

Walberton Neighbourhood Plan – Flint Walls Report

This report to the Steering Group follows a discussion on 12th August when members gave their broad support to the following as one of the new policies to be included in the Revisions of the Neighbourhood Plan:

Development proposals which would seek to remove or replace the flint walls within the BUAB will not be supported. New developments within the Conservation Areas will be required to provide flint walls or incorporate flintwork into boundary walls fronting onto the highway.

The reasoning is that flint walls are important characteristics of our villages and that should be reflected in the design of any new development and redevelopment taking place here. The policy would have played an important part in any Design Guide produced for Walberton Parish and it is hoped it will be included in the Design Guide to be produced by ADC.

However, it was noted at the last meeting that this policy only protects flint walling within the BUAB and Conservation Areas. Flint walls are equally important in the more rural parts of the parish – especially in Binsted and Fontwell. We were asked to consider if the policy could be extended to provide that extra protection. There seem to be three options:

- 1) By using the excellent Flint Wall report produced by Walberton Action Group (WAG), select the most important flint walls that we deem need protection because of their architectural quality, their historic importance or their particular contribution to the village landscape. Those properties would then be individually identified for protection.
- 2) Specify the more important roads/streets outside the BUAB where flint walls are important visually. Those roads/streets or sections thereof would be given protection.
- 3) Another option would be to try to identify our priority areas of flint walls and then recommend ADC to add those properties to the Schedule of Buildings and Structures of Special Character.

There is no doubt that the WAG survey provides a wonderful record, but all three options require a value judgement as to quality/importance, etc and we

need to be certain we are qualified to make those judgements. Also, we may feel it necessary to carry out a separate consultation with householders affected. Some might be pleased that the quality of their properties are recognised, while others will not welcome a policy which restricts their management options.

Peter Brown

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