



New policy VE13: Distinctive Views and Vistas

“Development proposals should respect and, wherever possible, enhance distinctive views and vistas by ensuring that their visual impact on these views is carefully and sympathetically controlled.”

The following views have been identified as especially important:

① **Looking west to Walberton Green and Pond**

This is an iconic view at the west end of The Street encompassing the Village Green and Pond and the memorial gate. An essential part of the village heritage.

② **Looking east from Yapton Lane and views from Yapton Lane across open fields and the golf course**

Yapton Lane forms a natural boundary to Walberton's village settlement. It is a clear end to housing and the view looks across the open fields and Avisford Park Golf Course towards the neighbouring village of Binsted and the South Downs National Park. The view is available all the way from Hedgers Hill to the southern parish boundary. At Blacksmith's Corner a public footpath across to Binsted Church draws you into the break between the villages.

③ **Viewing south across Pigeon House Farm towards Barnham and Yapton**

This view from footpaths across Pigeon House Farm and from St Mary's churchyard looks across high quality farmland close to the heart of the village. Part of this land is scheduled as a Local Green Space and the footpath network is well used and they represent the integration between village and countryside which adds so much to the residents' quality of life.

④ **Choller Farm – a view looking south-west from the recently established cycle track between Walberton and Barnham alongside Barnham Lane**

As one emerges from the residential area, it is like a breath of fresh air as you enjoy the wide views over the fields as far as the Barnham houses to the south. It is an important characteristic of the parish that farmed land comes to the edge of the built up area. Unusually nowadays, much of the land is grazed by cattle and the hedgerows contain many ancient oaks.