**West Wittering Neighbourhood Plan 2017 – 2029**

**Draft Pre-Submission Version for consideration by West Wittering Steering Group**

Published by West Wittering Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

**Contents Note this report is colour coded for ease of reference**: Blue is introductory and contextual material; Green is the vision, objectives and planning policies of the Neighbourhood Plan; and Orange is the other aspirations and delivery proposals and the appendices

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**Forward (to be written by chair or NDP or chair of PC or both)**

**Non-Technical Summary**

…………

The draft Neighbourhood Plan is the subject of public consultation which will inform the final version. This will then be submitted to Lewes District Council and the South Downs National Park Authority, and assessed by an independent Examiner. If it meets the legislative and planning policy requirements a referendum will be held of all those on the electoral roll in West Wittering parish. If the community votes in favour of the Neighbourhood Plan, then it will become part of the statutory Development Plan for the area and used to determine planning applications.

This plan is supported by various documents which [are/will be] on the website

* **Sustainability Appraisal** which has examined the Policies listed below (in this Non-Technical Summary and in the body of this report) to ensure the policies and site allocations in this report are the most sustainable available (that is, they are likely to provide the optimum balance between developments for housing and conserving and enhancing the environment, infrastructure and facilities within a thriving local economy. The Sustainability Objectives (listed in Appendix D of this Plan) are also a key element in assessing the suitability of sites for development.
* **Statement of Landscape Character and Views** that should be conserved.
* **Detailed Evidence Reports from Focus Groups** (covering Land Use and Development, Local economy, Environment and Green spaces and Design Guide and Character)

The proposed planning policies, (which include: site allocations for housing development and designation of Local Green Spaces and community aspirations are listed below and cross referenced to the relevant paragraphs in the body of the Plan.

**Planning Policies**

**Policy WW1 Settlement (Planning) Boundary**

Proposals for development within the Planning Boundaries for West Wittering parish as shown on the Proposals Map will be permitted subject to other relevant development plan policies. Planning permission will not be granted for development outside the Planning Boundaries, other than in those circumstances specifically referred to in other development plan policies.

**Policy WW2 Housing (Site Allocations)**

The following sites as defined on the Policies Map are allocated for development subject to other relevant development plan policies and meeting the Sustainability Objectives in Appendix E:

1. a – x dwelling
2. b – x dwelling
3. c – x dwelling
4. d – x dwelling

A total of xx homes.

**Policy WW3 Second Homes**

**Policy WW4 Visitor Accommodation in West Wittering**

**Policy WW5 Windfall Development**

The redevelopment of brownfield sites within the Planning Boundaries of West Wittering will be permitted subject to other relevant development plan policies and to meeting the Sustainability Objectives in Appendix E. The conversion of upper storey space to housing and/or building of residential units above non-residential premises such as shops and other businesses is particularly encouraged.

**Policy WW6 Design**

Subject to other relevant development plan policies, development will be permitted provided that its design, form and detail is of a high quality to reflect and distinguish the attractive and unique landscape, seascape and townscape character of West Wittering and it incorporates best practice in sustainable design. Development must comply with the xx design principles set out below and explained in the supporting text:

1. x

2. x

3. x

4. x

5. x

6. x

**Policy WW7 Commercial and Economic Development**

**Policy WW8 Businesses in West Wittering**

**Policy WW9 Transport and Highways**

**Policy WW10 Conservation of the Historic Environment**

**Policy WW11 Landscape Green Spaces and the Environment**

**Policy WW12 Ecology Wildlife and Biodiversity**

**Policy WW13 Flooding and Drainage**

**Policy WW14 Community Facilities**

**Policy WW15 Recreational Facilities**

Subject to other relevant development plan policies, development will be permitted provided that it does not result in a loss of recreational facilities, particularly the outdoor sports facilities at the following locations:

* A
* B
* C
* D
* E

Where contributions from new development towards recreational space are required by other development plan policies, or collected via the Community Infrastructure Levy, priority will be given to the provision of formal outdoor sports facilities to reflect the current deficit in West Wittering.

Community Aspirations

**Community Aspiration 1**

It is recommended that:

**Community Aspiration 2**

It is recommended that:

**Community Aspiration 3**

It is recommended that:

**Community Aspiration 5**

It is recommended that the suggestions in Appendix D are used to inform decisions by the local highway authority and other relevant bodies to improve the sustainable transport network in West Wittering

1. **How to Read and Use the West Wittering Neighbourhood Plan**

1.1 Neighbourhood plans are a new type of document that enables local people, who know, live in, work in and love an area, to write planning policies for their area. This can state where new areas of housing, community, retail or employment development should be located and what it should look like as well as designate local green spaces. A neighbourhood plan cannot override national or local authority policies; however, it becomes part of the legal planning framework and works alongside national and local authority policies in determining planning applications. Neighbourhood plans are therefore powerful documents.

1.2 The West Wittering Neighbourhood Plan sets out a vision and the objectives for the future of West Wittering up to 2031. One of the key challenges for the Neighbourhood Plan is ……..

1.3 In January 2016 Chichester District Council, the local planning authority for West Wittering, designated a Neighbourhood Area for the whole of the parish of West Wittering for the purpose of enabling the Parish Council to prepare the West Wittering Neighbourhood Plan. The designated area is shown below:

Insert designation map

1.4 The West Wittering Neighbourhood Plan area comprises the administrative area of ……

1.5 A Non-Technical Summary has been inserted at the front of the Neighbourhood Plan to provide the reader with a quick summary of the planning policies and other recommendations. The rest of the Neighbourhood Plan has been set out in a clear manner with a different colour code for each section to clearly illustrate the following themes: Blue is introductory and contextual material; Green is the vision, objectives and planning policies of the Neighbourhood Plan; and Orange is the other aspirations and delivery proposals and the appendices.

1. How to Read and Use the West Wittering Neighbourhood Plan

2. Neighbourhood Planning: Legislative and Planning Policy Context

3. Community Consultation

4. The Parish of West Wittering

5. Vision & Objectives

6. Policies & Proposals

7. Non-Statutory Community Aspirations

8. Delivery Plan

Appendices

1.6 This Plan, and its associated maps and policies should be used by residents, local authorities, developers and other stakeholders to understand how the local community wishes future development to occur. Attention should be paid to the aspirations and objectives set out within this document, whether or not the development requires planning permission. For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme the policies contained within this document are key. For a planning application to be considered favourably, all relevant policies contained within this plan should be considered and complied with.

1. **Neighbourhood Planning: Legislation and Planning Policy Context**

2.1 The legislation and planning framework described below need to be seen within the context of Government policy which in essence seeks to:

* Delegate decisions on planning as close as possible to local people; and
* Address the severe shortage of homes to rent and to buy.

2.2 The West Wittering Neighbourhood Plan must be in general conformity with both national and local strategic planning policies. Neighbourhood plans are influenced by various higher level plans, policies and guidance. The legal basis for the preparation of Neighbourhood Plans is provided by:

* the Localism Act 2011,
* Neighbourhood Planning (General) Regulations 2012,
* Planning and Compulsory Purchase Act 2004
* Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) and
* the Town and Country Planning Act 1990

2.3 The West Wittering Neighbourhood Plan takes account of relevant national requirements, including:

* The National Planning Policy Framework (NPPF) 2012
* The National Park’s Purposes in the Environment Act 1995

A full list of relevant plans, policies and programmes that were considered and influenced the content of the Neighbourhood Plan are set out in the Sustainability Appraisal at Appendix B**.**

The following is a summary of the key planning policy context for the Neighbourhood Plan.

**National Planning Policy Framework**

2.4 The National Planning Policy Framework (NPPF) 2012 sets out the Government’s planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:

* develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
* plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
* identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.

**Local Planning Context**

2.7

**The Link Between Development and Infrastructure**

2.12 The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Chichester District Council District CIL status to go here

**Sustainability Appraisal and Strategic Environmental Assessment**

2.13 The local planning authorities have screened the scope of the West Wittering Neighbourhood Plan and determined that it requires a Strategic Environmental Assessment under the EU Directive 2001/42. This means that the effects of the Neighbourhood Plan’s policies and proposals, in combination with other policies and proposals, must be assessed during its preparation against a series of environmental objectives.

2.14 The Neighbourhood Plan Steering Group agreed to undertake a Sustainability Appraisal which incorporates Strategic Environmental Assessment but also tests the Neighbourhood Plan against social and economic objectives. As well as complying with the EU Directive 2001/42, the Sustainability Appraisal also demonstrates how the Neighbourhood Plan “contributes to the achievement of sustainable development”, which is one of the ‘basic conditions’ for Neighbourhood Plans. The Sustainability Appraisal process helps to achieve sustainable development by ensuring that the development policies and proposals in the Neighbourhood Plan will meet the needs of people living, studying and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the Neighbourhood Plan will enable alternative options for those policies and proposals to be compared and evaluated.

2.15 The Scoping Report of the Sustainability Appraisal has been consulted upon and a draft Sustainability Appraisal (incorporation the strategic environmental assessment) report is published alongside this Pre-Submission Plan for consultation. A final Sustainability Appraisal will be published with the Submission Plan for examination.

**The Plan Preparation Process**

2.16 The process of preparing the West Wittering Neighbourhood Plan is set out in the Neighbourhood Planning (General) Regulations 2012. This comprises:

* Undertaking background research and evidence baseline work and informal public and stakeholder consultation (carried out 2016-2017);
* Publishing a Pre-Submission Neighbourhood Plan and the draft Sustainability Appraisal for a statutory six-week public consultation period (current stage);
* Revising the draft Neighbourhood Plan and Sustainability Appraisal where appropriate in line with consultee responses;
* Submission of the Neighbourhood Plan and Sustainability Appraisal to the local planning authorities for a legal check;
* Publication of the Neighbourhood Plan for a further 6 weeks by the local planning authorities;
* Examination by an independent Examiner appointed by the local planning authorities in consultation with West Wittering Parish Council (see section below).

**The Examination Process**

2.17 The independent Examiner must consider whether the Neighbourhood Plan meets the ‘Basic Conditions’. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood development plans by section 38A of the Planning and Compulsory Purchase Act 2004. They are that:

1. *“Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;*
2. *The making of the neighbourhood plan contributes to the achievement of sustainable development;*
3. *The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.*
4. *The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.*
5. *Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan”.*

2.18 With regard to Basic Condition 5 above, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes the following basic condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the Town and Country Planning Act:

*“The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects”.*

2.19 The Examiner must also consider whether other legislative requirements are met namely:

* *“The Neighbourhood Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the Plan must specify the period to which it has effect, must not include provisions relating to ‘excluded development’, and must not relate to more than one Neighbourhood Area) and*
* *The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A”.*

**The Approval Process**

2.20 The Examiner must recommend one of three things:

* That the Neighbourhood Plan goes forward to referendum unchanged;
* That the Neighbourhood Plan be modified and then goes forward to referendum;
* That the Neighbourhood Plan should not go forward to referendum (because it does not meet the legislative requirements above and cannot be modified to make it compliant).

2.21 If the examination is successful then the local planning authorities in consultation with West Wittering Parish Council will consider making any modifications recommended by the Examiner. Chichester District Council will then make arrangements for a referendum of all the electorate in West Wittering parish on whether the Neighbourhood Plan should be used to help make decisions on planning applications. If the referendum result is more than 50% ‘yes’ then the local planning authorities will make the West Wittering Neighbourhood Plan part of the statutory Development Plan for the area.

1. **Community Consultation**

3.1 A successful xxxx

3.2 This draft Neighbourhood Plan is informed by extensive engagement with the residents of West Wittering ……..

1. **The Parish of West Wittering**

4.1 **History of West Wittering (Geographic and historic background)**

West Wittering is a rural seaside village one third of which is an Area of Outstanding Natural Beauty (AONB) and bordered on two sides by water on the western extremity of the Manhood Peninsular. The main settlement forms two sections separated by a significant green gap of farmland. The western part contains most of the historic property, the centre of which is a designated Conservation Area containing many listed buildings. The eastern section contains more modern post war property.

The area is also rich in biodiversity and recognised as internationally important habitat for birds flora and fauna. As a result parts of the area are protected from any inappropriate development because of their European designations which are there as a result of recognition of their importance for wildlife.

There is historic evidence of human activity in this area since the Palaeolithic period with evidence of activity from Roman times. The earliest Church records show a church on the current site dating back to about 740. There is also recorded evidence of extensive agricultural activity in the area dating from 1778.

In more recent times there has been development pressure in the area and in order to protect the agricultural land from development, including the area abutting the beach, some of the land has been purchased by private companies with the aim of preventing inappropriate development.

West Wittering has a settlement pattern which is dispersed. The two main areas of housing are in the western historic part of the village and the more modern post war eastern part of the village. These two areas are separated by a significant green gap of farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. There is further housing development along the edge of the sea which stretches from the west of the village to the east again with a gap of green space between the two areas of seafront housing.

Because of its agricultural heritage the area also has several dispersed dwellings comprising farmhouses and agricultural buildings. Overall the area has retained its rural feel and openness.

4.2 ***Modern History***

In 1917 Henry Royce moved to Elmstead House, bringing with him a team of design engineers. The Merlin engine, as used in Spitfires, Hurricanes and Lancasters, was designed in the Studio and several roads in the village are named after him.

During World War II houses on the Strands were requisitioned by the military authorities. The Hoy was opened by the local WVS in 1940, serving over 290,000 meals in the five years it was open. The practice of bringing landing craft ashore for Operation Overlord (1944) was undertaken all along Bracklesham Bay in preparation for D-Day.

In 1951 the Church Commissioners gifted Snowhill Green to the Parish Council to remain an open space in perpetuity. At the same time they began to sell environmentally valuable land. With the preservation of the rural and undeveloped nature of the property and its surroundings in mind, a small group of local residents formed the ‘West Wittering Preservation Trust’ (now known as West Wittering Estate Plc.). In 1952 they purchased 167 acres of land, including coastal farmland to East Head, together with foreshore to the mean low water mark to prevent the development of a holiday complex. This land is now within an AONB and SSSI and is protected from any form of development which might disturb its rural nature. East Head is now owned by the Natural Trust.

4.3 **The Village Today**

West Wittering, bordered on two sides by water, is situated at the western extremity of the Manhood peninsula facing Hayling Island across the entrance to Chichester Harbour. It is 7 miles south west of the city of Chichester in the county of West Sussex. The only main road access to the peninsula is from the A27 Chichester bypass and the A286 (which becomes the B2179).

The area has long been a destination for holiday makers and day trippers to the beach. This has had the effect on the village of creating traffic and parking issues and the rise in the number of second homes. West Wittering relies on one main road (A286 turning into the B2179) to the village from the A27.

West Wittering has more than 1,600 dwellings (population 3,600) in its area a significant number of which are second homes. There are also several holiday parks, the overall effect being that the population of the village can vary hugely depending on the season with the population of the village doubling at the height of the summer season.

This seasonal fluctuation in resident and visitor numbers creates a large demand for seasonal workers. The visitors also bring welcome revenue to help support the local shops and restaurants. They also create a demand for low cost accommodation for the seasonal workers which the village struggles to meet.

The village is well served by its several community buildings which are supported by local people who are able to participate in the many clubs and activities on offer.

There are also several green spaces within the village offering sporting facilities including football tennis cricket croquet and petanque as well as play areas for children. There is also an extremely active sailing club. The network of footpaths and cycleways also offer excellent recreational opportunities for local people and visitors.

The village has its own primary school but its children have to travel to Chichester for secondary education. The village does have an excellent bus service into Chichester

The village is extremely attractive to retired people and therefore the resident population of the village, whilst thriving, needs to encourage young people to set up home in the village to maintain a healthy balance of age groups. The high cost of housing and the lack of affordable housing property for rent is therefore a key concern. There is also local concern about the high number of second homes in the village

4.4 **Archaeology**

The archaeological evidence from West Wittering represents all periods from the Palaeolithic [Old Stone Age] to more recent low intensity industrial activity during the 19th century. It is possible that the Romans landed here, and some of the boulders seen in the harbour adjoining the walkway between Snowhill and the Hinge may have been used as ballast in the Roman Galleys. The Saxon Wihthere gave the village its name Wihttringes (the settlement of Wihthere's people).

The Church of St Peter and St Paul has been significant in the history of the area, owning much land in the village area. This is possibly the third or fourth church on this site, with the earliest records dating to about 740. Between 950-1010 the church was destroyed by fire during a Viking raid and it was rebuilt in stone between 1016 -1035. It was destroyed and rebuilt after the Norman invasion in 1066. Cakeham Manor and surrounding land was used by the Bishops of Chichester as their summer palace.

Field systems attributed to the Roman period, though more likely to be medieval, have been recorded east of Copse Farm. Landscape evidence of extensive agricultural activity is supported by Yeakell and Gardner’s map of 1778.

Utilisation of the rich silts clearly seen in the modern arable landscape bordering Cakeham Road does not seem to have been limited to agricultural use. Bricks and tiles were manufactured in Chapel Lane, East Cakeham Road and on the foreshore of West Wittering, as shown on the 1848 Tithe Award map.

# 4.5 **Designations**

West Wittering parish has several designations which help to conserve its unique qualities. The purpose of these designations is set out below. All these designations are shown on the Designations map

## 4.5.1 Area of Outstanding Natural Beauty (AONB)

The primary purpose of the AONB designation is to conserve and enhance the natural beauty, to support sustainable forms of rural industry and meet the economic and social needs of local communities where these are consistent with the conservation of the landscape.

Chichester Harbour ANOB was designated in 1964 due to its unique blend of land and sea, its wooded shoreline and views through to the Cathedral and the South Downs National Park.

## 4.5.2 Ramsar, SPA, SAC and SSSI

Chichester Harbour is also designated as:

* A Ramsar site: an international wetland designation providing protection of wetland habitats for birds.
* A European Special Protection Area for Birds (SPA): designated under the European Directive to protect habitats of migrating birds and rare birds of international interest
* A European Special Area for Conservation (SAC) to protect natural habitats of wild flora and fauna of international interest
* A Site of Special Scientific Interest (SSSI) as a site designated under UK legislation, the Wildlife and Countryside Act 1981 as a national network of areas with the greatest value to wildlife or geological conservation

(Need to check the designation for Maritime conservation)

Bracklesham Bay, the stretch of coast from Chichester Harbour to Selsey Bill is also a SSSI (check other designations)

**4.6**  **West Wittering Beach and the southern coast**

West Wittering beach constitutes the southwest boundary of the village and extends from the Harbour mouth to the boundary with East Wittering. It is a Blue Flag and Seaside Award recipient and is also home to the West Wittering Windsurfing Club.

The beach consists of exposed shingle and sands divided by timber groynes. Open coastal grassland, marsh and large arable fields are found behind the beach. Painted timber beach huts are ranged along the beach from the car park entrance to the Harbour mouth. At low water the gentle gradient of the shore means the beach extends almost a kilometre out to Pole Sand. There are uninterrupted views from the beach to the Isle of Wight to the southwest and Portsmouth and Southsea to the west.

The Nab Tower can also be seen to the south. Views to the north include West Wittering church and the South Downs National Park and to the east can be seen Selsey Bill, the southern-most point of West Sussex.

There are houses built on the roads bordering the beach, namely East & West Strand, Marine Drive West and Marine Drive. There is a higher density of housing nearer to the East Wittering boundary, but most of these houses have uninterrupted views of the sea. For walkers, there is a footpath (No 1) including a greensward (along part of route) from Shore Road all the way to East Head and adjacent to the Harbour.

**4.7 Parish Statistics (Source 2011 Census)**

4.5.1 **Resident Population**

4.5.2 **Religion**

4.5.3 **Housing Stock**

4.4.4 **Household composition**

4.5.5 **Economy**

4.5.6 **Economically Active**

4.5.7 **Economically Inactive**

4.5.8 **Method of Travel to Work**

4.4.9 **Number of Businesses currently operating within WW Parish**

**5.0 Vision & Objectives**

5.1 The West Wittering Neighbourhood Plan Steering Group has developed a draft Vision Statement and a set of Strategic Objectives for the West Wittering Neighbourhood Plan. This may be further refined as the Neighbourhood Plan evolves or in response to consultation.

**West Wittering Neighbourhood Plan Vision Statement**

**West Wittering Neighbourhood Plan’s Objectives**

**6.0 Policies & Proposals**

**Introduction**

6.1 The Neighbourhood Plan Team in formulating policies and proposals has sought to balance:

* the potential disadvantages of damage to the environment: loss of green spaces; loss of views; pressure on infrastructure, etc; against
* the potential advantages of development: encouraging new residents, possibly younger ones; helping to support the town’s shops and services; financial contribution from developers spent on improving local facilities (see paragraph 6.5 for more information).

6.2 Building on the vision and objectives, and the sustainability issues identified in the Sustainability Appraisal, four main areas needing policy interventions were identified. These are:

* Land Use, Development & Settlement Boundaries
* Design, Character & Landscape
* Local Economy & Transport
* Environment
* Infrastructure & Facilities

6.3 The West Wittering Neighbourhood Plan Steering Group set up Focus Groups to consider these issues. The Focus groups then published draft evidence reports in December 2017, The Focus Groups draft reports all included ‘policy recommendations’ a term which recognised that some will be appropriate for inclusion as Neighbourhood Plan policies but others are best considered outside of the Neighbourhood Plan’s framework because they do not relate to land-use planning matters. However, they were included in the focus Group Reports to ensure that the valuable input the groups gathered is taken forward and, for the same reason, have been collated under Chapter 7 ‘Non-Statutory Community Aspirations’.

**Policies**

**Settlement (Planning) Boundary**

Geography

From the aerial view, it can be easily seen that West Wittering comprises a few settlement areas, completely surrounded by either sea or farmland and open countryside providing an attractive setting. It is a very flat area criss-crossed by deep drainage ditches and small streams, with ponds being common. It lies slightly above sea level with the 5 metre contour passing through the village.

On arrival, and passing through the village, the proximity to the water is not obvious due to the rural aspect and mature hedgerows. Trees in Rookwood Road provide an attractive view of the village upon approach from Chichester. Mixed hedgerows and mature oak trees maintain the rural feel to Piggery Hall Lane, and help screen the views of the new settlement area of South East Inland.

Caravan parks, with one exception, have been well set back and screened from the road. Deviations from this general good practice would become an issue.

Intensive use of the prime arable land is evidence of the continued economic viability of farming in the village area. To the south of the village is an area of wetland with marsh plants and associated wildlife managed and sustained by the landowner, West Wittering Estate Plc. This area provides a valuable nesting habitat and food source for a large variety of wild birds and small mammals.

The jagged edges of the settlement areas are traversed by green fields (green lungs) forming the landscape of the village, which has an informal plan, developed incrementally since the 8th Century. The preservation and protection of the village rural character is highly valued by its residents.

The settlement pattern of West Wittering was analysed through historic maps and records, field surveys and current maps. From this the village naturally divides into six character areas.

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| **Policy WW1 Settlement (Planning) Boundary**  Proposals for development within the Planning Boundaries for West Wittering parish as shown on the Proposals Map will be permitted subject to other relevant development plan policies. Planning permission will not be granted for development outside the Planning Boundaries, other than in those circumstances specifically referred to in other development plan policies. |

**Housing**

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| **Policy WW2 Housing (Site Allocations)**  The following sites as defined on the Policies Map are allocated for development subject to other relevant development plan policies and meeting the Sustainability Objectives in Appendix E:   1. a – x dwelling 2. b – x dwelling 3. c – x dwelling 4. d – x dwelling   A total of xx homes. |

**Second Homes**

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| --- |
| **Policy WW3 Second Homes** |

**Visitor Accommodation in West Wittering**

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| **Policy WW4 Visitor Accommodation in West Wittering** |

**Design**

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| --- |
| **Policy WW5 Design**  Subject to other relevant development plan policies, development will be permitted provided that its design, form and detail is of a high quality to reflect and distinguish the attractive and unique landscape, seascape and townscape character of West Wittering and it incorporates best practice in sustainable design. Development must comply with the xx design principles set out below and explained in the supporting text:  1. x  2. x  3. x  4. x  5. x  6. x |

**Commercial and Economic Development**

West Wittering is a popular holiday destination and jobs of a temporary nature increase with summer activities. The car park at West Wittering beach has been running as a successful commercial venture since the early 1920s. East Head, the Harbour and adjoining beach, together with the facilities provided in the large car park, attract walkers, bird watchers and wind surfers, as well as the thousands of families who converge to spend a day on the beach. These visitors help generate welcome revenue for the local shops, hostelries and eating places. The Parish has an array of small, individually run, shops, 2 pubs, several B&Bs, a beach cafe and a restaurant.

West Wittering has a largely agricultural past, and farming still continues to flourish, especially in the outlying areas. Much of the farmed land is arable, with crops such as wheat, maize, peas and rape. With the large number of horses, especially in the Elms Lane and Cakeham areas, hay is also a valuable crop. There are a few areas for cattle and sheep to graze. Increasingly farmland is converting to equestrian use which may become an issue in the future. Well established allotments can be found in Ellanore Lane.

West Wittering today is a thriving community but to avoid stagnation young people need to be encouraged to set up home and to increase employment in the village, to maintain a healthy balance of age groups.

|  |
| --- |
| **Policy WW6 Commercial and Economic Development** |

**Transport and Highways**

Footpaths and Cycle Path

There are over 17 miles of public footpaths and one public bridleway. The majority of footpaths are inland, and tend to follow the field boundaries or drainage ditches, although the most popular path is the 5-mile long harbour and coastal footpath (No 1). This defines a large part of the parish boundary, as it follows the shoreline and turns into Chichester Harbour.

The Salterns Way (constructed in 2005) is an 18km cycle and wheelchair route from the centre of Chichester to the sand dunes of East Head. Funded by the Heritage Lottery Fund and managed by Chichester Harbour Conservancy, it follows quiet roads and cycle paths through the countryside. It comes into West Wittering via Sheepwash Lane, out onto Rookwood Road, through Pound Road and into the car park which leads to East Head.

Footpaths and cycle tracks are well used and valued and have been enhanced in recent years

Countryside between West Itchenor and West Wittering. This is large to medium scale arable farmland with occasional woodlands and tree belts concentrated along the coastal edge.

Ellanore Point provides panoramic views stretching from East Head and the harbour entrance to Cobnor and Itchenor Reach. From the north there is a transition from woodland to marsh with the path covered by trees (originally elms) their roots laid bare by the tide. To the south, salt marshes line the banks and stretch inland sheltering curlews and oystercatchers.

Snowhill. Lying within the AONB between the East Head spit and the village, Snowhill is dominated by mud flats and lower glasswort salt marsh at low tide, and has an open and undisturbed character. It is home and feeding ground to internationally important birds, many of them migratory, and attracts walkers and birdwatchers all year round. The waters are extremely popular with dinghy sailors (home of West Wittering Sailing Club) and provide moorings between the shore and East Head, north of which there is a very well used safe anchorage for larger yachts. There are long views to the Isle of Wight and close views of the harbour and East Head. The area is highly sensitive to change, which would damage its undisturbed character and natural qualities. A breach of the East Head dune system would upset this fragile equilibrium (do we need to say something about the potential issues with the hinge?)

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| **Policy WW9 Transport and Highways** |

**Conservation Area and the Historic Environment**

***Conservation Area***

West Wittering is a rural residential village and, although only one farm remains within the Conservation Area, many buildings remind the observer of the village’s agricultural past. There are 10 (needs to be checked) listed buildings within the Conservation Area, the most important being St Peter and St Paul’s Church, Grade 1 listed, which has a largely 12th Century fabric. A complete list of properties within West Wittering with Listed status is contained in the ***Schedule Appendix B***

The West Wittering conservation area is notable for its attractive village centre, with the church, the school and its playing field and assorted listed cottages and houses, all linked by the curving Pound Road. A well-tended churchyard and many mature trees frame the church. The village green sits at the north east end of this road with an area of trees and shrubbery concealing the stream and the remains of the village ponds. Henry Royce’s Studio sits at right angles to Rookwood Road, just before the village green, and is an important landmark.  
  
Beyond, the conservation area continues to the north east in a more linear form along Rookwood Road with Elms Lane beyond. To the south, Cakeham Road contains fewer historic buildings but its gentle bends and gardens with mature trees enclose the road and terminate near Berry Barn Lane which leads down to the sea.

***Conservation Area Building Style and Age***

There are 10 Listed Buildings in this area. The oldest building here, and the only Grade I listed, is the church of St Peter and St Paul which dates from about 1150, situated in Pound Road, in the historic centre of West Wittering. There are carved pilgrim crosses on the wall of the Lady Chapel. The Tower is 13th Century with a rare example of a rustic wooden staircase leading up to the bells. The pre-reformation Bell Cage is one of the tallest of its type. Close to the Church, the former vicarage is a more substantial family house of the late 19th Century, now extended and converted into several homes.

Properties range in age from the early 18th century, through to modern developments in a variety of styles including cottages, barn conversions, Victorian, Edwardian and subsequent designs.

The commercial origins of some of the houses are recalled in their names, such as The Old Bakery and The Dog and Duck. There are two modern bungalow developments in a close off Cakeham Road (one of the main roads through the village). Overall there is a feeling of great individuality and variety.

Beyond the Church towards Snowhill Creek are the Coastguard Cottages, originally known as the Coast Guard Station, built in 1834.

Considerable use is made of flint cobbles and knapped flint for walls in the area. Some may also incorporate timber. The majority are of red/brown brick, and there is also use of clay tile hanging.

West Wittering Parochial School retains its mid-19th century flint and brick core, and has been carefully extended in the last 30 years. There are a number of thatched roofs using combed wheat reed with raised and cut ridges. The majority of the roofs are of clay tiles and local clay has provided the raw material for bricks, roof tiles and chimney pots. Handmade clay peg tiles have been used for steep pitches. Shallower pitched roofs have grey slate tiles.

The Grade II listed Coastguard Cottages, a typical terrace of its time, have slate tiled roofs, white painted elevations and timber Georgian paned windows, now painted in white and hues of blues and yellows.

Many of the 18th century buildings have modillion eaves cornices, picked out in brick. Windows are all timber and usually painted white. Boundaries are usually defined by walls or hedging. There are many flint walls of varying heights.

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| **Policy WW10 Conservation Area and the Historic Environment** |

**Landscape & Character Areas**

Chichester Harbour AONB identifies the built up area of West Wittering Parish in character area F2 and describes the settlement edges of West Wittering village: “One of the key characteristics of West Wittering is the absence of trees except around the settlement edges. An extensive area of coastal scrub screens the southern edge of West Wittering. The northern boundary of the village is marked by a few hedgerows or broken lines of hedgerow trees. Because of the tree and scrub cover at the village edges, the village is often not visible from the wider landscape. A key issue is that any possible new development on the edge of West Wittering could lead to the loss of open character.”

Much of the settlement is in the form of fingers into the countryside (green lungs). These jagged, settlement boundaries bring the rural countryside into the centre of the village. This is a key, distinctive, characteristic of West Wittering. Most of the land separating the west and east settlements is agricultural land classification 2 or 3a.

There are numerous caravan parks within the parish, most of which are well screened. This long-standing practice has recently been breached, seriously detracting from the open rural character of the countryside

***Landscape Character Areas***

For the purpose of the Neighbourhood Plan, the village has been divided into six character areas reflecting how it has evolved identifying their key characteristics and giving guidance on how development can be appropriate to those locations within the village. The Plan (identify) shows these character areas. More detail relating to the landscape character areas is contained in the West Wittering Village Design Statement (2018) which is an appendix to this Neighbourhood Plan

The main settlement areas of the Parish are separated by an area of farmland which provides an important green gap between the two settlement areas. . The western settlement section of the village contains most of the historical property and the eastern section consists mainly post war residential houses and bungalows adjoining the village of East Wittering. The southern section consists of houses adjacent to the sea. Within the farmland there are further settlements at Ellanore and Rookwood to the north overlooking the harbour, Redlands, Chapel Lane, Piggery Hall Lane and the south of Shipton Green. The total area is approximately 3,500 acres of which 2,100 acres are arable farmland.

***South West***

The South West Area is (with the exception of some of Cakeham Road) made up of private estates. Approximately half the houses in this area adjoin fields or greensward and enjoy the benefit of undisturbed views over farmland,(some of which forms the important strategic gap between the two parts of the village) and/or the seascape including Chichester Harbour, Selsey Bill, Portsmouth and the Isle of Wight. The ‘green lung’ effect is very much in evidence in this area. Most of the properties carry restrictive covenants.

***South East Marine***

The South East Marine settlement area, located on the eastern side of the village (south of Cakeham Road/west of Shore Road & Russell Road) is, in part, an eclectic mix of residences and roads of very similar bungalows. Many of the small original properties have been redeveloped or renovated over the years creating an uneven mix of size, height and structure, with some areas appearing overcrowded. Some of the older roads have managed to retain their original character and charm. There is good pedestrian access to shops, local amenities and the beach via pavements and “twittens”.

***South East Inland***

This area includes the avenues and roads to the North of Cakeham Road/ Northern Crescent and the west of Church Road. The development of this area began in the 1970s and continues to this day. Building types are a mix of detached and semi-detached two storey properties, detached, semi-detached and terraced bungalows and detached A-framed 1970s style houses.

***Northern***

This section deals with the housing developments north of Elms Lane, the northern part of the Wells Farm Estate, north east of Rookwood Road, the open spaces surrounding the 2 caravan parks and the Malthouses Cottages. Most of the development in this area dates from the 1970’s with a small number of older properties. The northern part of Wells Farm abuts the open countryside gap between the west and the east of the village settlement on its eastern boundary. The area to the north east of Rookwood Road is part of the AONB.

***Outlying***

The outlying area covers properties not included in the previous settlements and which are often farms, large rural houses and pockets of rural development. West Wittering Car Park is also included in this area. Apart from Cakeham Manor and the commercial buildings on West Wittering Estate, the properties are to the north of the main settlements, in the large area of active farming land in the Parish. Many are situated along the B2179, a very busy approach road to the village, or are along lanes and tracks branching off from this road. There is also a ribbon of commerce along the B2179. Several well screened caravan parks, and pockets of light industry, often in converted farm buildings or new builds made to look like farm buildings, feature in the area.

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| **Policy WW11 Landscape & Character Areas** |

**Ecology Wildlife and Biodiversity**

West Wittering Beach and the southern coast: This area is of considerable ornithological importance for both breeding and over wintering birds, such as plovers, snipe, redshank, brent geese to name a few. Lapwings in this area represent up to 10% of the total in Sussex. (Designations could be mentioned?)

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| **Policy WW12 Ecology Wildlife and Biodiversity** |

**Flooding and Drainage**

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| **Policy WW13 Flooding and Drainage** |

**Community Facilities**

Community spirit is important, and West Wittering is able to hold many functions in various community buildings. A magnet for many village functions, clubs and activities is the Memorial Hall, designed by MacDonald Gill. This was built in 1922 by the villagers as a memorial to those who died in the First World War. It was modernised and extended in 2002 and is a focal point in the village for social activities.

In 2000, land in Elms Lane was purchased by the Parish Council for recreational purposes. This is known as the Millennium Meadow.

The football and cricket clubs have newly built pavilions, attracting large numbers of children and adults. The Sailing Club at Snowhill Creek is popular with local families and provides access to Chichester Harbour. The football pavilion is also used for other activities including a youth club and parish office. The cricket pavilion, as well as the Memorial Hall, is used for private functions. There are also new tennis courts for public use at the Millenium Field

The Church of St Peter and St Paul is well supported, and the nearby Church Room hosts many smaller functions. The Parochial Church School currently has 106 pupils (capacity 108) from reception to 11 yrs old.

There is a large Health Centre serving the Witterings and surrounding villages, a care home, an assisted living home and a sports/country club. Sporting facilities include sailing, windsurfing, tennis, horse riding, football, cricket, croquet and pétanque. All are well supported by local residents.

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| **Policy WW14 Community Facilities** |

**7.0 Non-Statutory Community Aspirations**

**Introduction**

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| **Community Aspiration 1** |

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| **Community Aspiration 2** |

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| **Community Aspiration 3** |

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| **Community Aspiration 4** |

**Conclusion**

7.23 An Action Plan to address the above issues will be discussed and agreed with West Wittering Parish Council in consultation with relevant partners and the public and will be implemented alongside the Neighbourhood Plan. This Action Plan will identify those projects which require funding and cost them, where possible, so that it can be used to bid for money from the Community Infrastructure Levy and other funding sources.

**8.0 Delivery Plan**

**Introduction**

**Development Management**

**Infrastructure Projects**

**Monitoring and Review of the Neighbourhood Plan**

**APPENDICES**

**Appendix A Policies Map**

**Appendix B**

**Listed Building in the Parish of West wittering**

SCHEDULE

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| 1 | The Parish Church of St Peter& St Paul | Built c1150. Original Saxon Gable cross in Lady Chapel (1245-1253); chancel nave & tower with Bell cage C13; north porch C15; communion rail C16; General restoration 1875. |
| 2 | Cakeham Manor | Built as summer palace for Bishops of Chichester C13-C16. Rebuilt C16. Tall, hexagonal, red brick Grade 2\*tower (c1519). Trefoil-headed windows with dripstones. Main house 2 parallel ranges; west C18 (red brick); east (entrance) early C19; 2 storeys; stuccoed; slate roof; glazing bars; round-headed doorway. |
| 3 | Nunnington Farm | C18. 2 storeys; 4 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architrave surround. |
| 4 | Walnut Tree House | C18. 2 storeys; 3 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architraves surround. |
| 5 | Nore House & Coastguard Cottages | Row of 10 mid C19 cottages. 2 storeys; 11 windows; stuccoed; slate roofs; casement windows; 6 gabled porches - outer serve single houses. |
| 6 | Little Place | 1903. 2 storeys; original portion 3 windows; alternate red brick & grey headers; tiled roof; glazing bars. |
| 7 | Redlands Farm | 2 storey C16 timber framed building. Red brick infill; diagonal braces on 1st floor; thatched roof; casement windows (with wooden mullions); 3 windows. |
| 8 | Redlands Farm Cottage | C18 or earlier. 2 storeys; 4 windows; red brick & grey headers; hipped thatch roof; casement windows. |
| 9 | South Cottage | C19. 2 storeys; 5 windows; flint faced with dressings, quoins, flush string course & vertical strips of red brick; hipped tiled roof; casement windows. |
| 10 | Rookwood House | C18. 2 storeys; attic; 3 windows; 2 dormers; red brick; tiled roof; glazing bars intact; doorway up five steps with pilasters & pediment. |
| 11 | The Studio | Early C20. One storey & attic; one window; 2 dormers; red brick; steeply pitched hipped tiled roof with studio light on north east side. Sir Henry Royce (1863-1933) used this studio from 1917. |
| 12 | Seacot (Rose Cottage) | Tiny C18 cottage. 1 storey; attic in gable end; 2 windows; stuccoed; thatched roof; casement windows. |
| 13 | Jonquil | C18. 2 storeys; 4 windows; painted brick: part stuccoed; half hipped thatched roof; casement windows. |
| 14 | Cobnor House (The Old Bakery) | C19. 2 storeys; 2 windows; painted brick; eaves cornice; Venetian shutters; glazing bars; mod. porch. |
| 15 | Cymens Cottage | C18. 2 storeys; 3 windows; stone rubble/flint faced; red brick dressings & quoins; tiled roof. |
| 16 | Pounces & Rambler Cottages | One building; C19; 2 storeys; 2 windows; stuccoed; modillion eaves cornice; tiled roof; varied windows. |
| 17 | Cygnet Cottage | C19. 2 storeys; 2 window; stuccoed; modillion eaves cornice; tiled roof. |
| 18 | The Dog & Duck | C18. Former public house; 2 storeys; 3 windows; stone rubble with dressings, quoins, flush stringcourse of red brick; casement windows. |
| 19 | Stones Cottage | C19. 2 storeys; 2 windows; red brick; tiled roof; missing glazing bars; trellised wooden porch+pediment. |
| 20 | Piggery Hall | C18. 2 storeys; 3 windows; painted brick; hipped thatched roof; casement windows. |
| 21 | Elmstead House | C18. 2 storeys; 9 windows; roman cement; tiled roof; Venetian shutters & glazing bars; pilasters; pediment & door of 6 fielded panels. |
| 22 | Elmtree Cottage | C17. 2 storeys; 3 windows; painted brick; thatched roof; casement windows; 2 window bays added. |
| 23 | Huntlands Farm | C18. 2 storeys; 3 windows; flints, now painted with red brick dressings and quoins; hipped thatched roof; casement windows. |
| 24 | Building NN W of Huntlands | C17; L-shaped; part timber-framed: refaced with flints; painted with red brick dressings/quoins; Farm hipped thatched roof; casement windows. |
| 25 | Woodbine Cottage | One of two cottages; C18; 2 storeys; 4 windows; stuccoed; tiled roof; casement windows; central ground floor projection; probably once a porch |
| 26 | Hale Farmhouse | Late C17; 2 storeys; 5 windows; red brick; stringcourse; tiled roof; casement windows; doorway in moulded architrave surround. |
| 27 | Guy’s Farmhouse | L-shaped; west wing C18, 2 storeys; 3 windows; painted brick; tiled roof; Venetian shutters & glazing bars intact; doorway in moulded architrave surround with pediment over; modern L-wing of 3 windows. |
| 28 | Telephone Kiosk | This kiosk in Pound Road was added to list 25.07.2003 |