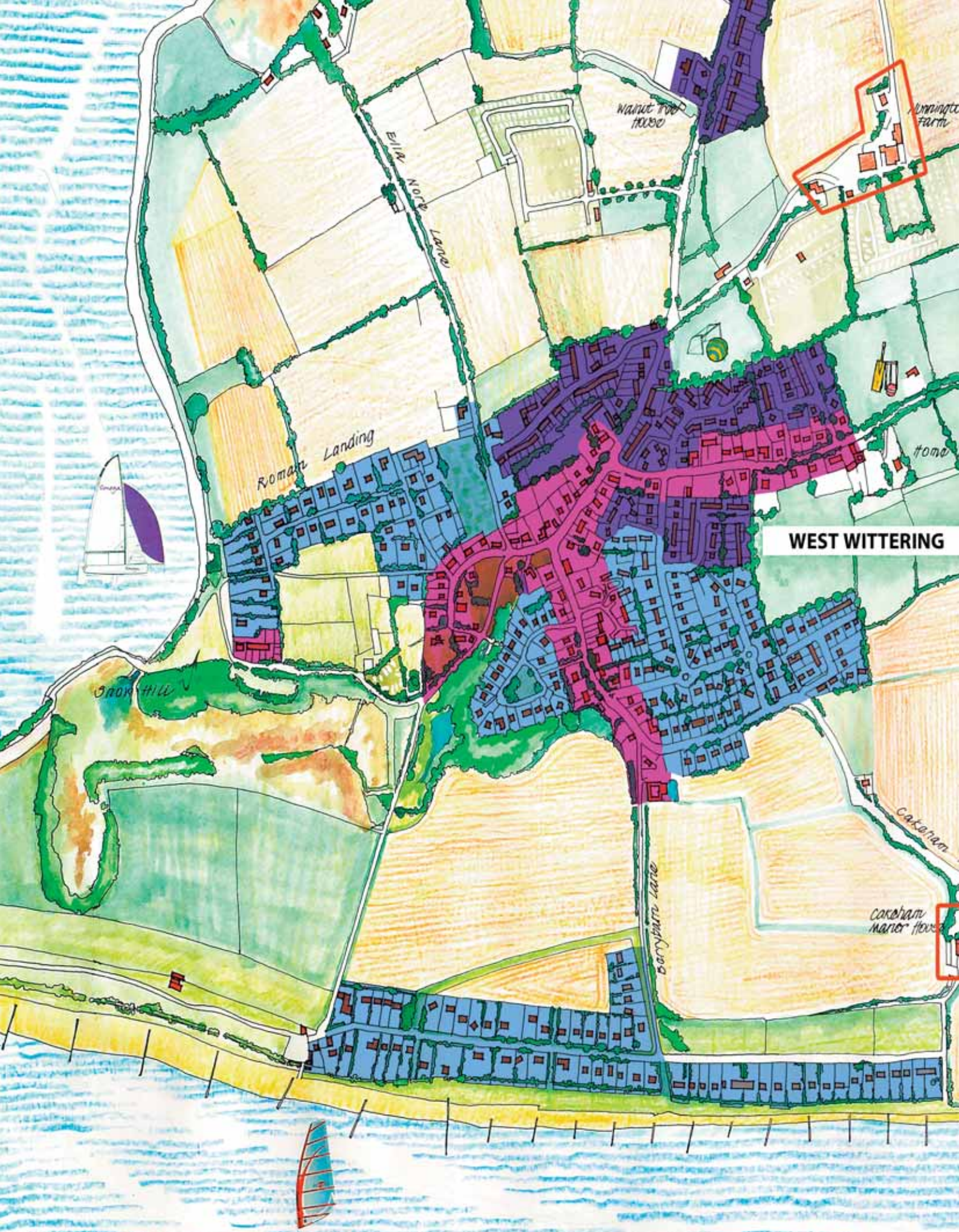
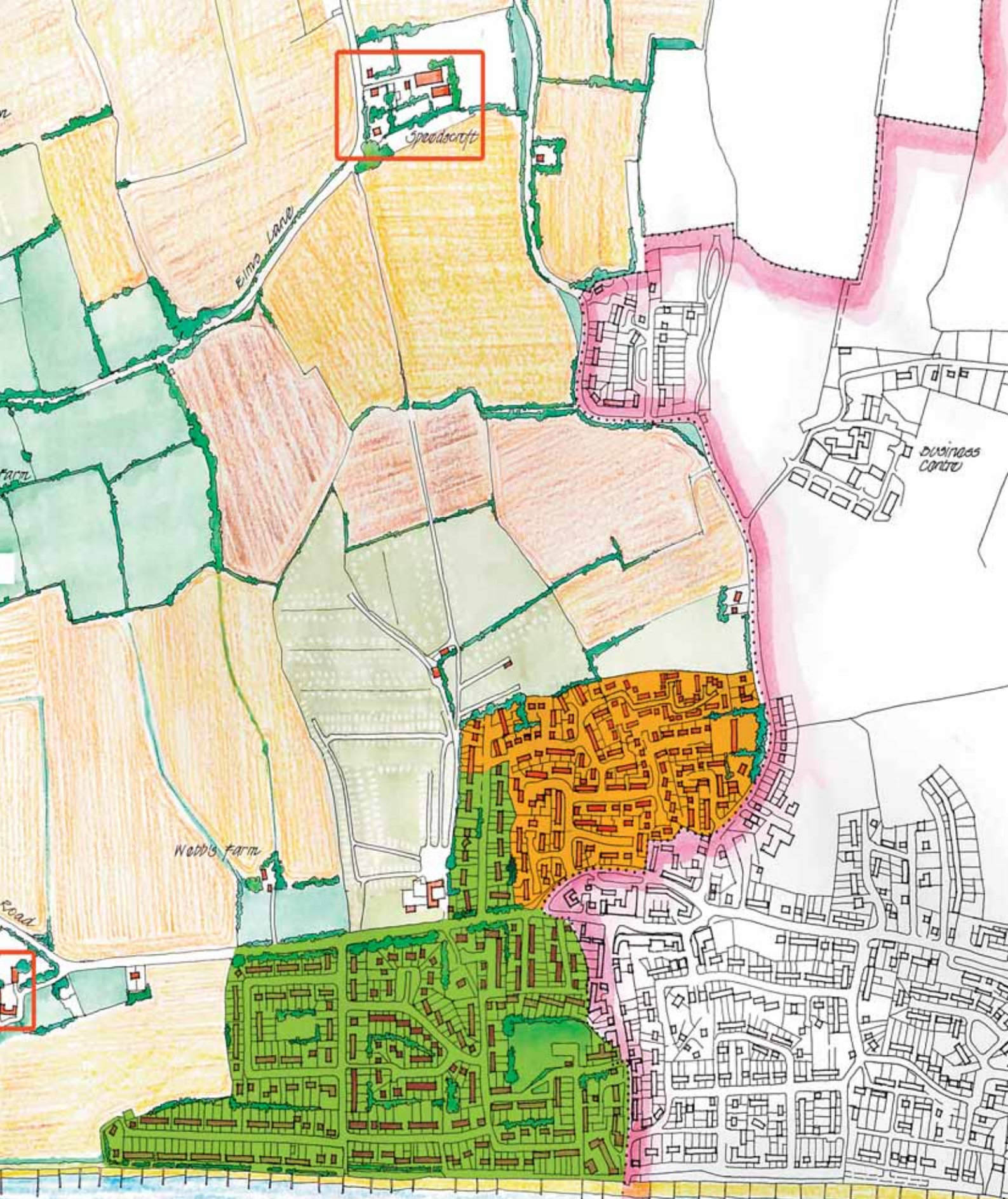


WEST WITTERING VILLAGE DESIGN STATEMENT 2006





**Settlement Pattern Character Areas
West Wittering – Village Design Statement**



- Area 1 - Central Conservation
- Area 2 - South West
- Area 3 - South East Marine
- Area 4 - South East Inland
- Area 5 - Northern
- Area 6 - Outlying



| | | |
|----------|---|----------|
| 1 | CONTENTS | 4 |
| 2 | MAPS AND PLANS | 5 |
| 3 | INTRODUCTION & OVERVIEW | 6 |
| 4 | VILLAGE CONTEXT | 8 |
| | 4.1 Geography (See maps on front and back covers) | 8 |
| | 4.2 Designations | 8 |
| | 4.3 History and Archaeology | 10 |
| 5 | ECONOMY, TOURISM, RECREATIONAL ACTIVITIES AND COMMUNITY SPIRIT | |
| 6 | THE CHARACTER OF THE LANDSCAPE | |
| | 6.1 Footpaths and Cycle Path | 15 |
| | 6.2 Countryside between West Itchenor and West Wittering | 15 |
| | 6.3 West Wittering Beach and the southern coast | 17 |
| | 6.4 Settlement edges | 17 |
| 7 | SETTLEMENT PATTERN, PARISH CHARACTER AREAS, THEIR BUILDINGS AND SPACES | |
| | 7.1 Area 1 – CENTRAL CONSERVATION | 19 |
| | 7.2 Area 2 – SOUTH WEST | 22 |
| | 7.3 Area 3 – SOUTH EAST MARINE | 25 |
| | 7.4 Area 4 – SOUTH EAST INLAND | 27 |
| | 7.5 Area 5 – NORTHERN | 29 |
| | 7.6 Area 6 – OUTLYING | 31 |
| | APPENDIX I – Statement of Consultation | 33 |
| | Questionnaire | 34 |
| | APPENDIX II – Density of Settlement Areas and Listed Buildings | |
| | APPENDIX III – Planning Policies and the Development Plan | 37 |
| | APPENDIX IV – WW VDS Team and Acknowledgements | 40 |
| | APPENDIX V – Issues Identified from Village Consultation to be addressed by a future Parish Plan for West Wittering | 41 |
| | APPENDIX VI – Designated boundaries, Key and Listed Buildings and Community Amenities | 42 |

On the inside of the front and back cover of this document are the following maps and plans:-

- **Inside front cover** – plan of the main settlement areas of West Wittering showing boundaries of the 6 areas used to help with character assessment
- **Inside back cover** – parish of West Wittering showing boundaries of AONB, Strategic Gap and listed buildings



Key Map – showing the location of West Wittering Parish in relation to Chichester and the Manhood peninsula.

3

Introduction and Overview

The West Wittering Village Design Team has provided "Planning Guidelines" from the village consultation. These are in GREEN and adjacent to the relevant subject. (Commencing on page 12).

West Wittering Parish (pop. 3,600) is an active, working, rural seaside village, one third of which is an Area of Outstanding Natural Beauty (AONB) (see 4.2.1), bordered by the sea/harbour to the south and west. This Village Design Statement (VDS), in line with advice published by the Countryside Agency, is intended to assist the management of change and to give detailed design guidance based on the distinctive character of the village. It is intended to supplement the development plan policies in the Adopted West Sussex Structure Plan and Adopted First Review Chichester District Local Plan 1999. (See policy context summary in Appendix III). It is not about **whether** development should take place, but about **how** planned sustainable development should be carried out.

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 Design Statement defines the distinctiveness of West Wittering and provides planning guidance for both major change and smaller modifications. The structure of this document can be seen in the Contents. For the purpose of the VDS 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 inside the front cover shows these character areas, although not all of Character Area 6 is shown on the map.

The adopted development plan policies are added to the text in BLUE at the respective point, with a more detailed explanation of this specific policy in Appendix III.





The Village Design Statement has been produced after public consultation with the residents, including:

- Questionnaire
- Workshops
- Presentations
- Exhibitions
- Web site

The full details of responses and how they have been considered are set out in the Statement of Consultation in Appendix I.

This document was drafted by a team of volunteers drawn from village residents, with expert assistance from Chichester Harbour Conservancy (planning) on behalf of Chichester District Council (CDC). The key objective of this document is to have it formally adopted by CDC as a “material consideration” when considering planning proposals for either development control or planning policy purposes.

4.1 Geography (See maps on front and back covers)

Policy LOC1(3)

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 main settlement areas of the Parish are separated by an area of farmland (referred to as the Strategic Gap). 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 2,100 acres are arable farmland.

4.2 Designations

West Wittering parish has several designations which help to conserve its unique qualities. The purpose of these designations is set out below.

4.2.1 Area of Outstanding Natural Beauty (AONB) (See map on inside back cover)

Policy RE4

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.



Strategic Gap with views to the South Downs



Chichester Harbour AONB is one of 41 AONBs in England and Wales, and one of 9 AONBs in the southeast region. Chichester Harbour AONB 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.

4.2.2 Ramsar, SPA, SAC and SSSI

Policies RE7 and RE8

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 EC interest.
- European Special Area for Conservation (SAC): to protect natural habitats of wild flora and fauna of EC interest.
- A Site of Special Scientific Interest (SSSI): national sites designated under the Wildlife and Countryside Act 1981 as a national network of areas with the greatest value to wildlife or geological conservation.



Bracklesham Bay, the stretch of coast from Chichester Harbour to Selsey Bill, is a designated SSSI area, notified under Section 28 of the Wildlife and Countryside Act 1981.

4.2.3 Conservation Area (see Area 1 on map - inside front cover)

Policies BE5 and BE6

West Wittering is a rural residential village and, though only one farm remains within the Conservation Area, many buildings remind the observer of the village's agricultural past. There are 11 listed buildings in the Conservation Area, the most important being St Peter and St Paul's Church, listed Grade 1, which has largely 12th Century fabric. See Listed Buildings in back cover for other properties in this category.



4.2.4 Strategic Gap (see map - inside back cover)

Policy RE6

These are areas of land between settlements where development is generally precluded to prevent the merging of neighbouring settlements. Only in exceptional circumstances is development allowed for agriculture, forestry and quiet informal recreation if no alternative location is possible. Strategic Gaps are identified through the County Structure Plan and then implemented as part of the Local Plan process. The Strategic Gap within the parish is the gap between the west and east ends of the village.



4. Village Context



4.3 History and Archaeology

4.3.1 Archaeology

Policy BE3

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 Wihtringes (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 Manhood. 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.





4.3.2 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 1948 Mrs Dent, of the well-known publishing family, gave an area of open farmland to the Parish, and this is now the recreation ground in Rookwood Road.

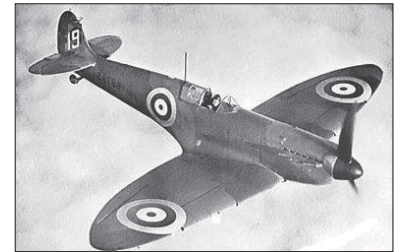
In 1951 the Church Commissioners gifted Snowhill Green to the Parish Council to remain an open space in perpetuity. At the same time they began to sell environmentally valuable land. With the preservation of the rural and undeveloped nature of the property and its surroundings in mind, a small group 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.

In 1964 East Head was gifted to the County Council and then to the National Trust, which still retains ownership of this fragile area of natural beauty.

Within the same ethos private companies namely Cakeham Manor Estate Ltd and Webbs Land Ltd have purchased agricultural land to prevent commercial development, thus protecting the strategic gap and ensuring preservation for future generations.



Elmstead House



Snowhill Green

PLANNING GUIDELINES

1. **Commercial buildings/ structures should be controlled both in placement, size and materials used with natural screening where appropriate.**
2. **Any expansion of holiday parks should be less than 5% in terms of site areas and number of pitches and subject to infrastructure demands being met. Sites need to be landscaped in advance to minimize their visual impact.**
3. **To minimise visual impact, holiday parks should be a minimum of 70 metres from the nearest public highway and screened by the planting of hedgerows and trees.**



Policies T2, T3, T4, and T6

West Wittering has some 1,600 dwellings in two major settlement areas with a strategic gap in between. A significant number are rated as second homes. The population varies considerably during the summer and other holiday periods, and is estimated to grow from a base of 3,600 to double this figure at the height of the summer season. This influx is far greater when including the 8 holiday parks which offer a substantial number of 'pitches' for holiday homes and touring vans/tents (c. 1,600) which again increases the number of holiday residents. This is a key issue.

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.



Woodger Cricket Pavilion - Millennium Meadow



Policy BE2

West Wittering has an array of small, individually run, shops, 3 pubs, several B&Bs, a garden centre, 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 (with financial support from the F.Glenister Woodger Trust, CDC and local fund raising), 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.

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.



Memorial Hall

4. Trees and hedgerows on approaches to the village should be preserved, and augmented with further indigenous planting.
5. The mature trees and mixed hedgerows that form the settlement boundary to the north of Summerfield Road should be protected. They form an essential part of the rural view presented by the village on the approach from Chichester.
6. Where Settlement areas are bordered by an environmental designation (see 4.2) or “green lungs” developments should not encroach.
7. The boundaries of the Strategic Gap, the Ellanore Lane corridor and the sea marsh to the southwest of the village should be protected. The areas that they enclose are essential elements of the rural character of the village. There should be no development in these areas (Policy ENV3).
8. The mature trees in the parish provide essential shape and character to village views and should be preserved and augmented, with further tree planting encouraged.
9. Stables, agricultural buildings, caravan parks should be sited discreetly and screened by trees/hedgerows.



Policy C13

From the aerial view (on front cover), 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. (Questionnaire Q2 &3)

Intensive use of the prime arable land is evidence of the continued economic viability of farming in the parish. 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 (Questionnaire Q1,3 & 4).





6.1 Footpaths and Cycle Path

Policy R4

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. The results of the questionnaire demonstrate there is a need for a pedestrian/cycle path between the west and east centres (Questionnaire Q2 & 13).



6.2 Chichester Harbour AONB

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.

- 10. The loss of East Head dune system or a significant break in it, would damage the fragile equilibrium in Snowhill Creek and expose nearby properties to a greater risk of flooding and coastal erosion.
- 11. There is a demand for a pedestrian/cycle path, linking the west and east centres of the village, adjacent to Cakeham Road. Footpaths should be maintained and extended for both residents and tourists.



Salterns Way

6. The Character of the Landscape

12. The hedgerow and trees to the north of Elmstead Park Road adjacent to the Recreational Ground need protection and maintenance to diminish the impact of this settlement area on the views of the village from the north.

13. The current screening to the settlement boundary to the north of Area 4 (South East Inland area) should be protected and repaired.

14. The South East Inland area settlement edge boundary (to the east of the Strategic Gap) would benefit from the addition of trees and shrubs.

15. To maintain their rural character, Piggery Hall Lane and Church Road should not become new access routes to the South East Inland settlement area.



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 countless 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.





6.3 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 overwintering 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.

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.



6.4 Settlement edges

Chichester Harbour AONB Landscape Character Assessment 2005 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 forms the Strategic Gap, and is agricultural land classification 2 or 3a. Development of land of this type should only be permitted in compelling circumstances. This area is now becoming home to small groups of deer.

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 and the Strategic Gap.



16. Approval for any extension to any settlement policy area should only be given where (i) the density of housing is comparable to the village as a whole and does not exceed that of adjacent character areas, (ii) there is the infrastructure to support the development and (iii) there is evidence that the economic balance of the village will be maintained.

17. Extensions should not dominate the main building and normally be subordinate. Pitch of roof, choice of materials and fenestrations should match principal building.

18. Street or footpath lighting should only be introduced where road safety or security is paramount. It should be shaded to restrict light to the relevant ground area and not be visible outside the settlement area. It should be aesthetically pleasing whilst minimising light pollution.

19. Signage and street furniture should be kept to a minimum.

Policies BE11, BE12, BE13, and BE14

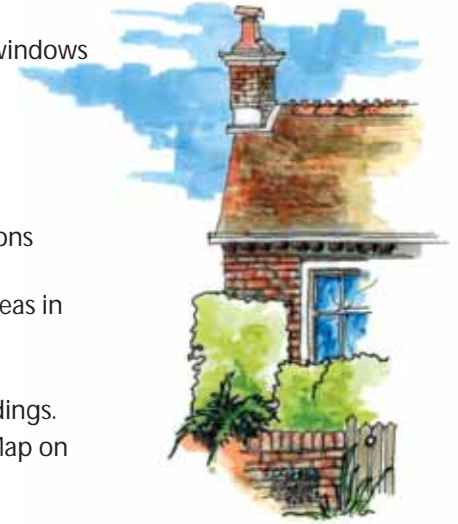
The settlement pattern of West Wittering was analysed through historic maps and records, field surveys and current maps. From this the village naturally divides into six character areas, which can be seen on the plan on the inside front cover.

Each character area describes the following:

- Building style and age, including doors and windows
- Building materials
- Road design
- Level of planting and open space
- Important views, unique amenity aspects
- Other planning policy aspects and designations

Appendix II shows the density of settlement areas in West Wittering.

Appendix VI shows pictorial map of listed buildings. Listed buildings are referenced on the Parish Map on the inside back cover.



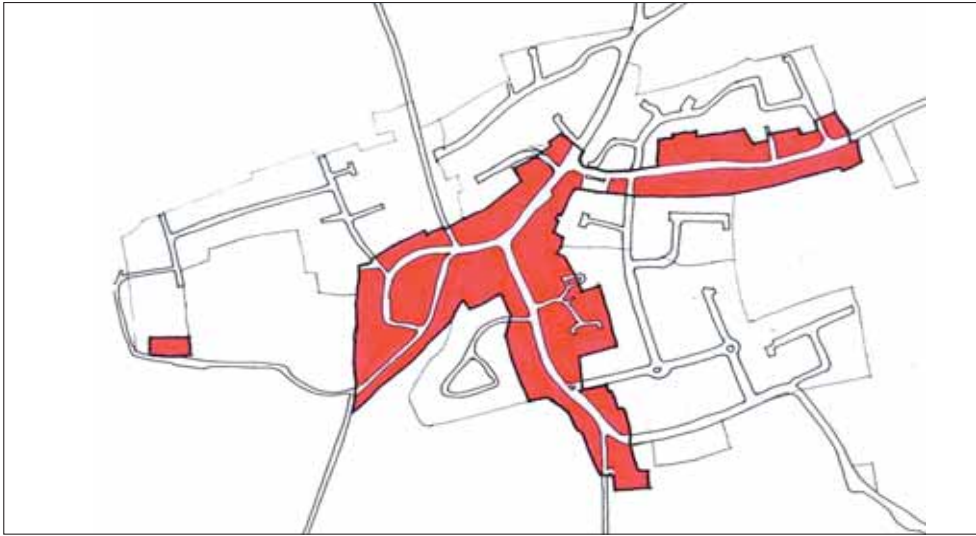
Rose Cottage



Coastguard Cottages



7.1 Area 1 – CENTRAL CONSERVATION



Policy BE5 and BE6

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.

7.1.1 Conservation Area Building Style and Age

There are 11 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.

CENTRAL CONSERVATION

- 20. Notwithstanding 16, any development should receive maximum scrutiny and should meet all the recommendations of the VDS.**
- 21. There should be no new designated brownfield area sites within the Conservation Area which would be detrimental to its character.**
- 22. Scale and design and choice of brick, flint and other traditional materials should match existing.**
- 23. Appropriate roofs are pitched 40° to 50° (30° to 40° if 19th century) with hand made plain clay tiles or thatch and include chimneys. Eaves are open with flush verges although occasionally boxed with barge boards. Gable widths should not exceed 6 metres.**
- 24. Appropriate front elevations are balanced and simple with vertical form to windows.**
- 25. UPVC window and door frames are not appropriate.**
- 26. No new paved areas or road widening should be permitted with residents encouraged to cultivate gardens to road front.**

7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

27. There is almost no street lighting in the area save for the main road and this is the expressed preference of residents.

28. Pound Road

- Any new development should retain the original front elevation of buildings, the spaces between buildings, the large plot sizes and reflect the height of the adjacent properties to retain the character of small 18th and 19th century cottages.
- Appropriate elevation materials for new development are flint cobbles or knapped flint, flint and sandstone with red brick dressings, clay tile hanging, red brick, painted brick or white painted or natural render.
- Appropriate roof materials are handmade clay peg tiles and thatch.

29. Rookwood Road

- Any new development on the south-east side should not impinge on the general character (of the road) and be set well back from the road.
- Any development on the north-west side should not detract from the listed buildings and be set back from the road behind flint or "mixen" stone walls.

7.1.2 Conservation Area – Building Materials

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 20 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.



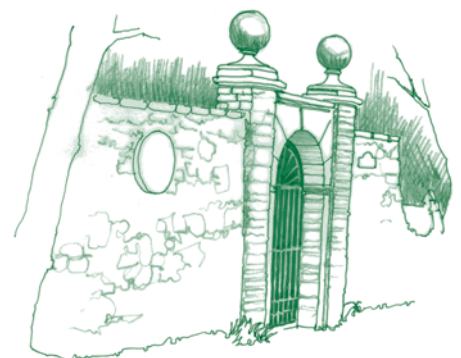
Windows are all timber and usually painted white. Pre-1850 have timber sashes eight over eight, properties built thereafter have two over two. Other window styles are side opening casements with six or eight lights. Doors are generally timber and painted with modest door cases.

7.1.3 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.





Village Green

7.1.4 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.

7.1.5 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.

7.1.6 Conservation Area – Road Design

There are few straight roads in the village. Pound Road has practically no paved footpaths or kerb stones, is fairly narrow, distinctively curved 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 pavements on at least one side. Elms Lane has a short section of pavement at the village end beyond which it takes on an attractive rural feel. It has no street lighting, and is edged by ditches and grass verges on both sides.



- Appropriate materials are white painted brick and thatched roofing.
- Appropriate boundary wall materials are flint and “mixin” stone.

30. Elms Lane

- Any new development should maintain rural qualities of lane.
- New dwellings should be detached, maintain the spacing between buildings and the substantial plots.
- Dwellings should be set back from the road and retain the grass verges, drainage ditches and mature trees.
- Appropriate materials are stone, flint and painted brick for elevations and clay or thatched for roofs.

31. Cakeham Road

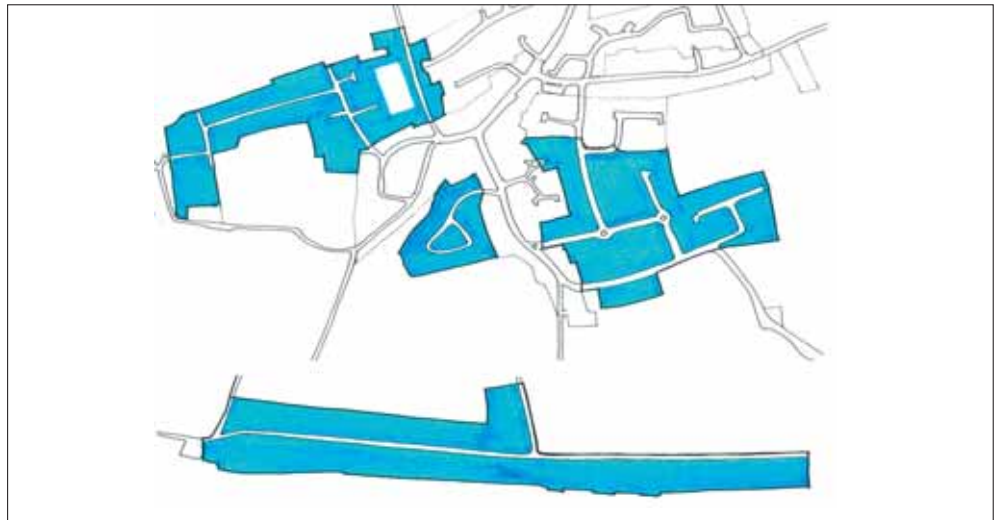
- New dwellings should be detached, maintain the spacing between buildings and the substantial plots.
- New dwellings should maintain the unobtrusive character of the majority of houses, set well back from the road with high walls, hedging and mature trees in front.
- Appropriate materials include brick, flint, clay tiles and white painted render.

7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

SOUTH WEST

32. The settlement area is bounded by the Strategic Gap and should not be extended (see Guideline 6).
33. Grass verges and mature trees are a feature of the area and should be preserved, retained and maintained.
34. Wells Farm Estate
- Any new development should maintain the spaces between buildings, the large plot size and the use of red brick or tile.
 - Any new development should maintain the existing mature hedges and 3-4m of grass verge to the road.
 - No cul-de-sac should be used as access to future development.
35. East & West Strand
- Any new development should maintain the spaces between buildings, the large plot sizes and reflect the height of the adjacent properties to retain the character of openness and space.

7.2 Area 2 – 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.



7.2.1 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.



7.2.2 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, painted 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-detached properties in Cakeham Road and on Wells Farm, with dormers occurring on Cakeham Manor Estate.

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



The Wad

7.2.3 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.

7.2.4 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.

7.2.5 South West – Views & 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

- Appropriate elevation and roof materials for new development are wide ranging. Elevations could incorporate white painted brickwork, rendered walls, flint, stone and fair-faced brickwork walls and part timber cladding. Roof styles are pitched with red grey or brown clay tiles.

36. The Wad

- Any redevelopment should draw on the common features of white painted brickwork often relieved by shiplap boarding or in some cases, partial stone cladding.
- The central wooded green is a key character element to be preserved.

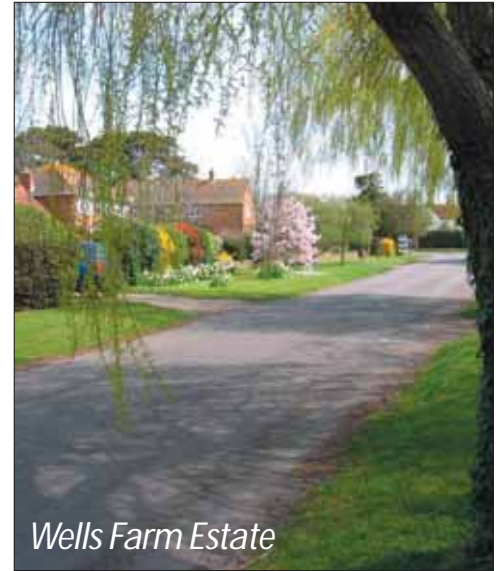
37. Roman Landing

- Any development should retain the style of traditional Sussex farmhouses, the spaces between buildings, and the large plots.



7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

- Building materials should where possible be brick and flint. Roofs should be thatched or with wood or clay tiles. Low existing heights should be maintained, and no house should be more than 2 storeys high.



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.

7.2.6 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.





7.3 Area 3 – 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”.

7.3.1 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,



SOUTH EAST MARINE

- 38. Any new development needs to consider the current shortage in parts of the area for on-road parking.
- 39. The existing trees within the street scene should be retained to maintain the leafy character and additional tree planting should be encouraged.
- 40. The character of the area is eclectic and presents few limitations on the style of any new development.
- 41. Jolliffe Road
 - Any new dwellings should be detached, single or 1.5 storeys, with front gardens and low walled boundary.
 - The pavement and grass verge must be maintained. This creates a sense of space and light.



7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

42. Culimore Road & Close

- Any new dwellings should be detached chalet bungalows, sited 2-4m back from the pavement.
- Appropriate front boundaries are low walls or fencing.

43. Marine Drive, Marine Drive West, Marine Close

- Any new development should maintain the spaces between buildings and reflect the height of adjacent properties.

44. The Crescent

- Any new dwellings should be detached and reflect the height of the adjacent properties.
- Any new developments should retain a front garden of approximately 4m wide with mature shrubs.

45. Russell Road

- Pavements and discreet lighting should be maintained.
- Front gardens with mature hedged boundaries are appropriate.



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.

7.3.2 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.

7.3.3 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.

7.3.4 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 preponderance 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.

7.3.5 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.

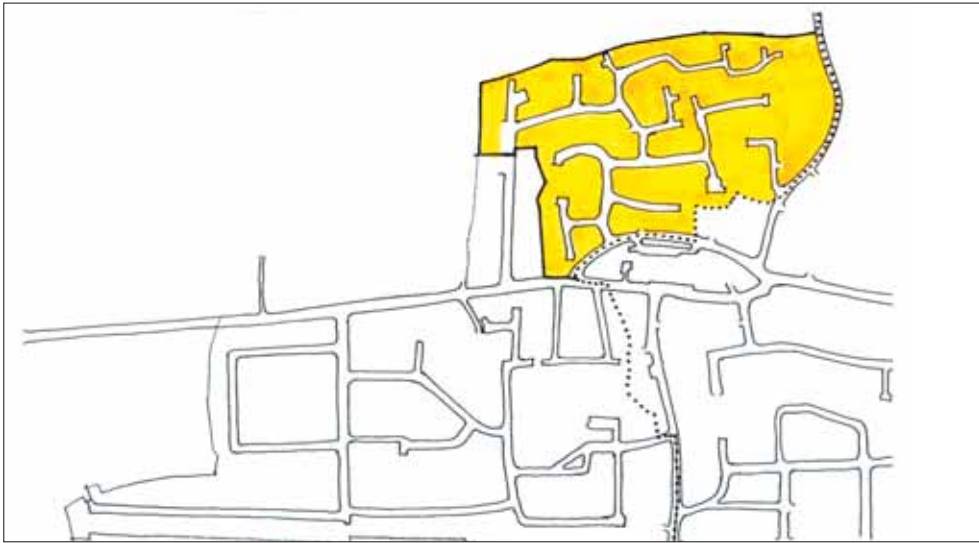
7.3.6 South East Marine – Road Design

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.





7.4 Area 4 – 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.

7.4.1 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.



SOUTH EAST INLAND

46. Any extension to the north of this area should be of a kind more in keeping with the rest of the village as a whole, and only after appropriate improvements have been made to the infrastructure of the area. (see Guideline 11)

47. Wittering Sea Estate and Mill Gardens

- **Any new development should be a modern style and maintain the spaces between buildings and reflect the height of the adjacent buildings.**
- **The existing building line should be maintained. Open plan front gardens should be retained or bordered by small shrubs.**

Settlement Pattern, Parish Character Areas, their Buildings and Spaces



7.4.2 South East Inland – Building Materials

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.

7.4.3 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.



7.4.4 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.



7.4.5 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.



7.4.6 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.



7.5 Area 5 – 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 Strategic Gap or 'Green Lung' on its eastern boundary. The area to the north east of Rookwood Road is part of the AONB (RE4).



7.5.1 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 a butchers 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.

7.5.2 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.

7.5.3 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

- 48. Appropriate roofs are pitched with thatch or clay tiles. Elevations are simple, detached or semi-detached and in scale to neighbours.
- 49. There is insufficient on-road parking in this area and anything which adds to this should be firmly resisted.
- 50. Elmstead Park Road, Elmstead Gardens, Elms Way, Meadow Lane
 - Any new development should maintain the spaces between the buildings, the generous plots and the walled gardens.
 - Appropriate materials include white walls, shuttered windows, tile hung elevations or tile hanging with brickwork.
 - Steps should be taken to reduce the night time light pollution.
- 51. Locksash Close
 - Any new developments should maintain the spaces between the buildings and the open plan gardens to the front of the properties.

7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

52. Cunliffe Close

- Any new developments should maintain the spaces between the buildings and the modern styling.
- Appropriate materials include brick ground floor elevations with either shiplap boarding or tile hanging.

53. Summerfield Road

- Any new developments should maintain the spaces between the buildings, large rear plots with views to the wider countryside and open plan front gardens.
- Appropriate materials are red brick with tiled roofs.

54. The Malthouses

- Any new development should be semi-detached, maintaining the spaces between buildings and the large rear plots with views to the wider countryside.
- Appropriate materials to include rendered pebbledash, tiles and possibly brick.



7.5.4 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. 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.

7.5.5 Northern – Views and Amenity Aspects

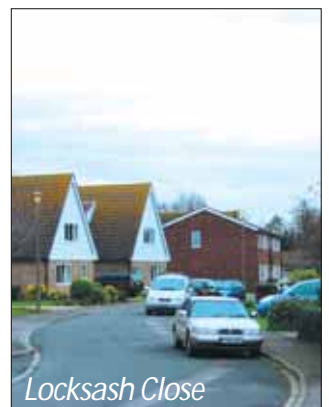
To the north of Summerfield Road and Elmstead Park Road are open fields and distant views of the caravan park. The rear gardens of the Malthouses look out over arable farmland. Some of the houses in Elms Ride have open views across a field, one of the “green lungs” into the village.

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.

7.5.6 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, 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.





7.6 Area 6 – OUTLYING

Policies C1, H12, RE14, and RE16

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.

7.6.1 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 Domesday 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.

7.6.2 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

- 55. The outlying hamlets are major contributors to the character of the area and need particularly strong control over any development or redevelopment.
- 56. There should be no Council designated brownfield area sites outside the settlement policy area which would be detrimental to the area.
- 57. Chapel Lane
 - The flint walled or mature hedge front gardens should be retained to maintain the rural character.
 - Appropriate materials include brick or rendered elevations with clay tile roofs.
- 58. Appropriate boundary treatments along the B2179 is mixed native species, hedgerow screening. Tall wooden fences urbanise the area and are inappropriate.
- 59. Appropriate materials for this area are traditional mixtures of flint and brick elevations, with some painted brick or tile hanging. Appropriate roof materials include thatch, slate, or red/brown clay roof tiles.



7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces



7.6.3 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.



7.6.4 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.

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.

7.6.5 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.



7.6.6 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.



APPENDIX I - Statement of Consultation

| DATE | DETAILS | OUTPUT |
|-------------------------------|--|---|
| April to October 2004 | West Wittering Parish Council meetings - it was resolved that a Village Design Statement would be facilitated by a Parish Councillor & supported and promoted by the WWPC. | WWPC to facilitate a residents meeting to identify support and resources to develop a VDS for West Wittering. A Parish Plan could be developed later. Unanimous support for a WW VDS. 26 residents put their names forward to help in preparing the VDS, and a Steering Group to lead this project was formed. |
| 20th October 2004 | Public Meeting. After notices in all shops, notice boards, local newspapers etc., a meeting was held at the WW Cricket Club Woodger Pavilion which was attended by 47 residents. Presentations by a Planning Officer of CHC lead to discussions on benefits of a VDS etc. | 4 Teams were formed for various tasks. Skill gaps were identified and further skilled residents were recruited. Teams visited their allocated parts of the parish, took many photographs, and wrote up their character assessments. Many discussions arose with other residents who assisted with their contributions. A local editor was identified and a structure for the WW VDS was agreed. |
| November 2004 to May 2005 | Many Team and Steering Group meetings and workshops were held to both plan and implement the project – specifically the “Character Assessment” of the different areas of the village and identifying what makes WW distinctive. | |
| May 2005 | Development of a website to hold all WW VDS information - and make it available to the whole village. http://www.shortal.com/westwittering/index.html | Access to the WW VDS as it was developing was made available to the whole village to show progress and also to encourage participation and feedback. |
| 20-21st May 2005 | Public Meeting Presentation & Exhibition. We sent invitations to all resident associations and private estates, and posted notices throughout the village. A presentation and exhibition was held in the Parish Pavilion to show the village findings to date, and to ask for feedback. | More than 100 residents attended the presentation and exhibition, giving useful and positive feedback. This activity was considered to be an excellent consultation process and documents were edited accordingly. The opportunity was taken to launch the WW VDS website and make all residents aware of it. |
| June to September 2005 | Over this period a Questionnaire was developed for circulation. This requested residents’ views about the village and asked for feedback on the WW VDS character assessment so far. It also encouraged interaction on the website. | 1680 Questionnaires were distributed to every household in the village. The feedback from this Questionnaire was analysed by the Steering Group, and appropriate issues were included in the WW VDS. (See Questionnaire analysis after this table) |
| October 2005 to February 2006 | Steering Group re-shaped teams to work on different aspects of WW VDS. Letters sent to all residents’ associations, private estates etc. asking for any specific planning guidelines for their settlement areas. Sketches were done, complementing the photographs, to illustrate specific features highlighted in the VDS | These tasks included refining the WW VDS document to include all village feedback and the development of Planning Guidelines to address the issues identified from consultation. The 10th draft was considered ready to view in a public exhibition. |
| 10th March 2006 | Public Meeting Exhibition. We sent invitations to all resident associations and private estates, and posted notices throughout the village. An exhibition was held in the Parish Pavilion to show the first draft WW VDS document to the public and to ask for feedback. | Many residents attended the exhibition and used the forms provided to provide feedback, which was generally very positive. Subject to minor changes, this version was approved by those who were present. These changes were incorporated into the WW VDS. |
| May 2006 | After feedback the latest consultation was incorporated into the document, it was considered ready to be submitted for formal consultation to Chichester District Council and many other bodies for their comments. At the same time this draft was circulated around the village for final feedback. | The feedback from this 4 week period of formal consultation was generally very positive. The suggestions received were discussed by the VDS Team and added to the document where deemed appropriate. Enhancements were made to improve the document from a user’s point of view. |

WEST WITTERING VILLAGE DESIGN STATEMENT QUESTIONNAIRE RESULTS

1,680 QUESTIONNAIRES WERE HAND DELIVERED TO EVERY HOUSEHOLDER IN WEST WITTERING, 248 WERE RETURNED = 14.7% RETURN RATE

Areas from which Returned Questionnaires came from

Ages of Householders who Returned their Questionnaires

| Area | Questionnaires Delivered | Questionnaires Returned | Percentage Returned |
|----------------------|--------------------------|-------------------------|---------------------|
| Central Conservation | 100 | 29 | 29 |
| South West | 350 | 73 | 21 |
| South East Marine | 440 | 32 | 7 |
| South East Inland | 370 | 28 | 8 |
| Northern | 300 | 64 | 16 |
| Outlying | 120 | 16 | 13 |

| Age | No. Returned | Percentage |
|----------|--------------|------------|
| Under 18 | 0 | 0 |
| 18-30 | 3 | 1 |
| 31-55 | 45 | 18 |
| 56-70 | 117 | 47 |
| over 71 | 83 | 34 |

1. What is important to you in West Wittering that you would most like to protect? (responses have been grouped under generic headings)

| | No | Percentage |
|--|----|------------|
| Environment - strategic gap, open spaces, green lungs, countryside, footpaths, lanes | 89 | 22 |
| High Standard of village atmosphere, character, size | 74 | 18 |
| Coastline & Harbour | 70 | 17 |
| Rural Character | 68 | 16 |
| Community Spirit | 33 | 8 |
| Peace & Quiet | 31 | 7 |
| Restrict Scale/density of housing | 27 | 7 |
| Shops & Bus Service | 12 | 3 |
| Community Buildings | 11 | 3 |

2. What, if anything, would you like to change about West Wittering? (responses have been grouped under generic headings)

| | No | Percentage |
|---|----|------------|
| Transport & Highways, congestion, access to Chichester, speed, car parking, street lighting, furniture & road signs | 60 | 33 |
| Nothing | 34 | 16 |
| Restore post office, shops, restaurants, cash dispenser | 28 | 13 |
| Housing, control quality, less housing, reduce prices, control % of holiday homes, fewer weekenders | 21 | 10 |
| Caravan Park expansion, permanent residence | 18 | 8 |
| People Issues: more facilities for young & disabled, improve lack of law and order, cctv | 12 | 5 |
| Footway/cyclepath Wellsfield to E Wittering | 11 | 5 |
| Manage rural uncommercial environment, plant more trees & hedges | 11 | 5 |
| Parish boundary, put east end of west witt into east wittering | 7 | 3 |

3. Please give a value of 1-3 in the following table (1=low 3=high) (Percentages below are based on Number of responses x 3 = 100% and then sorted by value)

| | How much do you value | How much do you use |
|--|-----------------------|---------------------|
| Chichester Harbour & East Head (AONB) | 98 | 76 |
| Protection of Environment eg conservation area | 97 | 73 |
| The Countryside, rural feel | 97 | 82 |
| Beach & Car Park | 90 | 69 |
| Community Buildings, eg Memorial Hall | 88 | 57 |
| Shops | 87 | 73 |
| Community Spirit | 85 | 56 |
| Church | 83 | 45 |
| Historic Buildings | 78 | 42 |
| Facilities for the elderly | 77 | 21 |
| Public Transport | 76 | 32 |
| Recreation Grounds | 72 | 24 |
| Public Toilets | 72 | 32 |
| Pubs, Restaurants | 70 | 51 |
| Sporting Facilities | 69 | 31 |
| Care/Nursing Home | 69 | 13 |
| Playgroups, School | 68 | 14 |
| Local Events eg School Fair | 67 | 40 |
| Clubs/Societies | 66 | 36 |
| Allotments | 60 | 16 |
| Facilities for home working | 37 | 18 |
| Caravan Sites | 36 | 10 |



4. How strongly do you feel about the following statement:

“Nature conservation areas and other open spaces in and around West Wittering must be preserved at all costs” Strongly Agree 78% Agree 18% Neutral 2% Disagree 0% Strongly Disagree 1%

5. How important do you think the open spaces within and between West Wittering and the neighbouring villages are to the identity of West Wittering?

Very Important 82% Important 14% Slightly 1% Not very 2% Not at all 1%

6. What is your opinion about the community buildings in West Wittering

| | | | |
|-------------------------------|-------------|------------------|---------------|
| Number of Community Buildings | Too many 3% | About right 94% | Not enough 3% |
| Variety of Sizes | Good 21% | About right 76% | Not enough 2% |
| Level of Facilities Provided | Good 46% | Satisfactory 49% | Inadequate 5% |

7. Do you think there are enough recreational facilities in West Wittering?

Yes 70% No 16% Don't Know 15%

8. If you answered “No” to question 7, what recreational facilities would you like to have?

| Facility | Number |
|--------------------|--------|
| Tennis Court | 7 |
| Swimming Pool | 4 |
| Skate Park | 5 |
| Bowling Green | 5 |
| Improve Playground | 5 |

9. What is your opinion about the following statements?

It is important that new buildings and alterations (whether for housing, commercial or industrial use) should:

| | Agree | Neutral | Disagree |
|--|-------|---------|----------|
| Maintain density in line with local character (properties per hectare) | 92% | 5% | 3% |
| Respect the scale of the surrounding buildings | 95% | 4% | 1% |
| Be in keeping with the style of the neighboring buildings | 85% | 11% | 3% |
| Use materials in keeping with the area | 87% | 11% | 2% |
| Maintain a variety of heights and shapes | 76% | 20% | 4% |
| Have existing infrastructure suitable for additional housing | 58% | 19% | 23% |
| Be adventurous in design whilst maintaining feel and atmosphere | 34% | 36% | 30% |

10. If we have to have more houses in West Wittering, do you think that more small houses e.g. ‘starter homes’ and/or ‘affordable housing’ should be built

Yes 50% No 50%

11. Do you think that houses/future development should in principle be built on:

Already built-on plots (infilling) 91% Open Space 9%

12. Do you agree that traffic calming would be a good idea for West Wittering?

Strongly Agree 22% Agree 21% Neutral 24% Disagree 15% Strongly Disagree 18%

13. Do you think any of the following facilities need changing?

| | Yes | No |
|--------------------------------------|-----|----|
| Footpaths, cyclepaths, bridleways | 36 | 64 |
| Street Furniture, eg lamp posts | 18 | 82 |
| Pavements and road surfaces | 32 | 68 |
| Community Buildings | 6 | 94 |
| Parking in the village centre | 40 | 60 |
| Facilities for the youth | 38 | 62 |
| Educational Facilities | 16 | 84 |
| Facilities for the disabled eg ramps | 37 | 63 |

14. Do you have any other comments or ideas?

These comments, where appropriate, were included in Q1 & Q2

APPENDIX II - Density of Settlement Areas & Listed Buildings

WEST WITTERING VILLAGE DESIGN STATEMENT

Densities – this is not a comprehensive list of all the dwellings in the village.

| LOCATION | DWELLINGS | AREA (hectares) | DENSITY (dw/Hect) | Excl. estate Roads | |
|---|--------------|--------------------|----------------------|--------------------|----------------------|
| | | | | AREA (hectares) | DENSITY (dw/Hect) |
| West Wittering West | | | | | |
| CONSERVATION AREA | | | | | |
| Pound Road (exc Church, school, playing field, green) | 24 | 1.48 | 16.18 | | |
| Cakeham/Rookwood in C.A. (exc PH, Memorial Hall) | 41 | 3.24 | 12.66 | | |
| Elms Lane | 27 | 2.75 | 9.81 | | |
| Holmwood CI (Inc Estate Rd) | 9 | 0.93 | 9.73 | 0.79 | 11.43 |
| | <u>101</u> | <u>8.40</u> | <u>12.02</u> | <u>8.26</u> | <u>12.23</u> |
| NON CONSERVATION AREA | | | | | |
| Roman Landing (Exc Tennis ct) (Inc CoastguardsCott, Snowhill houses and estate road) | 56 | 4.33 | 12.92 | 2.48 | 22.62 |
| Summerfield | 74 | 2.79 | 26.55 | | |
| Rookwood (non C.A.)(To field and Playing field) (exc shops) | 14 | 0.70 | 20.07 | | |
| Cunliffe | 12 | 0.29 | 41.14 | | |
| Locksash | 30 | 0.79 | 38.17 | | |
| Ellanore | 3 | 0.67 | 4.45 | | |
| Elmstead Park Rd, Meadow lane etc | 63 | 4.39 | 14.37 | | |
| Wells Farm Estate (inc estate roads) | 86 | 9.16 | 9.39 | 6.55 | 13.13 |
| Wellsfield (inc estate roads) | 27 | 2.55 | 10.57 | 1.93 | 13.95 |
| Middlefield | 5 | 0.37 | 13.66 | | |
| Cakeham Rd (non C.A.)(exc fields) | 23 | 1.83 | 12.54 | | |
| The Wad (inc estate roads and green) | 29 | 2.56 | 11.34 | 0.76 | 38.14 |
| | <u>422</u> | <u>30.43</u> | <u>13.87</u> | <u>32.18</u> | <u>13.12</u> |
| The Strands (exc roads) | 62 | 17.41 | 3.56 | | |
| West Wittering East* | | | | | |
| South of Cakeham Road | 328 | 11.73 | 27.95 | | |
| North of Cakeham Road/Northern Crescent | 178 | 4.74 | 37.57 | | |
| | <u>506</u> | <u>16.47</u> | <u>30.72</u> | | |
| *not accurate due to poor plan | | | | | |
| Grand Total (including estate roads) | <u>1,091</u> | <u>72.71</u> | <u>15.00</u> | | |
| (excluding estate roads) | 1,091 | | | 74.32 | 14.68 |

APPENDIX III - Planning Policies and the Development Plan

The purpose of this Village Design Statement, (VDS), is to give guidance on how new development will fit the existing character of West Wittering. To enable the guidance in this VDS to carry weight in the decision making process it has to fit its planning policy context, and be subject to formal public consultation to be adopted as a Material Consideration by Chichester District Council.

The overall planning objectives, which encourage good design and focus on appropriate development within rural areas and in local communities such as villages, are found in **National Planning Policy Statements: PPS 1 Delivering Sustainable Development and PPS 7 Sustainable Development in Rural Areas**. These are reflected at the regional level in the existing **Adopted Regional Planning Guidance for the Southeast RPG 9**.

The development plan at the time of preparing this VDS is still the **Adopted West Sussex Structure Plan 2001-2016** and the **Adopted First Review Chichester District Local Plan 1999**. These policies are saved at the time of writing. The Regional Spatial Strategy for the South East and the new Chichester District Local Development Framework will supersede them over the next three years.

Planning Policy Statement 1

Planning Policy Statement 1 sets out that good design is indivisible from good planning. Design that is inappropriate to its context or which fails to improve character, the quality of the area and its function should not be permitted. Local communities should have a central role in preparing plans and policies for their area through the planning process.

Planning Policy Statement 7

Planning Policy Statement 7 gives guidance on the design and character of rural settlements. It acknowledges that villages often contain features and buildings of significant architectural and historic value that contribute the character of the countryside. Any new development that is proposed needs to respect and enhance these qualities. Village Design Statements are recognised as one of the planning tools to achieve these objectives. It also recognises the importance of nationally designated areas including AONB's, and nature conservation designations, as contributing to the overall character of the landscape.

Regional Planning Guidance 9: South East

Policy Q7 states that the character and quality of the rural environment should be maintained and enhanced. Part iii of the policy states that good quality development, which contributes to local distinctiveness should be encouraged. Part iv states that the landscape setting and character of historic towns and villages should be safeguarded.

Policy Q8 of RPG 9 promotes sustaining rural communities by suggesting how planning authorities can encourage equitable and locally based provisions of service for rural areas:

"a. Development plans and where relevant local transport plans, should:

iv. contain policies and proposals, which cater for both the needs of the rural population and the needs of tourists, whilst protecting the character of the countryside and promoting safe routes for walking and cycling.

a. In addition, local authorities and relevant partners should:

ii. make use of the range of tools now available to help establish and meet the needs and aspirations of rural areas. Initiatives such as Rural Strategies, Planning for Real, Village Appraisals and Village Design Statements, as well as local authority community strategies, can help to involve a wide section of the local community in working with local authorities, health, education and other service providers, the private sector, the Countryside Agency and other Government Agencies to bring forward sensitive development planning in rural areas."

Adopted West Sussex Structure Plan 2001-2016

The Character section of the Structure Plan includes the following objectives or targets to be achieved from the character development plan policy:

- To ensure that new development protects and where possible, reinforces the character of the area.
- To ensure that new development safeguards the natural beauty, distinctive character and remote and tranquil nature of the AONB.
- To ensure that there is no development within strategic gaps which undermines their fundamental integrity and purpose.
- To ensure that new development protects and where possible, enhances the character of towns and villages.
- To ensure that new development protects and where possible, enhances historic heritage.

The following strategic policies apply to West Wittering village and its surrounding countryside:

Policy CH1 states that development should not be permitted unless it maintains and where possible enhances the character, distinctiveness and sense of place of settlements and the County's landscape, including the south coast plain character area, within which West Wittering is located. Local Plans should in their policies maintain and enhance the distinctive character and sense of place of settlements and landscape character around them.

APPENDIX III - Planning Policies and the Development Plan

Policy CH2 states that development should not be permitted unless the natural beauty, distinctive character of the AONB's, including Chichester Harbour is maintained and enhanced. Development for local needs should be permitted where it does not conflict with the purposes of the AONB designation. Local Plans should reflect these principles in their policies and also ensure that development outside of AONB's does not detract from the natural beauty, distinctive character and remote/tranquil nature of these areas.

Policy CH3 seeks to maintain and enhance the separate identity of settlements, to prevent coalescence of development and merging of settlements, this policy identifies strategic gaps, which seek to meet those objectives. **CH3(b)** identifies a strategic gap between East and West Wittering and this gap boundary is defined in the Adopted **First Review Chichester District Local Plan 1999** and in the emerging **Core Strategy of the Local Development Framework**.

Policy CH4 and CH5 set out that development should not be permitted unless Conservation Areas and Listed Buildings, character will be preserved and enhanced. Local Plans should incorporate policies to ensure this, including the setting of the Conservation Areas and Listed Buildings and views in and out of the Conservation Area are maintained and preserved.

Policy CH7 states that development should not be permitted unless the archaeological heritage of West Sussex is protected and preserved and where possible the educational/amenity value of these sites is enabled. Local Plans should have policies to ensure that scheduled ancient monuments and important archaeological sites are preserved. That site evaluations are undertaken prior to development where archaeological finds are thought to exist.

Policy ERA1 states that development should not be permitted unless it makes the best use of land. Local Plans should secure policies that secure higher density development or minimum densities in identified areas, which should be no less than 30 dwellings per hectare.

Policy ERA2 states that development should not be permitted unless the wide range of habitats species and geological features of the county will be protected and conserved and enhanced through long-term management schemes. A high level of protection should be afforded to sites and features of international and national importance. ERA2 (b) states that Local Plans should ensure the above through their policies and that site evaluation is undertaken to establish the nature conservation importance of proposed development sites.

Policy ERA3 states that development should not be permitted unless the distinctive character and resources of the County's coast and coastal waters, will be conserved and enhanced taking into account the impact on the landscape, heritage, the environment, coastal processes, nature conservation, recreation and economic interests. Development on the coast outside of built up areas should not be permitted unless there is a demonstrable need. Local Plans should reflect these principles in their policies.

Policy ERA4 states that development should not be permitted in areas of risk or potential risk of fluvial or coastal flooding or where it would increase the risk of flooding elsewhere. Local Plans should reflect these principles in their policies and should accord with the requirements of catchment area management plans, fluvial flood defence plans, shoreline management plans and coastal defence strategies.

Policy DEV1 states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality. Development should have regard to the local context of the development, the characteristics of the site, the use of materials and buildings styles, creating a sense of place.

Paragraph 95, page 24: District Planning Authorities should together with local communities assess the qualities and characteristics of settlements which local communities value through parish plans, village appraisals and village design statements.

Policy LOC1(3): Prior to the allocation of strategic development at Chichester City and at Arun District, the District Planning Authorities with the County Council should ensure that satisfactory progress has been made to improve and upgrade the A27 to meet present need and the needs of new development. Development at these locations should not be permitted unless the necessary road infrastructure is in place or will be provided in parallel with the development.

Adopted First Review Chichester District Local Plan 1999

The national, regional and strategic planning policies all have to be implemented at the detailed level by First Review Chichester District Local Plan 1999. This local plan contains policies, which apply to the character of West Wittering and its landscape setting. These are summarised below:

Policy RE4 of the local plan precludes any development, which is harmful to the visual quality and distinctive character of the AONB. This includes the amenity and setting of the AONB that cover parts of West Wittering and its surrounding countryside.

Policy RE6 states that development will only be allowed in Strategic Gaps if it is not detrimental to the purposes of designation, preventing the coalescence of neighbouring settlements and the undeveloped coastline.

Policy RE7 of the local plan seeks to protect designated sites for nature conservation from damage by development.

Policy RE8 of the local plan seeks to protect other non-designated areas or features that are identified as important for nature conservation.

Policy RE14 sets out the criteria which proposals for the conversion and change of use of buildings in the rural area will be permitted. This includes their structural soundness; not extending the existing building; how to conserve the fabric of historic buildings; the new use is within the existing curtilage of the building; satisfactory access; no detrimental impacts on neighbouring residents.



Policy RE16 sets out the exceptional circumstances in which infilling outside of settlement policy areas will be allowed. Proposals must not be out of scale or damage the character of the visual qualities of its surrounding environment. It will not create ribbon development; the size and density of plots are consistent with those around them; the amenities of residents are not adversely affected.

Policy C1 protects the Harbour from inappropriate waterside development that increases the built development when viewed from the shore.

Policy C13 states that planning permission will not be given for new development or the intensification of existing development in areas at risk from tidal flooding in the rural area, other than that for essential services for existing tourist and recreational establishments.

Policy BE2 of the local plan protects existing buildings that provide a community use. It states that only when it is demonstrated that there is no longer a demand for this facility within an area and the premises have been marketed for a reasonable time can a change of use be allowed.

Policy BE3 of the local plan sets out how the destruction or damage to scheduled ancient monuments and other features and sites of archaeological interest by development will be prevented wherever possible.

Policy BE5 states that any development affecting listed buildings must be appropriate to its character. Character Area 1 of West Wittering is the Conservation Area and the unique qualities of that area are described and appropriate development guidelines are set out in that section

Policy BE6 of the local plan seeks to preserve or enhance the special architectural or historic character of Conservation Areas.

Policy BE11 sets out how new proposals should address the issue of good design and local distinctiveness according to the site setting, including scale, materials and layout and its relationship to neighbouring development and setting in the landscape.

Policy BE12 gives advice on extensions, alterations and conversions of existing buildings and suggests that proposals for development must not detract from existing buildings and their surroundings.

Policy BE13 sets out that within Settlement Policy Areas applications should not damage the built environment and will be refused where it is detrimental to the character of the area. This includes an increase in scale, mass when compared to adjoining buildings; an increase in the proportion of hard-surfacing to front garden areas; developments out of keeping with the adjacent building line; changes in road layout or design; the loss of existing trees and vegetation which cannot be adequately replaced; the loss of means of enclosure which contribute to the overall street scene; the loss of areas of amenity value, such as open space.

Policy BE14 sets out how new development must have appropriate landscaping proposals which use native species and will have a layout that minimises any impact on nature conservation.

Policy B8 seeks to protect existing businesses. Changes of use are to be refused unless there is a sufficient supply of business floor space in the area.

Policy H12 states the circumstances in which replacement dwellings or residential extensions will be allowed in rural areas. It only allows for one replacement of existing dwellings and prevents the loss of small dwellings, as defined in the policy. It wishes to prevent development that detracts from the rural character and appearance of the area because of its mass, scale, bulk, design, particularly from public vantage points, or which detracts from neighbouring residents amenity.

Policy R4 states there will be a presumption against development, which would cause the removal of or demonstrable harm to a public right of way.

Policy T2 set out appropriate types of tourism development in the Settlement Policy Areas.

Policy T3 sets out appropriate types of tourism development in Rural Areas and that it should not cause an adverse effect on the character and appearance of the surrounding landscape.

Policy T4 protects Chichester Harbour AONB from inappropriate tourism development that would be detrimental to the landscape, setting and building style of the area.

Policy T6 restricts the length of occupancy of holiday accommodation, including caravans to retain tourist accommodation to prevent permanent occupation.

PPG 3 Housing – 2000

Paragraphs 55, 56, 63, of PPG 3 deal with the issue of housing design and appropriateness for a village context, such as West Wittering. It states that local planning authorities, like Chichester District Council, should develop a shared vision with their local communities of the types of residential environments they wish to see in their area. Considerations of design and layout for new housing must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development. In determining planning applications, local planning authorities should reject poor design particularly where their decisions are supported by clear plan policies and adopted supplementary planning guidance, including village design statements.

APPENDIX IV - WW VDS Team and Acknowledgements

So many people have given freely and generously of their time in preparing this village design statement, and our wonderful village owes them an enormous vote of thanks for all the valuable work.

The steering group was made up of: Jim Robertson, Keith Martin, Dermot Wright, Vicky Blamire, Stella Hadley, David Beveridge, Julia Bradburn, Roger Stafford and Bill Bennett.

The following people were also major contributors to the production of the document: Chris Pine, Roger Bird, David Hopson, Warren Tayler, Peter Morton, Taff Davies, Tricia Robertson, Clive Reader, Anne Conyers, Gill Pitt, Sue Martin, Philip Byrne, Campbell Goldsmid, Richard Shrubbs, Trevor Tupper, John Spriggs, Ken Stanhope and Steven Williams.

A special mention must go to Roy McGinn and Julia Bradburn for the sketches, plans and photos. Thanks also to Matthew Simmons for some very essential photographs. Design and artwork - Angela English A&E Design Ltd.

Chichester District Council nominated a Planning Officer from Chichester Harbour Conservancy to provide West Wittering with guidance throughout this project. The WW VDS team is extremely appreciative for this guidance and support.

This project has been jointly funded by West Wittering Parish Council and Chichester Harbour Conservancy, without whose help and support a document of this character and quality could not have been produced.



APPENDIX V - Issues Identified from Village Consultation to be addressed by a Future Parish Plan for West Wittering

Parish Plans set out a vision of how the community wants to develop and identifies the actions needed to achieve these objectives.

The plans can include everything that is relevant to people who live and work in the community. They cover all social, economic and environmental issues and not just the design of new buildings and the landscape setting of the village, which combine to make the settlement character: the focus of Village Design Statements.

They look at the needs of the village, its facilities and services, its problems and where improvements are needed. These include actions for other bodies and the community itself. Below is a list of issues raised as part of the consultation on West Wittering VDS that is based on community needs that have come out of the consultation on the Village Design Statement. They are not appropriate for the VDS, but could be considered as part of a future Parish Plan for West Wittering.

1. New development should include an element of housing that young people from the village can afford and should be restricted (by a Trust) for their use only.
2. Provision of a nursing home should be encouraged.
3. South East Inland Area 4 - Any extension to the north of this area should be of a kind more in keeping with the other settlement areas in West Wittering.
4. Northern Area 5 and elsewhere - Any further development should be restricted to the areas already in public ownership which might possibly be appropriate for low-cost housing.



5. How to minimise the hazard and number of accidents at Itchenor Crossroads.
6. Schooling, medical and dental services are all near capacity and must be capable of meeting the demands of any new settlement area.
7. Consultation confirmed the importance of East Head to the village.
8. New housing in this area needs to consider capacity of local schools.
9. There must be adequate on road parking control during busy summer holiday periods.
10. Village Consultation clearly endorsed the CDC policy not to support further development south of the A27 until the road was upgraded and access to the village improved.



APPENDIX VI - Designated boundaries Key, and Listed Buildings and Community Amenities

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 & 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 Grade 2* | Built as summer palace for Bishops of Chichester C13-C16. Rebuilt C16. Tall, hexagonal, red brick 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 Farm | C17; L-shaped; part timber-framed; refaced with flints; painted with red brick dressings/quoins; 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 |



Other Community Buildings and Village Amenities

- 29 Memorial Hall
- 30 The Vicarage
- 31 Church Room
- 32 Parochial Church of England School
- 33 Parish Pavilion and football recreation ground
- 34 Woodger Cricket Pavilion and Millennium Meadow
- 35 Village Green
- 36 Allotments
- 37 Children's Play Area
- 38 Snow Hill – Sailing Club
- 39 West Wittering Estate's Car Park – access to beach
- 40 Public Toilets in Pound Road
- 41 Recreation Green/Car Park/Toilets – Marine Drive



Key to Designated Boundaries

- West Wittering Parish Boundary
- Area of Outstanding Natural Beauty (AONB)
- Strategic Gap

