variations. New compliance date of 21.12.17 for Step (i) - “cease use including the cessation of importation and processing of feedstock”. Compliance date of 23.05.19 for all other steps; 04.12.17 – Confirmation from EA that compliance achieved on Step (i); 20.01.18 – Ongoing discussions with Administrators who are working towards compliance.
PS/13/00015/ CONAGR (Reg Hawks)	Crouchland Farm Rickmans Lane Plaistow	Without planning permission, the installation, construction, engineering operations and deposit of earth in connection with a commercial biogas plant	15.07.15	EN PS/55 issued As Above

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PS/14/00278/ CONENG (Reg Hawks)	Hardnips Barn Crouchland Farm Rickmans Lane	Without planning permission, erection of a timber open sided building and the laying of a hardsurface area	03.02.17	EN PS/57 issued Compliance date 13.10.17 16.10.17 – site visit showed non-compliance 17.10.17 – letter before action sent – 28 days to comply 21.11.17 – non-compliance with notice. Currently exploring with administrator compliance. 09.01.18 – Bat Survey concluded; building to be removed in next two weeks.
PS/17/00055/ CONCOU (Reg Hawks)	Nell Ball Farm Dunsfold Road Plaistow	Without planning permission, the erection of a building	18.10.17	EN PS/58 issued Compliance date 29.05.18 Appeal lodged – awaiting start letter
SB/15/00274/ CONCOU (Shona Archer)	Reedmans Yard Prinsted Lane Prinsted Emsworth Hampshire PO10 8HS	Change of use of the land to a mixed use comprising agriculture and the storage of cut logs, two x touring caravans, a 4x4 vehicle, a derelict car, window frames and doors, waste building materials and four trailers.	03.11.16	EN SB/110 issued Compliance date 15.06.16 16.06.16 – compliance visit carried out. At this there has been an improvement in the condition of the land overall. Further site visit arranged with the Environment Agency w/c 11.07.16 22.9.16 – site inspected. Land is used as a builders yard as approved in 1979; agricultural buildings used to shelter horses; tractor vehicles in the enclosed yard area; cut timber stored in the open to the west of the buildings; no control over what vehicles can access the land or at what time. A green storage tank placed on top of the buildings will be removed. Case to be reviewed with legal services. 13.1.17 – Further PCN issued with covering letter 4.4.17 – no further action has been taken at this time 20.9.17 – there has been no further reports in relation to the use of this Site. No further action is proposed at this time. Remove from next list

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SB/16/00176/ CONCOU (Emma Kierans)	Land East of Inlands Road, Inlands Road, Nutbourne	Without planning permission, the use of three metal shipping container buildings	15.12.16	EN SB/114 issued Written Representation Appeal dismissed – new compliance date 05.07.18
SB/17/00031/ CONMHC (Shona Archer)	Land to the north of Marina Farm Thorney Road Southbourne	Without planning permission the change of use of land to a mixed or dual use for the grazing of horses and the stationing of a mobile home	11.10.17	EN SB/116 issued Compliance date 22.05.18 Appeal Lodged – awaiting start letter
SI/16/00359/ CONTRV (Emma Kierans)	Land adj to Ham Road Sidlesham	Without planning permission the stationing of a mobile home for the purposes of human habitation	26.06.17	EN SI/69 issued Compliance date 26.01.18 Appeal lodged – Hearing 24.04.18 (City Council)
SY/15/00074/ CONHH (Shona Archer)	47 Wellington Road Selsey Chichester	Without planning permission to erection of a dwellinghouse	25.11.15	EN SY/62 issued Appeal lodged – Written Representation. 13.09.16 - Appeal dismissed 19.01.17 - Appeal lodged with High Court against PINs decision 16.02.17 – Permission to appeal refused New compliance date 16.08.17 20.9.17 – Building remains on site. PA 17/01892/DOM has been made to retain structure as ancillary outbuilding. 22.11.17 – application refused. 22.01.18 – Site visit scheduled to view building and use

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SY/15/00177/ CONHH (Steven Pattie)	Portsoy 16 Bonnar Road Selsey Chichester PO20 9AT	Without planning permission the erection of an extension	14.12.15	EN SY/63 issued Compliance date 25.07.16 27.9.16 – Letter to owner to be sent advising that prosecution proceedings will now be instigated. Notice held in abeyance until determination of application 16/03696/DOM 30.03.17 – application remains pending consideration 16.08.17 – application refused and appeal lodged awaiting start letter. 10.11.17 – appeal against 16/03696/DOM dismissed New compliance date 30.04.18
SY/15/00341/ CONBC (Shona Archer)	Land North West Of Park Road Selsey West Sussex	Breach of condition – compliance with the construction management plan	05.08.16	BCN SY/68 issued Compliance date 05.09.16 Site visits ongoing to check full compliance with the BCN Notice compliance – Remove from next list

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WE/15/00135/ CONWST (Reg Hawks)	Land west of The Bridle Lane Hambrook	Without planning permission, the excavation of top soil, deposit of hardcore to form a track	15.10.15	EN WE/33 issued – Appeal lodged Appeal dismissed – new compliance date 13.12.16 16.01.17 – letter before action sent to comply by 13.02.17 13.03.17 – no change following site visit. 04.04.17 - Commence prosecution proceedings 19.04.17 – prosecution paperwork forwarded to Legal but held in abeyance pending site visit; 30.05.17 – further SV observed that the hardsurface access track had not been removed – Legal Services instructed to proceed with prosecution. 13.09.17 – authority given to commence prosecution proceedings. 25.09.17 – prosecution held in abeyance awaiting outcome of application 17/02579/FUL 24.10.17 - application returned as invalid 18.01.18 – consult Legal on prosecution case
WE/15/00322/ CONENG (Reg Hawks)	Land west of Jubilee Wood Hambrook Hill North Hambrook	Without planning permission the construction of a storage compound	20.01.16	EN WE/34 issued Compliance date 02.06.16 14.09.16 - application refused under WE/16/00565/FUL 27.09.16 – letter before action sent for compliance. 10.11.16 – site visit revealed storage compound demolished. Partial compliance achieved – defer removal of the materials from the land pending outcome of s78 appeal 19.05.17 – appeal dismissed. 03.07.17 – letter sent seeking removal of debris/materials 07.08.17 – application received for proposed open fronted pole barn on the land. Await the outcome of this application (17/02244/FUL) before taking further action. 15.01.18 – application pending consideration

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WE/16/00094/ CONMHC (Reg Hawks)	Racton View Marlpit Lane Hambrook Westbourne	Without planning permission, change of use of the land to a mixed use for agriculture and the stationing of a mobile home for the purposes of human habitation	09.01.17	EN WE/38 issued Appeal lodged – Public Inquiry to be held and conjoined with s78 appeal under file ref: 16/03010/FUL
WE/16/00191/ CONCOU (Reg Hawks)	Unit 2 Land north of Cemetery Lane Woodmancote	Without planning permission material change of use of the land to a mixed for open storage of vehicles and use as a HGV Operating Centre	24.07.17	EN WE/39 issued Appeal ongoing – Written Representation PINs site visit awaited
WI/14/00365/ CONCOU (Steven Pattie)	Northshore Yacht Limited The Street Itchenor	Without planning permission change of use of the land for the storage of boat moulds	08.04.16	EN WI/21 issued Compliance date 20.11.16 12.1.17 – site visit showed partial compliance achieved. Operator of site confirmed that works would continue once ground has dried out. 07.04.17 - Continue monitoring to check full compliance. 04.07.17 – Site visit to be carried out in July 13.07.17 – Site visit carried out and letter sent to the owners Re outstanding issues in the site and new boat moulds stored in the northern field along with other paraphernalia 20.09.17 – owner advised that failure to clear land in compliance with the EN will be prosecuted and that further EN will be served to clear remainder of land unless it is cleared voluntarily.

				Site visit required to assess current situation.
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WW/16/00257 CONACC (Emma Kierans)	Land north of Elms Lane West Wittering	Without planning permission formation of an access onto a highway	16.08.17	EN WW/44 issued Compliance date 27.12.17 04.01.18 - Notice not complied with. Discussions with Highways WSCC on joint action to prosecute
WW/16/00319/ CONHH (Emma Kierans)	Little Orchard Summerfield Road West Sussex	Without planning permission, the erection of a close boarded fence adjacent to the highway	13.09.17	EN WW/45 issued Compliance date 25.12.17 14.12.17 – appeal allowed against refusal of retrospective planning application WW/17/00410/DOM Notice to be withdrawn – Remove from next list
WW/16/00163 CONBC (Emma Kierans)	Land North of Chaucer Drive West Wittering	Breach of condition – pond landscaping	20.12.17	BCN WW/48 issued Compliance date 18.01.18 22.01.2018 – recent site meeting with developer has agreed that works of compliance will be undertaken.
WW/17/00108/ CONENG (Emma Kierans)	Dolphins Rookwood Lane West Wittering	Without planning permission the erection of a scaffold bridge	29.11.17	EN WW/46 issued Compliance date 10.02.18 Notice withdrawn as breach complied with – Remove from next list

Agenda Item 11

Chichester District Council

Planning Committee

Wednesday 07 February 2018

Report of the Head of Planning Services

Schedule of Planning Appeals, Court and Policy Matters

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

* - Committee level decision.

1. NEW APPEALS

Reference/Procedure	Proposal
17/01790/FUL Bosham Parish Case Officer: Rachel Ballam Written Representation	Old Thatch Station Road Bosham PO18 8NG - Demolish garage and erect 1 no. two bedroom detached cottage with carport. Linked to 17/01791/LBC
17/01791/LBC Bosham Parish Case Officer: Rachel Ballam Written Representation	Old Thatch Station Road Bosham PO18 8NG - Demolish garage and erect 1 no. two bedroom detached cottage with carport. Linked to 17/01790/FUL
17/02423/FUL Hunston Parish Case Officer: Fjola Stevens Written Representation	Brook Lea Selsey Road Hunston PO20 1NR - Variation of condition 8 of permission HN/17/00314/FUL (Construction of 5 no. dwellings and associated works (minor amendment to outline planning permission 16/00856/OUT and associated reserved matters 16/02672/REM).) Omit the post and rail fence and amend plan.

Reference/Procedure	Proposal
<p data-bbox="84 264 443 338">17/01485/DOM Plaistow And Ifold Parish</p> <p data-bbox="84 398 424 434">Case Officer: Paul Hunt</p> <p data-bbox="84 495 440 530">Written Representation</p>	<p data-bbox="523 264 1377 450">Quennells Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX - Partial demolition of link buildings with internal and external alterations. New building to form single and double storey extension with rebuilt link buildings to adjacent building.</p> <p data-bbox="523 488 868 524">Linked to 17/01786/LBC</p>
<p data-bbox="84 600 443 674">17/01486/LBC Plaistow And Ifold Parish</p> <p data-bbox="84 734 424 770">Case Officer: Paul Hunt</p> <p data-bbox="84 831 440 866">Written Representation</p>	<p data-bbox="523 600 1377 786">Quennells Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX - Partial demolition of link buildings with internal and external alterations. New building to form single and double storey extension with rebuilt link buildings to adjacent building.</p> <p data-bbox="523 824 880 860">Linked to 17/01485/DOM</p>
<p data-bbox="65 958 424 1032">SDNP/15/00109/OPDEV Stedham Parish</p> <p data-bbox="65 1070 424 1106">Case Officer: Reg Hawks</p> <p data-bbox="65 1137 424 1173">Written Representation</p>	<p data-bbox="523 958 1377 1070">Field South of The Old Stables, Mill Lane, Stedham, Midhurst, West Sussex, GU29 0PR - Laying of hard surface access track. Appeal against Enforcement Notice</p>
<p data-bbox="84 1238 424 1312">SDNP/17/01624/HOUS Stedham Parish</p> <p data-bbox="84 1350 488 1424">Case Officer: Rafael Grosso Macpherson</p> <p data-bbox="84 1462 440 1498">Written Representation</p>	<p data-bbox="523 1238 1355 1350">3 Claypit Cottages Linch Road Redford Woolbeding GU29 0QF - Retrospective proposal to change existing UPVC casement windows to wooden sash with panes.</p>

2. DECISIONS MADE

Reference/Procedure	Proposal
<p data-bbox="84 315 300 387">16/03338/FUL Kirdford Parish</p> <p data-bbox="84 450 424 483">Case Officer: Paul Hunt</p> <p data-bbox="84 524 341 560">Informal Hearing</p>	<p data-bbox="523 315 1358 423">Idolsfold House Kirdford Billingshurst West Sussex RH14 0JJ - Removal of condition 4 from planning permission KD/4/82. Removal of the Agricultural Occupancy condition.</p>

Appeal Decision: APPEAL ALLOWED

“ ... Decision. The appeal is allowed and outline planning permission granted for a proposed agricultural worker’s dwelling at Idolsfold House, Balls Cross Road, Kirdford, Billingshurst RH14 0JJ in accordance with the application Ref KD/16/03338/FUL, dated 6 October 2016, without compliance with condition 4 previously imposed on outline planning permission Ref, KS/4/82, dated 8 June 1982. ... Main Issue - The main issue in this appeal is whether the disputed condition is reasonable and necessary, having regard to national and development plan policy, to meet the essential need for a rural worker to live permanently at or near their place of work. The appeal property consists of a 5 bedroom house set within a plot of land. Differing in areas for the land have been proved to me, varying between 11 to 16 acres. However I saw that the house is set within an extensive area of land which includes a residential garden, tennis court, sand school, outbuildings and pasture. It is located within the open countryside approximately 1.3km from the village of Kirdford. The dwelling was permitted in 1982 as part of a more extensive landholding associated with Parsonage Farm. Outline planning permission was granted on the basis that it was required for the landowner of the wider farm unit, although I note that the land was then subdivided and the appeal site was subsequently used as part of a smallholding. Permission was therefore granted on the basis that there was a need for an agricultural workers dwelling on the site. Although of a historical nature, this background is reflected in the current national Planning Policy Framework (the Framework) which permits isolated homes in the countryside in special circumstances, including where there is an essential need for a rural worker to live permanently at or near their place of work. The Council state that the proposal would be contrary to Policy 26 of the Chichester Local Plan: Key Policies 2014-2029 (LP). This Policy relates to “Existing Employment Sites” and the Council refer to this on the basis that the proposal relates to accommodation linked to the provision of employment and that it requires a marketing exercise to be carried out to demonstrate that the asset is no longer required. However, I note that Policy 37 of the LP specifically relates to “Accommodation of Agricultural and Other Rural Workers”. Whilst Policy 37 may relate to new accommodation, it is implicit in the final paragraph of that Policy that it requires a condition in relation to occupation by agricultural, forestry or other rural workers. Furthermore, I note that Appendix E of the LP also requires that a marketing exercise be undertaken in relation to proposals assessed against Policy 37. Read objectively in context, I therefore consider that the proposal is more appropriately assess against Policy 37 and that Policy 26 does not bear directly on the main issue in this appeal. The Council’s reason for refusal sloe refers to Policy H3 of the Kirdford Parish Neighbourhood Development Plan 2014 (NP). Policy H3 relates to agricultural occupancy conditions, including measures to be taken when removal of a condition is proposed. ... I note that the appelland purchase the property in 1999 and at that time was considered to meet the requirement of the occupancy condition due to his involvement in a bedding plant business and subsequent nursery/garden centre.

Appeal Decision: APPEAL ALLOWED - Continued

The appellant questions whether he would now be considered to meet the occupancy condition and contends that he has been resident at the property in breach of the condition in excess of 10 years, however this matter does not all within the remit of this appeal. ... On the basis of the evidence before me, I conclude that there remains a need for rural workers' dwellings in the locality of the appeal site. Both the LP and the NP specify that, in effect, a property should be marketed at no more than 70% of open market price to establish whether it would meet the needs of another local farm or rural business. To determine the open market price, the appellant obtained quotes from two Estate Agents who identified a guide price of £1.5 to £1.6 million if the property was marketed without the agricultural occupancy condition. The property was subsequently marketed at £1 million which I consider to be a fair market price reflecting the reduction required by development plan policy. The Council contest this figure and state that an open market price of £1.2 to £1.25 million would be more reasonable. However, this figure would appear to be based on a 30% uplift from a cash offer made in response to the marketing of the property. In my view, this approach does not reflect that recommended in the development plan which indicates that the starting figure should be the open market price rather than a valuation based on offers with restrictions in place. I therefore consider that the appellant has provided professional and independent valuations of the property to justify both the open market price and the subsequent market price of the property with the condition in place. Based on the evidence before me, and taking account of the site location and plot size, an asking price of £1 million does not seem unreasonable. ... Both Appendix E of the LP and Policy H3 of the NP require a marketing exercise to be undertaken in circumstances such as these. ... I consider that the scope of this marketing was sufficient, as indicated by the number of enquiries referred to by the appellant. I note that Appendix E of the LP requires photographic evidence of marketing boards placed on the site. However, in view of the increasing reliance on the internet for the marketing of property I consider that the wider marketing exercise was suitably robust. ... The Council refer to a further cash offer of £915,000 which was received from a third party which is also reflected in some of the comments raised. The appellant rejected this offer as he did not consider that the bidder met the requirements of the occupancy condition, although I note that there is some dispute between the parties as to whether this would have been the case. Notwithstanding this, I am mindful that this offer is significantly below the identified market price of the property with the condition in place. ... However, even allowing for such flexibility I do not consider the cash offer represents an appropriate valuation of the property. The Council also confirmed in the Hearing and in the statement of Common Ground that a 30% reduction is appropriate. The appellant has therefore not been unreasonable in rejecting this offer. ... Policy H3 of the NP requires that if the removal of an agricultural occupancy condition is deemed acceptable, then the unit should be made available as an affordable dwelling unless it can be demonstrated that this would be unviable, unsuitable or unnecessary in this location. Due to the market value of the property I do not consider that the proposal would be viable as an affordable dwelling, even with an appropriate discount. I am also mindful that the property is located within the open countryside and is remote from services, which would limit its suitability as an affordable dwelling. ... Drawing the above together, whilst I accept that there is a need for dwelling for rural workers in this locality, I have found that the appeal property is no longer one which could meet that need. Thus the disputed condition is no longer reasonable or necessary. On that basis, removal of the condition would not conflict with Policy 37 of the LP or Policy H3 of the NP. For the reasons given above, and taking account of all material planning considerations,

Appeal Decision: APPEAL ALLOWED - Continued

I conclude that the appeal should be allowed. I have granted a new outline planning permission without the disputed condition. No additional conditions were considered necessary by the Council and I agree that none are needed. As the dwelling has been constructed, there are no conditions on the original outline planning permission which need to be re-imposed.”

15/00202/CONAGR

Oving Parish

Case Officer: Reg Hawks

Written Representation

Ham Farm Church Lane Oving West Sussex PO20 2BT -
Appeal against new agricultural building, earth bund and
access track.

Appeal Decision: APPEAL DISMISSED - NOTICE UPHELD

3173331 - The enforcement notice, number O/25

3173333 - The enforcement notice, number O/26

Appeal A – Ground (g) - ... The time allowed for compliance is 3 months, which is sufficient time to arrange and submit an application for a change of use... given the need to remedy the harm that is being caused, that the period allowed for the remedy is reasonable and appeal on ground (g) fails.

Appeal B - Ground (a) and Deemed Planning Application - ...The current use of this building is the same as the main part of the site: commercial storage of caravans, leisure vehicles and boats... I consider that the mainly rural character and appearance remains and that to allow a further use that would erode the character of the area and would cause considerable harm... The use of the site results in a large number of stored vehicles in the countryside. While the appellant indicates there is a considerable need for this type of storage, which I accept, there is no sufficient reason provided why it should be in the countryside. It does not comply with policies restricting development other than that requiring a countryside location. While the rate of traffic movement to and from the site is not likely to be great for this type of storage use, it nevertheless means overall there will be more vehicles in the countryside than need to be there. The stored vehicles are seen as alien and incongruous in the countryside... The appeal on ground (a) fails and the deemed planning application will be refused.

<p>16/03906/FUL Sidlesham Parish</p> <p>Case Officer: Caitlin Boddy</p> <p>Written Representation</p>	<p>Land To The North Of Sunnybrook Highleigh Road Sidlesham West Sussex - New dwelling house, garden, greenhouse and ancillary landscaping.</p>
<p>Appeal Decision: APPEAL DISMISSED</p>	
<p>" The appeal is dismissed. ... Spatial Strategy - LP Policy 2 identifies the locations where sustainable infrastructure and facilities will be accommodated and sets out a settlement hierarchy. ... The appeal site is in the Rest of the Plan Area. It lies in a rural setting separated by large open field from the main group of houses in the small hamlet of Highleigh. There is no evidence that the proposed development requires a countryside location or would meet essential local rural needs. Given the above the proposed development would not comply with the spatial strategy for the District. There would be conflict with LP Policies 2 and 45. The Framework Paragraph 55 fourth bullet point - the appellant says permission should be granted because the Framework at paragraph 55 allows, the design of the propose house in terms of its appearance. ... In architectural terms it would not be of an exceptional quality in terms of its outward design. Turning to the energy efficiency of the design it would use PASSIC HAUS construction methodology along with a system of sustainable devices. ... I do not find the concept to be so sufficiently innovative as to comply with paragraph 55 of the Framework. Moreover, given my findings on the second issue below the proposed development would not meet the test of significantly enhancing its immediate setting and be sensitive to the defining characteristics of the local area. The proposed development is not of such exceptional quality or innovative design as to be justified in this rural location under the fourth bullet point of paragraph 55 of the Framework.</p> <p>Character and Appearance - ... In the vicinity of the appeal site, and further south, development is much more sporadic and loose knit, and in place notably well screened from the road. As such this area has a far more rural character and appearance. ... Additional built form in this area, even of the rural design proposed, would consolidate existing sporadic development to a degree that would detract from the rural character and appearance of the area. ... It is concluded that the proposed development would detract from the character and appearance of the surrounding area. ... Matters of nature conservation importance - The appeal site falls within the 5.6km zone of influence for the Chichester Harbour Special Protection Area (SPA) and the 3.5km zone of influence for the Pagham Harbour SPA. ... The matter could be dealt with by a condition requiring the payment. Planning Practice Guidance (PPG) says that a negatively worded condition limiting the development that can take place until a planning obligation or other agreement has been entered into is unlikely to be appropriate in the majority of cases. ... The proposed development is not, given its small-scale, one of the more complex and strategically important developments to which the above exception applies. The condition should not therefore be imposed and thus there would be no means of securing the contribution sought. Without the required measures in place to mitigate against harm to the 2 SPAs I conclude that I cannot be satisfied that there would be no harm to their special features. The proposed development would be contrary to LP Policies 50 and 51 on the protection of SPAs.</p>	

Appeal Decision: APPEAL DISMISSED - Continued

Other matters - The High Court judgement in Braintree District Council v Secretary of State for Communities and Local Government and others was concerned with the meaning of isolated homes in paragraph 55 of the Framework. The key determination was that this paragraph cannot be read as a Policy against development in settlements without facilities and services. Moreover the Inspector's decision in that case was made in the context of an absence of a 5-year housing land supply. The main issue in the case before me is the relationship between the propose development and the Council's settlement strategy. Moreover, that strategy is up to date being that is in a newly adopted plan and in a District with a 5-year housing land supply. Thus I consider the High Court judgement to be a little relevance to my decision. ... There would be some minor social and economic advantages in the proposal. However, they are outweighed by the substantial Policy and environmental harm identified. Thus this would not be sustainable development and would be contrary to the development plan read as a whole. For the reason given above it is concluded that the appeal should be dismissed. "

16/00176/CONCOU
Southbourne Parish

Case Officer: Emma Kierans

Written Representation

Land East Of Inlands Road Inlands Road Nutbourne West Sussex - Without planning permission, the erection of three metal shipping container buildings in the approximate positions shown on the plan.

Appeal Decision: APPEAL DISMISSED - NOTICE UPHeld

The enforcement notice (SB/114) was issued on 15 December 2016. The breach of planning control as alleged in the notice is the erection of three metal shipping container buildings. ... The requirements of the notice are to remove the three shipping container buildings from the land. Currently there are 3 shipping containers on the appeal site. The appeals are dismissed and the enforcement notice is upheld. The three containers, owned by the appellant, are of steel construction and each built as a solid single unit with a pair of opening doors. These are large, very robust and heavy units and are individually comparable in size to a small building. In my view, because of the bulk and weight of the containers, moving them would not be a minor or insignificant operation and they now have the appearance of permanency rather than movable features. I conclude as a matter of fact and degree that these containers are structures and operational development as defined by Section 55 of the Planning Act, and not a use of the land, and therefore the appeal on ground (b) fails. It is not permitted development and therefore requires planning permission. The appeal fails on ground (c). The main issue in each case is the effect on the character and appearance of the area. They are incongruous and alien features in the countryside and are unacceptable. They do not respect or enhance the rural character of the surrounding area, and represent a visually intrusive and unacceptable form of development. The Section 78 Appeal (C) is dismissed, the ground (a) appeal fails and the deemed planning application refused. The Council's requirements are reasonable and the appeal on ground (f) fails.

<p>16/02811/FUL Southbourne Parish</p> <p>Case Officer: Rachel Ballam</p> <p>Written Representation</p>	<p>Land East Of Inlands Road Inlands Road Nutbourne West Sussex - Siting of metal shipping container for storage of agricultural equipment and animal feeds.</p>
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Appeal Decision: APPEAL DISMISSED

The enforcement notice (SB/114) was issued on 15 December 2016. The breach of planning control as alleged in the notice is the erection of three metal shipping container buildings. The requirements of the notice are to remove the three shipping container buildings from the land. The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The application Ref SB/16/02811/FUL dated 19 August 2016, was refused by notice dated 5 October 2016. The development proposed is siting of metal shipping containers for storage of agricultural equipment and animal feeds. Currently there are 3 shipping containers on the appeal site and that is what the deemed planning application relates to. The planning application is for 5 shipping containers in a similar location to the current 3 containers. Appeals A and B - The appeals are dismissed and the enforcement notice is upheld. Appeal C - The appeal is dismissed. The three containers, owned by the appellant, are of steel construction and each built as a solid single unit with a pair of opening doors. These are large, very robust and heavy units and are individually comparable in size to a small building. In my view, because of the bulk and weight of the containers, moving them would not be a minor or insignificant operation and they now have the appearance of permanency rather than movable features. I conclude as a matter of fact and degree that these containers are structures and operational development as defined by Section 55 of the Planning Act, and not a use of the land, and therefore the appeal on ground (b) fails. ... It is not permitted development and therefore requires planning permission. The appeal fails on ground (c). ... The main issue in each case is the effect on the character and appearance of the area. They are incongruous and alien features in the countryside and are unacceptable. They do not respect or enhance the rural character of the surrounding area, and represent a visually intrusive and unacceptable form of development. ...Whilst additional landscaping could be added or the colour of the containers modified, I do not consider that this would be likely to be sufficient to adequately disguise and mitigate the harm of the industrial and utilitarian appearance of the containers and any benefit in terms of biodiversity of such planting would also not justify the harm to character and appearance. It would also be possible to design an appropriately sized building with associated landscaping that would achieve the requirements for the building and similarly enhance biodiversity, so I give this matter little weight.... The Section 78 Appeal (C) is dismissed, the ground (a) appeal fails and the deemed planning application refused. ... The Council's requirements are reasonable and the appeal on ground (f) fails.

<p>17/00410/DOM West Wittering Parish</p> <p>Case Officer: Rachel Ballam</p> <p>Householder Appeal</p>	<p>Little Orchard Summerfield Road West Wittering Chichester West Sussex PO20 8LY - Retrospective erection of replacement front boundary fencing.</p>
<p>Appeal Decision: APPEAL ALLOWED</p>	
<p>I acknowledge that the Council's Area of Outstanding Natural Beauty Design Guidelines for New Dwellings and Extensions (Revised 2010) discourages the use of timber fencing for boundary treatments; and I accept that there are no other examples of the exact type of fence design proposed. However it is of a high quality and being of timber construction is similar to other fences which enclose rear gardens within and adjacent to the road: these fences are of a similar length, height and solidity and can be found within close proximity of the appeal site. I therefore consider that the fence would not form an incongruous form of development within the street scene, the overall impact of which would be softened over time through the evergreen hedging that has been planted within the verge, between the fence and the public highway. ... I find that the proposal, by reason of its height, length, position and materials would ... be inkeeping with the visual amenity and character of the street scene and the wider area. As the proposal is located within an existing built-up area I consider that it would cause no substantive harm upon the character of the AONB either. ... For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed. As the proposal is retrospective in nature, the development has begun and been completed, it is not necessary to impose any conditions.</p>	

3. CURRENT APPEALS

Reference/Procedure	Proposal
<p>16/00933/OUT Birdham Parish</p> <p>Case Officer: Jeremy Bushell</p> <p>Public Inquiry 20/03/2018 at 10:00am Chichester City Council North Street Chichester PO19 1LQ</p>	<p>Koolbergen, Kelly's Nurseries And Bellfield Nurseries Bell Lane Birdham Chichester West Sussex PO20 7HY - Erection of 77 houses B1 floorspace, retail and open space with retention of 1 dwelling.</p>
<p>17/01790/FUL Bosham Parish</p> <p>Case Officer: Rachel Ballam</p> <p>Written Representation</p>	<p>Old Thatch Station Road Bosham PO18 8NG - Demolish garage and erect 1 no. two bedroom detached cottage with carport.</p> <p>Linked to 17/01791/LBC</p>
<p>17/01791/LBC Bosham Parish</p> <p>Case Officer: Rachel Ballam</p> <p>Written Representation</p>	<p>Old Thatch Station Road Bosham PO18 8NG - Demolish garage and erect 1 no. two bedroom detached cottage with carport.</p> <p>Linked to 17/01790/FUL</p>
<p>* 16/00492/FUL East Wittering And Bracklesham Parish</p> <p>Case Officer: James Cross</p> <p>Written Representation</p>	<p>Ashbury Kimbridge Road East Wittering West Sussex PO20 8PE - Demolition of existing house and detached garage and construction of 5 no. flats and 1 no. single storey dwelling.</p>

Reference/Procedure	Proposal
<p data-bbox="86 264 288 297">17/02423/FUL</p> <p data-bbox="86 304 304 338">Hunston Parish</p> <p data-bbox="86 400 475 434">Case Officer: Fjola Stevens</p> <p data-bbox="86 495 437 528">Written Representation</p>	<p data-bbox="523 264 1369 483">Brook Lea Selsey Road Hunston PO20 1NR - Variation of condition 8 of permission HN/17/00314/FUL (Construction of 5 no. dwellings and associated works (minor amendment to outline planning permission 16/00856/OUT and associated reserved matters 16/02672/REM).) Omit the post and rail fence and amend plan.</p>
<p data-bbox="86 600 368 633">15/00375/CONCOU</p> <p data-bbox="86 640 416 674">North Mundham Parish</p> <p data-bbox="86 714 480 748">Case Officer: Shona Archer</p> <p data-bbox="86 788 296 822">Public Inquiry</p> <p data-bbox="86 828 284 862">22/05/2018 at</p> <p data-bbox="86 869 213 902">10:00am</p> <p data-bbox="86 909 421 1025">Chichester City Council North Street Chichester PO19 1LQ</p>	<p data-bbox="523 600 1358 707">Land North Of Fisher Common Nursery Fisher Lane North Mundham West Sussex - Without planning permission, the change of use of a building to use as a dwellinghouse.</p> <p data-bbox="523 714 1174 781">Without planning permission, the erection of a dwellinghouse.</p>
<p data-bbox="86 1086 368 1120">15/00375/CONCOU</p> <p data-bbox="86 1126 416 1160">North Mundham Parish</p> <p data-bbox="86 1200 448 1234">Case Officer: Reg Hawks</p> <p data-bbox="86 1274 296 1308">Public Inquiry</p> <p data-bbox="86 1314 284 1348">22/05/2018 at</p> <p data-bbox="86 1355 213 1388">10:00am</p> <p data-bbox="86 1395 421 1512">Chichester City Council North Street Chichester PO19 1LQ</p>	<p data-bbox="523 1086 1353 1193">Land North Of Fisher Common Nursery Fisher Lane North Mundham West Sussex - Change of use of barn to residential.</p>
<p data-bbox="86 1572 288 1606">16/00424/ELD</p> <p data-bbox="86 1612 416 1646">North Mundham Parish</p> <p data-bbox="86 1686 448 1720">Case Officer: Reg Hawks</p> <p data-bbox="86 1760 320 1794">Public Inquiry -</p> <p data-bbox="86 1800 272 1834">Reconvenes</p> <p data-bbox="86 1841 284 1874">22/05/2018 to</p> <p data-bbox="86 1881 284 1915">27/05/2018 at</p> <p data-bbox="86 1921 213 1955">10:00am</p> <p data-bbox="86 1962 491 2045">Chichester City Council North Street Chichester PO19 1LQ</p>	<p data-bbox="523 1572 1374 1760">10 Acres Land North Of Fisher Common Nursery Fisher Lane North Mundham West Sussex PO20 1YU - Continuous occupation for in excess of 4 years of barn style building erected under planning permission 10/00517/FUL granted on 28 April 2010.</p>

Reference/Procedure	Proposal
<p>17/00838/ELD North Mundham Parish</p> <p>Case Officer: Caitlin Boddy</p> <p>Public Inquiry 20/03/2018 at 10:00am Chichester District Council East Pallant House PO19 1TY</p>	<p>Field House Vinnetrow Road Runcton PO20 1QB - Erection of building and its use as a dwellinghouse</p>
<p>15/00202/CONAGR Oving Parish</p> <p>Case Officer: Reg Hawks</p> <p>Written Representation</p>	<p>Ham Farm Church Lane Oving West Sussex PO20 2BT - Appeal against new agricultural building, earth bund and access track.</p>
<p>17/00074/CONENF Oving Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>Decoy Farm Decoy Lane Oving Chichester West Sussex PO20 3TR - Appeal against non-compliance with Enforcement Notice O/11 - O/12.</p>
<p>17/00074/CONENF Oving Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>Decoy Farm Decoy Lane Oving Chichester West Sussex PO20 3TR - Appeal against non-compliance with Enforcement Notice O/27 - O/28.</p>
<p>17/01485/DOM Plaistow And Ifold Parish</p> <p>Case Officer: Paul Hunt</p> <p>Written Representation</p>	<p>Quennells Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX - Partial demolition of link buildings with internal and external alterations. New building to form single and double storey extension with rebuilt link buildings to adjacent building.</p> <p>Linked to 17/01786/LBC</p>

Reference/Procedure	Proposal
<p>17/01486/LBC Plaistow And Ifold Parish</p> <p>Case Officer: Paul Hunt</p> <p>Written Representation</p>	<p>Quennells Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX - Partial demolition of link buildings with internal and external alterations. New building to form single and double storey extension with rebuilt link buildings to adjacent building.</p> <p>Linked to 17/01485/DOM</p>
<p>16/00359/CONTRV Sidlesham Parish</p> <p>Case Officer: Emma Kierans</p> <p>Informal Hearing</p>	<p>Land Adj To Ham Road Sidlesham West Sussex - Appeal against Enforcement Notice SI/69</p> <p>Linked to 16/03383/FUL</p>
<p>16/03383/FUL Sidlesham Parish</p> <p>Case Officer: James Cross</p> <p>Informal Hearing</p>	<p>Land Adjacent To Ham Road Sidlesham West Sussex - Use of land as a travellers caravan site consisting of 2 no. touring caravans, 1 no. amenity structure and associated development.</p> <p>Linked to 16/00359/CONTRV</p>
<p>* 16/03751/FUL Southbourne Parish</p> <p>Case Officer: James Cross</p> <p>Written Representation</p>	<p>Nutbourne Farm Barns Farm Lane Nutbourne PO18 8SA - Change of use of existing storage building to a 2 bed holiday let.</p>
<p>17/00858/FUL Southbourne Parish</p> <p>Case Officer: Paul Hunt</p> <p>Written Representation</p>	<p>Marsh Farm Farm Lane Nutbourne PO18 8SA - Alterations to approved garage (application SB/16/03112/FUL) to connect it to the new proposed pool cover.</p>

Reference/Procedure	Proposal
<p>SDNP/15/00109/OPDEV Stedham Parish</p> <p>Case Officer: Reg Hawks</p> <p>Written Representation</p>	<p>Field South of The Old Stables, Mill Lane, Stedham, Midhurst, West Sussex, GU29 0PR - Laying of hard surface access track. Appeal against Enforcement Notice</p>
<p>SDNP/17/00294/FUL Sutton Parish Bev Stubbington</p> <p>Written Representation</p>	<p>1 Sutton Hollow, The Street, Sutton, RH20 1PY - Retrospective application for partial reconstruction and change of use of existing outbuilding to form self contained annexe/holiday accommodation in connection with 1 Sutton Hollow (variation from SDNP/12/0149/HOUS and SDNP/12/12050/LIS).</p>
<p>SDNP/17/00295/LIS Sutton Parish</p> <p>Bev Stubbington</p> <p>Written Representation</p>	<p>1 Sutton Hollow, The Street, Sutton, RH20 1PY - Retrospective application for partial reconstruction and change of use of existing outbuilding to form self-contained annexe/holiday accommodation in connection with 1 Sutton Hollow (variation from SDNP/12/01049/HOUS and SDNP/12/01050/LIS).</p>
<p>SDNP/12/01049/HOUS Sutton Parish</p> <p>Bev Stubbington</p> <p>Written Representation</p>	<p>1 Sutton Hollow, The Street, Sutton, RH20 1PY - Retrospective application for partial reconstruction and change of use of existing outbuilding to form self-contained annexe/holiday accommodation in connection with 1 Sutton Hollow (variation from SDNP/12/01050/LIS) and SDNP/17/00295/LIS</p>
<p>SDNP/16/00069/COU Upwaltham Parish</p> <p>Case Officer Shona Archer</p> <p>Public Inquiry Awaiting Decision</p>	<p>The Mill, Eartham Lane, Eartham, Chichester, PO18 0NA – without planning permission, use of workshop as single dwelling. Appeal against an enforcement notice</p>

Reference/Procedure	Proposal
<p>17/00866/FUL West Itchenor Parish</p> <p>Case Officer: Claire Coles</p> <p>Written Representation</p>	<p>Owl Cottage And Pheasant Cottage Itchenor Road West Itchenor Chichester West Sussex PO20 7DA - Change of use and conversion of two self catering holiday units to form a single unrestricted Class C3 dwelling house including some minor internal changes and external alterations to the appearance of the building.</p>
<p>16/00094/CONMHC Westbourne Parish</p> <p>Case Officer: Reg Hawks</p> <p>Public Inquiry</p>	<p>Racton View Marlpit Lane Hambrook Westbourne Emsworth West Sussex PO10 8EQ - Appeal against stationing of a mobile home for human habitation</p> <p>Linked to 16/03010/FUL</p>
<p>16/00191/CONCOU Westbourne Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against change of use to tarmac contractor.</p> <p>Linked to 17/00378/FUL</p>
<p>16/03010/FUL Westbourne Parish</p> <p>Case Officer: Caitlin Boddy</p> <p>Public Inquiry</p>	<p>Racton View Marlpit Lane Hambrook Westbourne PO10 8EQ - Retention of mobile home for a temporary period of 3 years (revised application further to 16/01547/FUL).</p> <p>Linked to 16/00094/CONMHC</p>
<p>17/00378/FUL Westbourne Parish</p> <p>Case Officer: Caitlin Boddy</p> <p>Written Representation</p>	<p>The Old Army Camp Cemetery Lane Woodmancote Westbourne PO10 8RZ - Retrospective application for change of use of land as open storage for vehicles and use as HGV Operating Centre, with ancillary office and stores.</p> <p>Linked to 16/00191/CONCOU</p>

Reference/Procedure	Proposal
<p>* 17/00670/FUL Westbourne Parish</p> <p>Case Officer: Claire Coles</p> <p>Written Representation</p>	<p>Meadow View Stables Monks Hill Westbourne Emsworth West Sussex PO10 8SX - Change use of land for the retail use of selling Christmas trees for the period of 1 month each year start 24/11 to 24/12.</p>
<p>16/02717/OUT Wisborough Green Parish</p> <p>Case Officer: Rhiannon Jones</p> <p>Public Inquiry 30/01/2018 to 02/02/2018 and 07/02/2018 to 08/02/2018 at 10:00am</p> <p>Chichester District Council East Pallant House PO19 1TY</p>	<p>Stable Field Kirdford Road Wisborough Green West Sussex - Outline with some matters reserved - access. 1 no. village doctors surgery (use class D1); village community uses (use class D2) to include outdoor activity area, activity room, gym, community building, 30 extra-care units (use class C2) to include affordable accommodation, community allotments and landscaped recreational areas. With associated new vehicle, pedestrian access, ancillary uses and infrastructure.</p>
<p>17/00934/FUL Wisborough Green Parish</p> <p>Case Officer: Maria Tomlinson</p> <p>Written Representation</p>	<p>Old Helyers Farm Kirdford Road Wisborough Green RH14 0DD - Conversion of commercial equestrian indoor riding school barn to 3 no. dwellings.</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

Land to the North of Garmans, Newpound Lane, Wisborough Green

Garmans comprises a group of 6 housing association properties that are arranged as three pairs of semi-detached dwelling houses, with a shared open hardstanding to the front and private gardens to the rear. There is currently open agricultural land to the north and east of the site, known as Winterfold Fields.

An application was made by the landowner Hyde Group to vary the S.106 agreement attached to planning permission WR/03/01037/FUL, in relation to buffer land to the north of the site. The effect of the variation is to remove the requirements that this land be retained and maintained as a buffer between the development and the open agricultural land. This consists of low sporadic shrubs and uncut meadow grasses.

The land to the North of Garmans has been allocated as a development site under Wisborough Green Neighbourhood Plan Policy SS4, and outline approval has been granted

for 22 dwellings on the site under permission 15/03366/OUT. Indicative siting of the 22 dwellings would require development up to the northern boundary with Garmans and its buffer land. It is considered that this would remove the need for a visual buffer between Garmans and Winterfold Fields, and would also prevent access to the land for maintenance generating potential harm to the local amenity. Removing the clause restricting the use of the land as a buffer will allow applications for other uses of the land, including as small extensions to the gardens of the dwelling houses at Garmans. This would create a more coherent site layout between the existing development at Garmans and the new development at Winterfold Fields.

The Deed of Variation retains all other duties and requirements outlined in the section 106 agreement and solely removes reference to the buffer land. Members are asked to note that the Deed of Variation is now complete and the Housing Association, Hyde Martlett, are in discussion with the Planning Department about a potential application for the change of use of the buffer land.

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage

7. POLICY MATTERS