# WEST WITTERING AREA NEIGHBOURHOOD PLAN

# DESIGN GUIDE

# History of West Wittering and its current context.

### Geographic and historic background

West Wittering is a rural seaside village one third of which is an Area of Oustanding Natural Beauty (ANOB) 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.

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

#### Settlement Pattern

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.

#### 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).

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.

**The Settings of New Development**

Change is brought about not only by large developments, but also by smaller, day-to- day, modifications to homes, gardens, open spaces, paths and hedges that can alter the look and feel of the village. The cumulative effect of many small changes can sometimes have as much impact on local character as large new developments, yet many of these will not be subject to planning control. This Neighbourhood Plan Design Statement (NPDS)defines the distinctiveness of West Wittering and provides planning guidance for both major change and smaller modifications. It has derived much of its content from the West Wittering Village Design Statement 2006

**Landscape Character Areas**

For the purpose of the NPDS 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

The main settlement areas of the Parish are separated by an area of farmland (referred to as the Strategic Gap, but no longer designated as a Gap but open countryside). The western section contains most of the historical property and the eastern section consists mainly of 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 2,100acres are arable farmland.

**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

**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 Down

**Ramsar, SPA, SAC and SSSI**

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**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)

**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

**History and Archaeology**

**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.

**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.

C hichester *Harbour and East Head*

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.

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 has an array of small, individually run, shops, 2 pubs, several B&Bs, a beach cafe and a restaurant. 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.

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 11yrs old.

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.

**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 **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?)

**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 and to the east can be seen Selsey Bill, the southern-most point of West Sussex.

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?)

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.

Chichester Harbour AONB dentifies 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

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, which can be seen on the plan on the inside front cover.

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.

**Conservation Area – Boundary Treatments**

Boundaries are usually defined by walls or hedging. There are many flint walls of varying heights, the flints being used whole rather than knapped, and these are especially important in Pound Road. Flint can be used on its own (Churchyard wall) or strengthened by courses of brick. Mixen stone, a local sandstone, is also used.

In general, the properties in Rookwood Road are set back from the road with plenty of hedges, shrubs and trees giving a rural feel, even in the shopping area. Spaces between property boundaries and the pavement are grassed and on the north side of Rookwood Road between the shops and Elms Lane a line of mature trees adds shade and greenery.

All the houses in Elms Lane stand in their own grounds, many with gardens surrounding them. The majority have gravel drives but some have brick or asphalt driveways. Almost all have stone or flint walls, fencing, trees and hedges or a combination of these on their front boundaries

**Conservation Area – Landscaping and Open Space**

The Conservation Area is mostly enclosed by the other settlement areas, but at the heart of the village is the village green, bordered by Pound Road, Cakeham Road and Rookwood Road. The school playing field is an important open space in the centre of the village with a thick hedge concealing its use. The churchyard is another significant open space, with some public seating.

On either side of Elms Lane, beyond the houses, are fields, some of which are farmed, and many of which are used for grazing and stabling horses.

**Conservation Area – Views and Amenity Aspects**

Views within the conservation area are somewhat constrained by buildings and trees; whereas from the edge of the area views are rural, although from the churchyard to the west a caravan site lies close to the edge of this area. Recent tree planting has replaced the former diseased elm trees.

Elms Lane has views across fields and is accessed by several footpaths. It is popular with walkers and cyclists. Several houses on the south side have gardens backing onto one

of the “green lungs” of the village. Houses in Cakeham Road and Berrybarn Lane have superb views across the fields to East Head.

**Conservation Area – Road Design**

There are few straight roads in the village. Pound Road has practically no paved footpaths or kerb stones and has considerable charm. Rookwood Road and Cakeham Road, the main thoroughfares, wind through from west to east, roughly parallel with the coast. They have street lighting and parking restrictions and pavements on at least one side.

Elms Lane has a short section of pavement at the village end, but beyond that the Lane takes on a rural feel with no street lighting and is

Edged by ditches and green verges on both sides.

**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 West – Building Style and Age**

Generally design and scale is eclectic giving it much interest and distinction. Development dates from the

1920s to the present day. There are examples of the Arts and Crafts style; copies of thatched Sussex barns; large detached houses; bungalows and chalet bungalows and even, on West Strand, a ‘Modernist’ metal-clad flat-roofed property from the 1970s. The mix of designs gives immense character to the area. In some places, however, there is an increasing development of detached 2-storey garages with living accommodation on the first floor, which could eventually become an issue.

**South West Building Materials**

The elevations of many properties are rendered brick or flint and painted in white or cream. There is also the use of exposed flint work, white UPVC shiplap boarding and exposed timber and red/brown brick. Some feature chimneys are in either brick or render with inset flints. Windows are mainly UPVC with some metal or timber and are Georgian, leaded light or sash type. Eyebrow windows are featured especially on the semi-detatched properties on Cakeham Road and on Wells Farm, with dormers occurring on Cakeham Manor Estate.

Some thatched roofs remain, but roofing is generally finished red/brown, or buff clay tiles with the occasional slate roof.

**South West Boundary Treatments**

Front gardens are delineated in many different ways including hedging, panelled or rustic timber fencing, flint, stone and brick walls (all of differing heights) or a mixture of these. Back gardens are more private with timber panelled fencing utilised with a mixture of shrubs, trees and hedging, depending on the area. Some of the properties in Roman Landing have an open aspect, with low walls and dwarf shrubs; others are more private with higher hedges and shrubs. The Wad properties all have low sandstone block boundary walls; there is a height restriction in this area. The Cakeham Manor Estate sea properties tend to have mature tamarisk hedges to the sea front, mixed sometimes with fencing, stone/brick walls and shrubs. Homes on the Cakeham Road are the only properties in this area that border a pedestrian pavement.

**South West Landscaping and Open Space**

All areas have well-maintained mature gardens with established planting to boundaries. Properties at Snowhill adjoin Snowhill Green, a large open space owned by the Parish Council. In the centre of the Wad is a lightly wooded well maintained green, which all the houses overlook. There is open farmland forming ‘green lungs’ to the north of Cakeham Manor Estate, along with 4.5 miles of private horse rides and footpaths. Farmland is also found to the north and south of Roman Landing, north and west of Wellsfield (strategic gap) and south of the Wad.

The Rife, west of the Wad, is a lightly wooded area with a watercourse and has been identified by the RSPB as an “ornithological oasis”. To the south of Cakeham Manor Estate there is a private greensward (SSSI & SNCI) between the houses and beach foreshore. This is a haven for plants, butterflies, moths and insects. Six planted twittens (mini “green lungs”) between the houses on the Strand offer refuge to migrating birds. The shingle beach owned by this estate provides a rare habitat for both birds and plants.

**South West – Views and Amenity Aspects**

Roman Landing and Snowhill are located in Chichester Harbour AONB with properties either having views across farmland towards East Head and Chichester Harbour, or farm/equestrian land. Some Wellsfield properties border farmland overlooking the strategic gap towards the east; others back onto a field known in the village as “Heron’s Field”, a major “green lung” in the village, as do some on Wells Farm. All properties at Cakeham Manor Estate have undisturbed views across open farmland or across the seascape. Footpath No 1 runs along the greensward at Cakeham Manor Estate, one of the most popular walking areas in the village, offering sea views to the Isle of Wight, Portsmouth & Selsey Bill. Properties to the South of Cakeham Road have undisturbed views over farmland.

**South West – Road Design**

Roads servicing the estates tend to be narrow and unadopted. There are, in consequence, no streetlights or footways in this area (except to one side of the Cakeham Road) and the result is informal and rural. Grass verges are found throughout, to either side of the roads and of various widths, giving a feeling of space and openness. Some estates are well planted with mature trees, and there is the use, in places, of mini, grassed, roundabouts to guide traffic at junctions. A few speed humps are in evidence in this area

**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 Marine – Building Style and Age**

Southcote Avenue, Owers Way and Ella Close are a 1960s and 1970s development of detached bungalows, all with garages and short driveways. Culimore Road and Culimore Close have a variety of bungalows, interspersed with a few houses and chalet bungalows, with two new developments on the land of a former dairy farm. Jolliffe Road, Howard Avenue and Russell Road have larger and more individually designed properties a few of which are semi-detached. Marine Drive West, Marine Drive, Marine Close and The Crescent are the most densely built areas, with a hotchpotch of styles and evidence of much infilling. Some properties are very new, a few railway carriages and other old bungalows of varying design can still be found nestling amongst some of the largest houses in this area. At the end of Shore Road is a development which consists of one 4 storey and two 3 storey blocks of flats. There is a small wooden fisherman’s hut at the waters edge.

**South East Marine – Building Materials**

A large majority of the properties, especially the bungalow developments, are built of red brick, but are often painted and have timber render, and some have ornamental shutters. In the Marine areas are some older pebble dash bungalows, still with asbestos roofs. Near to the sea there is a trend towards the New England style of ship-lap boarding. Most other houses are again red brick, some with painted render, and almost all have red/brown pitched roofs. The only slate roofs are in The Crescent and corrugated metal is still found on railway carriages. Windows are generally double glazed UPVC or wood.

**South East Marine – Boundary Treatments**

The bungalow areas, with their uniformity of design, all have low brick walls to the front, and gardens are generally mature and well stocked. The majority of other properties also have walls, but some have been replaced with low fences and well-stocked gardens. Some of the crowded areas of the Marine roads have higher walls, and are often devoid of any greenery.

**South East Marine – Landscaping and Open Space**

This area has a mature feel to it and, due to the almost complete absence of trees, has a very open skyline. The wide roads and the numerous bungalows contribute to this. Plots are a good size in proportion to the building and, coupled with the generous grass verges, the area appears very spacious. However, in The Crescent, the Marine Drives (south side) and Marine Close houses many garages are out of proportion to plot sizes, leaving little or no space between buildings.

**South East Marine – Views and Amenity Aspects**

In Marine Drive there is a car park and public toilets, positioned in a grassed

recreational area. Properties on the eastern and northern boundaries have views across the fields to Cakeham Manor and beyond, with fields and a large caravan park adjacent to Russell Road. Properties on the southernmost side have uninterrupted sea views.

**South East Marine – Road Design**

Marine Drive West and The Crescent are narrow roads, with no pavements, with ensuing difficulties for parking or turning, and only have street lighting at the ends. Marine Close, again very narrow, is the only one-way road in the village. All other roads are wide, have pavements, grass verges and street lighting. Several of the roads are cul de sacs

**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.

**South East Inland – Building Style and Age**

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. Many properties have integral garages or covered off-street parking areas. There are also some two-storey, flat roofed apartment blocks, each containing four homes. Separate garage blocks are provided for some of these. Some detached properties feature large rectangular glazed areas to the front elevations, with flat roofed covered porches. Considerable use has been made of red and buff coloured brick for elevations. Some homes have painted rendered walls. Many homes have either tile hung or white UPVC shiplap boarded gables; some have either rounded or square bays.

Windows are generally double glazed with white UPVC frames and Georgian or simple square panes.

Roofs are in the main pitched with red/brown clay roof tiles.

**South East Inland – Boundary Treatments**

Gardens to the front of properties are open, mostly laid to grass and planted with shrubs and have either dwarf or larger specimen trees; some have flowerbeds. For the most part the front gardens are very well maintained. The back gardens are walled, either in red or brown brick or in a mixture of brickwork and open decorative concrete blocks. Other properties are hedged or fenced with typical slatted fence panels.

**South East Inland – Landscaping and Open Space**

The fields to the North, the width of the pavements, the open frontage to the properties and the provision of pedestrian ways to the mid and southern parts of the area give a feeling of light and space. However, some parts of the Estate can appear to be rather exposed. There are very few mature trees and shrubs in the public areas to the southern end of the Estate. Other areas are well planted with shrubs and trees, and individual front gardens give a sense of establishment and care. There is an open rough grass area, approximately the size of a small building plot in Ely Close. There is one small landscaped public and play area, attractively planted and with benches in Chaucer Drive.

**South East Inland – Views and Amenity Aspects**

There are views over the boundary fences to the fields to the North of the Estate. The whole of the area has the advantage of close proximity to the school, shops, medical centre and other services in East Wittering. There is a pelican crossing to the entrance of the Estate across Northern Crescent.

**South East Inland – Road Design**

This is an area of winding tarmac roads, with small cul-de-sacs leading off. Streets are moderately wide with room for two cars to pass. The area is well lit by street lights and there are pavements provided throughout, in most cases to both sides of the road. There is also ample provision for off-street parking

**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.

**Northern – Building Style and Age**

Building types in this area are a mix of detached and semi-detached 2 storey properties. The area also has a large proportion of detached and terraced bungalows, and A-

framed 1970’s style homes . The Malthouse Cottages, built by the council between 1927 and 1935, feature distinctive large front gables to the buildings. Many of the detached bungalows in this area are found in the Elmstead Park Road and Gardens developments. There are some small terraces of 2 storey homes in Cunliffe Close featuring square glazed bays to the ground floor. The building currently in use as an art gallery /shop in Rookwood Road was built in 1936 and is distinctive for its glazed, round bayed, Georgian style shop front window. Summerfield Road, an estate of some

70 council-built homes dating from the 1950’s, also features large front gables to the properties. One property has a thatched roof.

**Northern – Building Materials**

Conventional construction and materials of the period are featured, namely a predominant use of red/brown brick, and painted and rendered front elevations. Many houses have part tile hung or wooden painted shiplap boarding to gables and other walls.

Malthouse Cottages are noted for their generally unpainted pebbledash elevations.

Windows frames are predominantly white UPVC with Georgian style panes.

The majority of the roofs are pitched and finished with standard flat or fluted red/brown clay tiles.

**Northern – Boundary Treatments**

The houses at the northern end of Wells Farm feature hedging to their boundaries with grass verges to the road. Many of the bungalow developments have open front gardens, mostly laid to grass, with planting of shrubs and small trees. Other properties have low brickwork walls, wooden fencing, hedging or a combination of these materials. The back gardens are generally walled in brickwork or fenced with typical slatted fence panels.

**Northern – Landscaping and Open Space**

The newer Malthouses have an open green frontage and a mature hedge screening the road, and being well set back from the road, there is a general feeling of space and light, although there is a shortage of parking spaces in the immediate area. There are a few mature trees dotted about but there is a trend for smaller trees and shrubs. Summerfield Road, a cul-de-sac, has open rough grass areas especially at the end of the road, again the shortage of parking is an issue.

**Northern – Views and Amenity Aspects**

To the north of Summerfield Road and Elmstead Park Road are open fields and distant views of the caravan park. The rear gardens of the Malthouses look out over arable farmland. Some of the houses in Elms Ride have open views across a field, one of the “green lungs” into the village.

Just to the north of the shops and restaurant in Rookwood Road is the village recreation ground. This is home to the football club with its new sports pavilion (incorporating the Parish office) and children’s play areas.

**Northern – Road Design**

The roads are all of tarmac, mainly with pavements and street lighting, with some being cul-de-sacs. Generally roads are wide enough for two cars to pass and most of the roads feature properties with their own garages resulting in little parking on the roads. However, Summerfield Road and the Malthouses have very few private garages, leading to many cars parked on the road and grass verges, often creating difficulties for cars to turn. Locksash Close also has a parking problem.

Outside the shops in Rookwood Road there are no parking restrictions at present, so during the busy summer months when many cars park up all day, there can be serious problems for traffic flow, especially when buses are trying to get through

**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.

**Outlying – Building Style and Age**

This area boasts some of the largest and most unusual listed properties in West Wittering. The most notable is Cakeham Manor, built for the Bishops of Chichester in the 13th century (only the undercroft and a section of the hall remain). It was rebuilt in 1519 adding a 2 storey range to the west and a tall brick tower which is today the most striking feature, and in 1800 with the addition of a Georgian house. Redlands, reputed in the Doomsday Book to be the headquarters of the Vikings, is the only moated house south of Chichester and the moat does, indeed, contain water. Rookwood House is an original Queen Anne property, part of which has been developed into a separate attached residence. Guy’s Farm, originally a wheelwright’s cottage, can be traced back to 1746.

Huntlands Farm, originally a traditionally built beam and peg barn, was erected in the early 16th Century, with its timber frame clad in flint circa 1720. A “Yeoman’s Cottage”, it was a working farm until the 1940s.

Chapel Lane, with North House and Chapel Elms dating from the 15th Century, the Methodist Chapel 1813 and Holmes Farm and cottages 1870, is one of the oldest roads in the village.

Many properties were former barns and farm buildings (often low level), and are set in clusters, accessed by narrow lanes. Most houses have been sympathetically extended, with a few exceptions where modern materials have been added with little thought to the original structure.

**Outlying – Building Materials**

There is wide use of traditional materials in this area. Much use has been made of flint for the elevations, or a mixture of brick and flint with more modern homes being of red/brown brick. Many of the brick built houses have painted walls, and some are tile hung.

Roofs are predominantly pitched with red/brown clay roof tiles. Some use is made of slate tiles while many of the properties in the outlying areas are thatched.

Windows, sash or simple square panes, are often of wood and painted white. Doors are also wooden.

**Outlying – Boundary Treatments**

The majority of the properties are large on substantial plots. Along the B2179 many properties have replaced the mixed hedgerow screening with high wooden fences, urbanising the rural approach to the village. Away from the main road, there are low flint and stone walls, mature trees and hedging. Due to the plot size, private drives with gravel approaches abound, with large informal gardens, often backing onto fields. In the main properties are set well back from any roads.

**Outlying – Landscaping and Open Space**

There are large areas of farm land both arable, paddocks and grazing, and many wooded areas. In the area beyond Sheepwash Lane the land dips slightly to a small stream which feeds into a series of small ponds. The low lying area continues to Redlands where more ponds can be found and, if drainage ditches are not kept clear, fields can be easily flooded. Rookwood Lane, with fields on both sides, has small copses of trees, and small groups of deer have become permanent residents in this area.

*Holmes Cottages*

*Redlands*

There is a small crab pool at Snowhill Creek which is enjoyed by many families who live in or visit the area.

Most of the land is actively farmed, but the caravan parks have large open spaces for their visitors, and there are many footpaths leading through fields and woods to the boundaries of the parish.

**Outlying – Views and Amenity Aspects**

Views are predominantly rural in this area, but there are some magnificent seascapes especially from the properties in Ellanore and Rookwood, and from West Wittering Car Park, as far reaching as the Isle of Wight and the Spinnaker Tower in Portsmouth.

**Outlying – Road Design**

Lanes leading to some of the outlying properties are often single lane, with passing bays, sometimes unmade and often in poor condition. The upkeep of these particular lanes is the responsibility of the property owners. On the main roads there are no pavements and no street lighting. The vast majority of properties have drives with private parking.

**Listed Buildings in the Parish of West Wittering**

**NAME**

**DESCRIPTION – ALL GRADE II EXCEPT PARISH CHURCH WHICH IS GRADE I**

|  |  |  |
| --- | --- | --- |
| 1 | The Parish Church of St Peter | Built c1150. Original Saxon Gable cross in Lady Chapel (1245-1253); chancel nave & tower with |
|  | & St Paul | 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 & | Row of 10 mid C19 cottages. 2 storeys; 11 windows; stuccoed; slate roofs; casement windows; 6 |
|  | Coastguard Cottages | 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 |