

# West Wittering Neighbourhood Plan 2019 – 2029

Approved for Submission by  
West Wittering Parish Council  
on 3<sup>rd</sup> February 2022

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## Foreword

Dear Resident of West Wittering Parish,

*Early in 2013 West Wittering Parish Council agreed the Localism Act of 2011 offered a unique opportunity for the voice of residents to be heard through taking direct control of certain aspects of the planning process in their areas. The whole parish was designated a Neighbourhood Plan area by Chichester District Council (CDC) in 2013. The procedure for preparing a Neighbourhood Plan is set out in the Neighbourhood Planning (General) Regulations 2012 which came into force on 6th April 2012.*

*The Parish Council established the West Wittering Neighbourhood Plan Steering Committee and appointed consultants to support it with the development of the West Wittering Neighbourhood Plan. This Plan would offer the most appropriate vehicle to influence decisions affecting our village at local and national levels of government and would, after ratification and acceptance become a legally binding document. It will be taken into account within the overall planning process for all development within the boundaries of the WWNP area.*

*Through consultations and engagement activities with the local community and stakeholders, five main areas were identified on which to focus the WWNP. These are; Housing Development and Infrastructure, Assets/Treasures and Biodiversity, Local Economy, Transport and Facilities and Transparency. Consultation and review have been a cornerstone in compiling the WWNP and its policies. Throughout the process we have engaged the community and local stakeholders at every opportunity through Questionnaires, Workshops, Club/Group presentations and Public Consultation.*

*We believe this draft WWNP and its policies fairly reflect the views of the residents consulted throughout the process.*

*We appeal to all residents to support the WWNP and vote at the referendum so that our Plan can be a vital tool to protect our unique rural parish.*

*On behalf of the full steering committee and Parish Council, we offer our thanks to all residents, volunteers, focus groups, officers from CDC and the continued support from our consultants from Action in Rural Sussex and Plan4Localism for their valuable advice.*

*West Wittering Neighbourhood Plan Steering Committee*

## 1.0 Introduction

- 1.1 Neighbourhood plans enable local people to write planning policies for their area. A neighbourhood plan cannot override national or local authority policies, however, it becomes part of the legal planning framework and works alongside national and local authority policies in determining planning applications. Neighbourhood plans are therefore powerful documents.
- 1.2 In March 2013 Chichester District Council, the local planning authority for the area, designated a Neighbourhood Area for the whole of the parish of West Wittering for the purpose of enabling the Parish Council to prepare a Neighbourhood Plan.

**Map 1 - West Wittering Neighbourhood Plan Designation Map**



## National and Local Planning Context

- 1.3 The West Wittering Neighbourhood Plan must have regard to national policies and be in general conformity with local strategic planning policies. The legal basis for the preparation of Neighbourhood Plans includes:
- The Localism Act 2011;
  - Neighbourhood Planning (General) Regulations 2012;
  - Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations); and
  - The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).

## National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) 2021 sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
  - plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
  - identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.

Also, particularly relevant to this neighbourhood plan given its sensitive environment are the policies in Chapter 14 of the NPPF relating to climate change, flooding and coastal change and Chapter 15 relating to AONBs (paragraph 172) and protection of habitats (paragraphs 174-177). The Chichester Harbour Management Plan 2019 – 2024 is a key document in advising how the AONB should be conserved and enhanced.

## Local Planning Context

- 1.5 The West Wittering Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029' (adopted in July 2015), with due regard given to the emerging Local Plan Review. It is anticipated that the Neighbourhood Plan will be examined ahead of the adoption of the emerging Chichester Local Plan and that the 'general conformity' basic condition will therefore relate to the Local Plan adopted in 2015. Planning Practice Guidance states that neighbourhood plans
- "can be developed before or at the same time as the local planning authority is producing its local plan... Although a draft neighbourhood plan ... is not tested against the policies in an emerging local plan the reasoning and evidence*

*informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested”<sup>1</sup>.*

## **The Link Between Development and Infrastructure**

- 1.6 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 to help local authorities deliver infrastructure to support the development of their area. Chichester District Council adopted a CIL Charging Schedule on 26 January 2016, and this charge is now in place. It requires developers of residential and retail uses to pay a set charge per square metre of additional floorspace which can be spent on transport, education, health and social infrastructure, green infrastructure and public services like police and emergency services. Most of this CIL charge is retained by the District Council or passed to the County Council. However, a percentage of the CIL collected is passed directly to the Parish Council for the area where the development takes place. For those parishes with a made<sup>2</sup> neighbourhood plan this is 25% of the charge collected for each site within their parish.
- 1.7 The CIL is intended to address the burdens placed by a development on the community infrastructure in the general area. For site specific impacts (such as access and on-site open space) and the provision of affordable housing where relevant, Chichester District Council may negotiate a legal agreement with the developer (known as Section 106 or Section 278 agreements) to cover these impacts.

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<sup>1</sup> Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509 Revision date: 09 05 2019

<sup>2</sup> ‘Made’ part of the statutory Development Plan by the District Council after a successful examination and referendum – a similar process to the adoption of Local Plans.

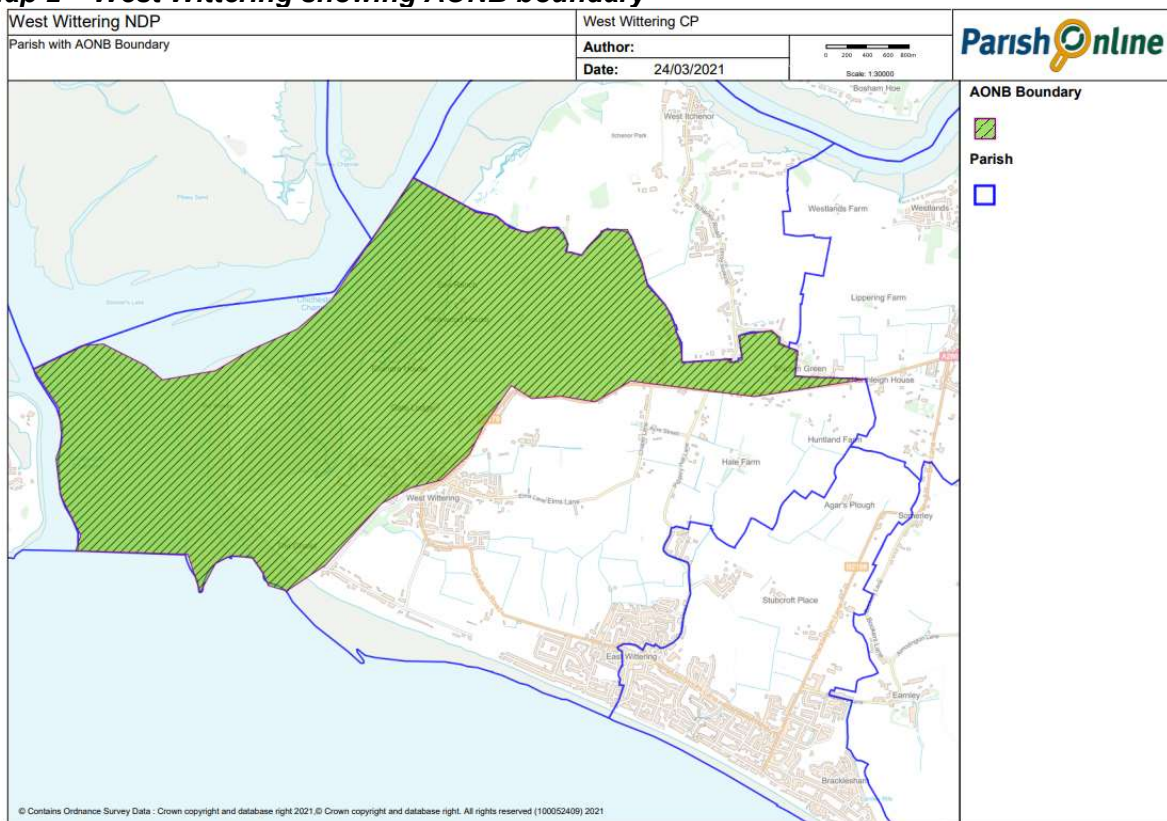


## 2.0 The Parish of West Wittering

### Landscape and History

- 2.1 West Wittering is a rural seaside village one half of which is part of the Chichester Harbour Area of Outstanding Natural Beauty (AONB). It is bordered on two sides by water on 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 coastal edge of West Wittering is part of the Solent Maritime Special Area of Conservation (SAC).

**Map 2 – West Wittering showing AONB boundary**



- 2.2 The Chichester District Historic Environment Record has 116 entries, including 31 designated (1 Scheduled Monument and 30 Listed Buildings) and 85 non-designated (including 31 farmsteads). Of particular interest are entries 7759 and 7986, which record the discovery of Roman pottery and a Neolithic axe head at Walnut Tree Caravan site. 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 at East Head may have been used as ballast in the Roman Galleys, but it is more likely that the boulders are glacial erratics left after the last ice age receded 10,000 years ago. The Saxon Wihthere gave the village its name Wihtringes (the settlement of Wihthere's people).

- 2.3 The Church of St Peter and St Paul has been significant in the history of the area, owning much land in the village area. This is possibly the third or fourth church on this site, with the earliest records dating to about 740AD. 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.
- 2.4 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.
- 2.5 Utilisation of the rich silts clearly seen in the modern arable landscape bordering Cakeham Road and was not 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.
- 2.6 The two main areas of housing are in the western historic part of the village, which contains a designated Conservation Area and many listed buildings, and the more modern post war eastern part of the village. These two areas are separated by a significant green gap of farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. There is further housing development along the edge of the sea which stretches from the west of the village to the east again with a gap of green space between the two areas of seafront housing.
- 2.7 Because of its agricultural heritage the area also has several dispersed dwellings comprising farmhouses and agricultural buildings. Overall, the area has retained its rural feel and openness.
- 2.8 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. Recently some of the timber groynes and breastworks have failed and are not being replaced. A more natural managed realignment regime has been introduced to allow the natural creation of a gentle sloping beach<sup>3</sup>.

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<sup>3</sup> Realignment being led by the East Head Coastal Information and Advisory Group (EHCIAG).

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.

- 2.9 The Nab Tower can be seen to the south, views to the north include West Wittering church and the South Downs National Park and to the east Selsey Bill can be seen, the southern-most point of West Sussex. There are houses built on the roads bordering the beach, namely East and 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.

## Modern History

- 2.10 In 1917 Henry Royce moved to Elmstead House for health reasons, 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. The Memorial Hall, designed by MacDonald Gill, was built in 1922 by the villagers as a memorial to those who died in the First World War. 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.
- 2.11 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. The eastern section of the beach in West Wittering is owned and managed by the Cakeham Manor Estate and East Head is now owned by the National Trust.

## Biodiversity

- 2.12 The area is rich in biodiversity and recognised as internationally important habitat for birds, flora and fauna. As a result, parts of the area are protected by

designations recognising their importance for wildlife. These include:

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

- 2.13 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.
- 2.14 Snowhill, lying within the AONB between the East Head spit and the village, is dominated by mud flats and lower glasswort salt marsh at low tide, and has an open and undisturbed character. It is home and feeding ground to internationally important birds, many of them migratory, and attracts walkers and birdwatchers all year round. The waters are extremely popular with dinghy sailors (home of West Wittering Sailing Club) and provide moorings between the shore and East Head, north of which there is a very well used safe anchorage for larger yachts. There are long views to the Isle of Wight and close views of the harbour and East Head. The area is highly sensitive to change, which would damage its undisturbed character and natural qualities. A breach of the East Head dune system would upset this fragile equilibrium.

## The Village Today

- 2.15 The area has long been a destination for holiday makers and day trippers to the beach. This has resulted in the rise in the number of second homes and created traffic and parking issues due to the quantity of visitors, particularly in the summer, and the reliance on one main road (A286 turning into the B2179) to the village from the A27. Recently a cap on the number of cars permitted to park on the West Wittering Estate beach car park has been introduced to try to alleviate the traffic issues with some success.
- 2.16 According to the 2011 census, West Wittering has 1,352 households (1,740 dwellings) (population 2,700) in its area, a significant number of which are second homes. Chichester District Council have confirmed that, in 2022 there are 1689 dwellings in West Wittering. There are also that several holiday parks, which accommodate approximately 1,600 people, the overall effect being that the

population of the village can vary hugely depending on the season with the population of the village doubling at the height of the summer season. There are also a rising number of short-term holiday lets in the village which also give rise to increased numbers of people and vehicles.

- 2.17 This seasonal fluctuation in resident and visitor numbers is likely to create demand for seasonal workers. The visitors also bring welcome revenue to help support the local shops and restaurants.
- 2.18 The village is well served by its several community buildings which are supported by local people who can participate in the many clubs and activities on offer. The village has its own primary school, but its children must travel to Chichester or Selsey for secondary education. The village does have an excellent bus service into Chichester. There are several green spaces within the village offering sporting facilities including football tennis cricket croquet and petanque as well as play areas for children. There is an extremely active sailing club. The network of footpaths and cycleways also offer excellent recreational opportunities for local people and visitors.
- 2.19 The village is extremely attractive to retired people and as a result the proportion of younger people is significantly below the average for Chichester District as a whole and England. The high cost of housing, the lack of affordable housing property for rent and the lack of employment are likely to be contributing factors to this demographic imbalance. There is also local concern about the high number of second homes in the village which results in the area seeming empty and deserted out of season.

## Parish Statistics

### 2011 Census

2.20 Resident Population: The usual resident population of the Parish is 2,700 people (1,233 male, 1,467 female). Of these:

- 293 People aged 15 and under (10.9% of Parish population compared to 16.4% across the District and 19% across England);
- 1,271 People aged 16 to 64 (47.1 % of Parish population compared to 59.1% across the District and 65% across England);
- 1,136 People aged 65 and over (42.1% of Parish population compared to 24.5% across the District and 16% across England).

2.21 Housing Stock and Household<sup>4</sup> composition: There are 1,352 households located within the Parish, living in a variety of dwellings<sup>5</sup>. Of these:

| Category   | Parish Number | Parish % | District % |
|--|---------------|----------|------------|
| Owner-occupied households, owned outright                | 816           | 60.4     | 40.5       |
| Owner-occupied households, owner with a mortgage or loan | 278           | 20.6     | 26.6       |
| Shared Ownership   | 4             | 0.3      | 0.9        |
| Social Rented from Council                               | 5             | 0.4      | 2.2        |
| Social Rented Other                                      | 66            | 4.9      | 12.7       |
| Privately Rented   | 151           | 11.2     | 14.9       |
| Living Rent Free   | 32            | 2.4      | 2.2        |

| Category   | Parish Number | Parish % | District % |
|--|---------------|----------|------------|
| Detached   | 1,103         | 63.4     | 37.4       |
| Semi-Detached  | 340           | 19.5     | 27.3       |
| Terraced   | 145           | 8.3      | 18.4       |
| Purpose built flat, maisonette or apartment                    | 118           | 6.8      | 12.9       |
| Flat, maisonette or apartment – part of converted/shared house | 15            | 0.9      | 2.2        |
| Flat, maisonette or apartment – in commercial Building         | 13            | 0.7      | 1.0        |
| Caravan / other mobile or temporary structure                  | 6             | 0.3      | 0.9        |

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<sup>4</sup> A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by ONS (2014).

<sup>5</sup> A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS (2014). Therefore, dwellings are normally higher in numbers than households

2.22 Economically Active: Of the 2,700 usual residents of the Parish, 1,800 were aged between 16 and 74 and 1,072 (59.6%) of whom were economically active<sup>6</sup>. Of these:

| <b>Category</b>    | <b>Parish<br/>Number</b> | <b>Parish<br/>%</b> | <b>District<br/>%</b> |
|--------------------|--------------------------|---------------------|-----------------------|
| Employed full-time | 427                      | 23.7                | 34.4                  |
| Employed part-time | 254                      | 14.1                | 14.0                  |
| Self-employed      | 314                      | 17.4                | 14.5                  |
| Unemployed         | 48                       | 2.7                 | 2.8                   |
| Full-time students | 29                       | 1.6                 | 3.5                   |

2.23 Economically Inactive: 728 (40.4%) were economically inactive as below.

| <b>Category</b>              | <b>Parish<br/>Number</b> | <b>Parish<br/>%</b> | <b>District<br/>%</b> |
|------------------------------|--------------------------|---------------------|-----------------------|
| Retired                      | 537                      | 29.8                | 18.2                  |
| Students                     | 39                       | 2.2                 | 4.4                   |
| Looking after home or family | 77                       | 4.3                 | 4.2                   |
| Long-term sick or disabled   | 40                       | 2.2                 | 2.4                   |
| Other                        | 35                       | 1.9                 | 1.5                   |

## Population Change and Projections

Source: UK Office for National Statistics (web) -

[http://citypopulation.de/en/uk/southeastengland/admin/chichester/E04009943west\\_wittering/](http://citypopulation.de/en/uk/southeastengland/admin/chichester/E04009943west_wittering/)

Census 2001 – **2794**;      Census 2011 – **2700**;      Estimate 2020 – **2559**

Estimated Females – 1374;      Estimated Males – 1185

Estimated Age 0-17 years – 333; 18 – 64 years – 1142;      65+ years - 1084

2.24 This trend shows a reduction in the permanent population of West Wittering over the last 20 years, probably reflecting the growth of second homes.

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<sup>6</sup> Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks or waiting to start a job already obtained). As defined by ONS (2014).

## 3.0 Vision and Objectives

### Vision

- 3.1 The West Wittering Neighbourhood Plan Steering Group has developed a Vision Statement and a set of Strategic Objectives for the West Wittering Neighbourhood Plan.

**West Wittering will remain a beautiful, tranquil and biodiverse part of the Manhood Peninsula, retaining its rural character while allowing for minor sympathetic developments meeting local needs. It will be an inclusive and diverse community which promotes and upholds equality for all. Residents and visitors to the village will benefit from a thriving economy, improved transport and infrastructure together with a better quality of life. West Wittering beach will remain an outstanding, environmentally-friendly beach.**

### Objectives

- 3.2 The vision will be fulfilled by meeting the following objectives:

#### Assets and Treasures

1. To enhance and preserve the distinct character areas, designated areas and green spaces in the village.
2. To provide for a sustainable future for heritage assets and green spaces in the parish by ensuring new development conserves and enhances them.
3. To use the Village Design Statement to provide guidance to ensure new developments in the Parish are well-designed and respect its rural character.

#### Biodiversity

4. To accommodate appropriate development and change without undermining the area's rich flora and fauna, the natural beauty and visual amenity of the landscape and its special character.
5. To maintain riparian ditches and waterways including mitigation against impact from new development.
6. To promote measures to reduce traffic, air, noise, water and light pollution.

#### Local Economy

7. To support and encourage existing local businesses to thrive all year round in a manner that is not detrimental to the residents of the Parish.
8. To encourage small scale and appropriate new business start-ups.
9. To promote and develop a sustainable local economy with local employment opportunities.



## **Housing**

10. To provide small scale affordable housing in perpetuity with a preference for local people with a local connection.
11. To provide suitable housing for downsizing to enable local young people and families as well as local older people to remain in the village.
12. To support the delivery of affordable housing through community led housing schemes such as a Community Land Trust.
13. To support the provision of suitable housing for seasonal workers as required by local businesses.

## **Transport**

14. To promote and support sustainable transport initiatives which provide alternatives to the use of the private car including the provision of electric charging points and a safe cycling route through the village to include access to established safe cycling routes.
15. To support the cap on car parking spaces at the beach to sustainable numbers taking account of advice from the Police, the Highways Authority, the District Council and West Wittering Estates.
16. To take appropriate mitigation measures to reduce the impact of illegal and inconsiderate parking in the village by visitors.

## **Facilities**

17. To maintain and enhance existing village community facilities.
18. To maintain and improve sporting, cultural and recreational facilities.
19. To support the provision of high speed fibre broadband to all properties.

## 4.0 Policies and Proposals

### Introduction

- 4.1 The following planning policy interventions are considered necessary to meet the vision and objectives. These relate to land use matters – that is development that requires planning permission – and are intended to inform those who make decisions on planning applications and appeals. Other matters which fall outside the sphere of planning are covered in Chapter 5, Community Aspirations.
- 4.2 In some cases planning policies covering important issues for West Wittering already exist in the adopted Chichester Local Plan or are proposed in the emerging Local Plan, or the issue is covered by national planning policy (such as in the NPPF). The West Wittering Neighbourhood Plan does not duplicate these policies but in some cases adds local detail to them to help the decision-maker apply them appropriately to the parish. The impact of climate change and the biodiversity emergency are examples of key issues which are bigger than the Neighbourhood Plan and need to be addressed strategically. This is particularly true for the Manhood Peninsula where much of the land is below sea level and flooding is a significant risk. Nonetheless small actions by individuals and communities are important and are referenced in the Neighbourhood Plan where appropriate.

### Design

- 4.3 A Village Design Statement (VDS) for West Wittering was adopted as a supplementary planning document by Chichester District Council in 2006. The VDS has been updated alongside the Neighbourhood Plan and forms an appendix to this Plan. Once the Neighbourhood Plan is made part of the statutory Development Plan<sup>7</sup> the VDS will share that status, meaning that it can be given more weight than at present.
- 4.4 The VDS analysed the historic landscape character of the area through historic maps and records, field surveys and current maps. From this it concludes that the village naturally divides into six character areas as shown on the Policies maps. Sustainable design is also an important issue, ensuring that new development helps to combat climate change and mitigate for its impacts. Most sustainable construction issues are controlled through the Building Regulations, which are becoming more stringent in order to meet the Government's target of net Carbon Zero by 2050. All new buildings must meet standards that are

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<sup>7</sup> The statutory Development Plan comprises the adopted Local Plans and made Neighbourhood Plans for an area that planning applications must be determined in accordance with unless material planning considerations indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

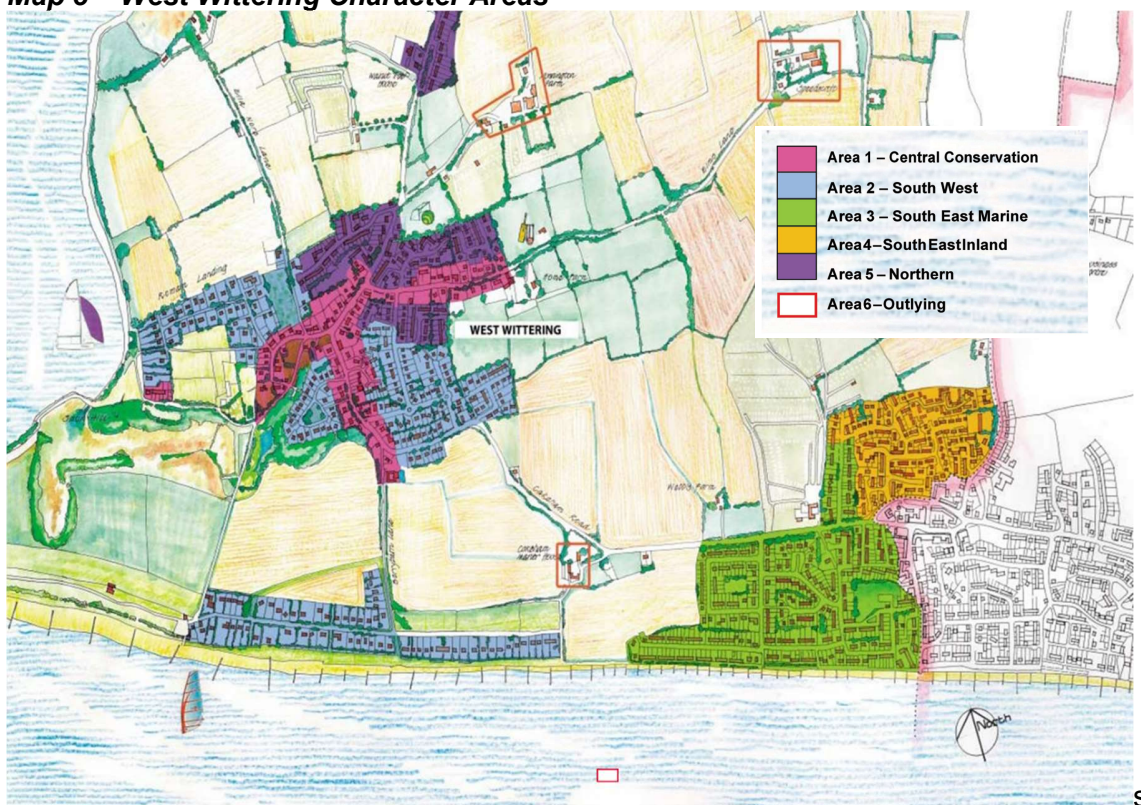
'Nearly Zero Energy Buildings' and the standards for home alterations are also being tightened. However, there are some matters which are within the remit of planning: for instance, building orientation to maximise passive solar gain and minimising cut and fill and hard surfaces to allow soils to sequester carbon.

### Policy WW1 Design

Subject to other relevant development plan policies, development will be supported provided that its design, form and detail is of a high quality to reflect the attractive and unique landscape, seascape and townscape character of West Wittering having regard to the Village Design Statement (Appendix 2) and the character areas defined within it and, where relevant, to the Chichester Harbour Management Plan.

Subject to other relevant development plan policies, development will be supported where it maximises opportunities to achieve zero energy buildings, with measures to reduce water use and appropriate drainage and helps to combat and mitigate the impacts of climate change.

**Map 3 – West Wittering Character Areas**



## The Green Gap

- 4.5 The two main settlement areas in the parish are:
- the western historic part of the village, which contains a designated Conservation Area and many listed buildings, and
  - the more modern post war eastern part of the village which abuts East Wittering.

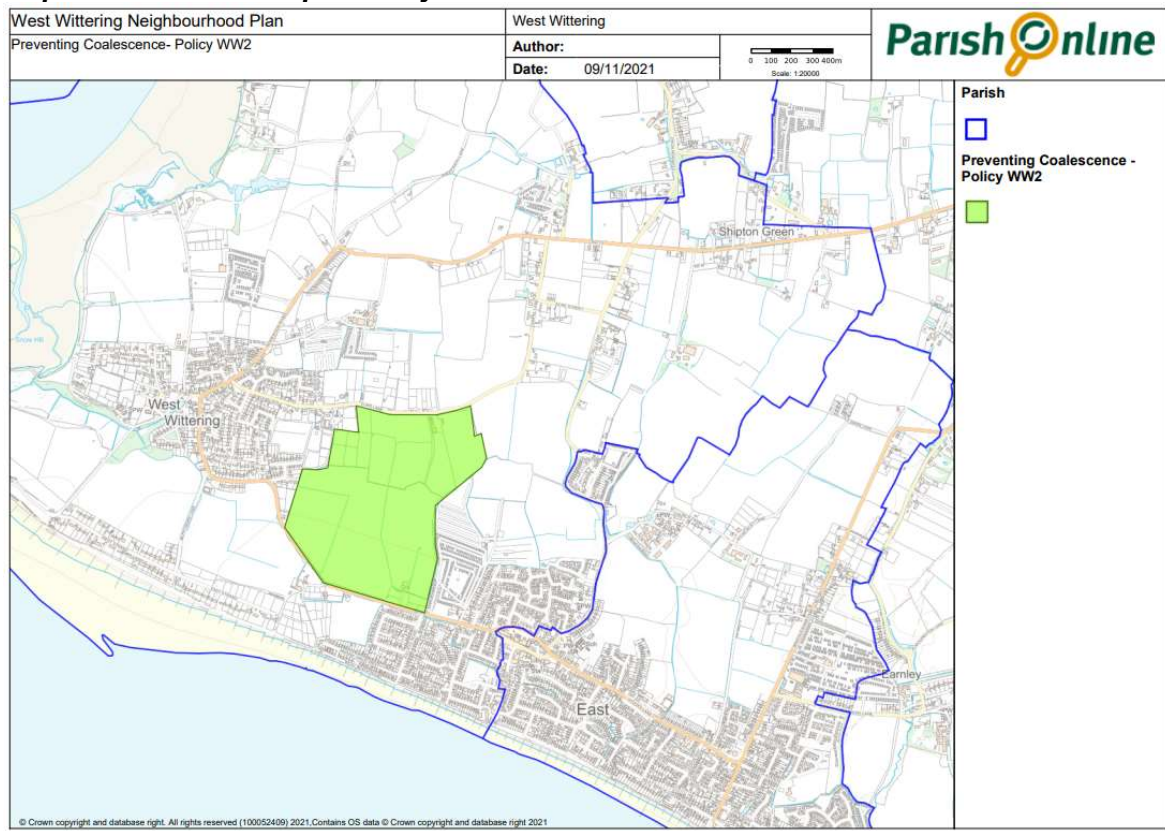
These two areas are separated by a significant green lung / gap of farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. It is considered important to retain this gap to protect the identity of these settlement areas and the rural character of the parish. This character is the appeal of the area and an essential part of its tourism economy. During December 2020 and January 2021 a further survey was carried out in the parish to address evidence gaps identified in the first Regulation 14 consultation. A total of 1400 paper survey forms were distributed by hand with the aim of reaching every household in West Wittering Parish. A total of 510 responses were received to the survey representing an approximately 36% response rate. The survey included questions on the importance of the green gap and whether residents felt that it was under threat. Eighty seven percent indicated that it is very important to retain the green gap between the two settlements of West Wittering and 85% think the green gap area is under threat, predominantly from development. Further information about the importance of this gap is provided in the Background Evidence Paper.

## Policy WW2 The Green Gap

**Development proposals should respond positively to the identification of the Green Gap as shown on Map 4 and safeguard its rural character and appearance.**

**Development proposals which would unacceptably detract from the rural character and appearance of the Green Gap will not be supported.**

## Map 4 – The Green Gap – Policy WW2



## Housing

- 4.6 The West Wittering Neighbourhood Plan must be in general conformity with the provisions of the adopted Chichester Local Plan: Key Policies 2014-2029 and have due regard to the emerging Local Plan Review. West Wittering is designated as a 'Service Village' both the adopted and emerging Local Plans where provision should be made for small scale housing developments. The adopted Local Plan target of 50 homes will be met through existing planning permissions.
- 4.7 The emerging Local Plan has yet to be submitted for examination and therefore it is unknown whether there will be a further housing allocation for West Wittering. The District Council did have a period in 2020/21 where it could not demonstrate a five-year housing land supply and in response adopted an 'Interim Policy Statement for Housing' which set out the criteria for considering planning applications for housing ahead of the adoption of the new Local Plan. The District Council has since regained a robust housing supply and is no longer applying that Interim Policy Statement. It is proposed to include a criteria-based

policy in the West Wittering Neighbourhood Plan that would apply to all new housing proposals that come forward and be flexible enough to deal with any future housing supply or delivery issues. The criteria reflect those in the Interim Policy Statement for Housing but refer specifically to the needs and characteristics of West Wittering. Elements of Policy WW3 comment about archaeological matters. Proposals should demonstrate that potential effects for remains of archaeological interest have been considered, including a review of records for the site and surrounding area held by the Chichester Historic Environment Record. Where appropriate it may be necessary to supplement this with a more detailed archaeological assessment, potentially including on-site investigation works. The need for assessment and investigation should be determined through consultation with the District Council's archaeological advisor. Where archaeological remains are not judged to merit preservation in situ, it will be necessary to make an appropriate record before their loss and to ensure the findings of investigation are made available to the public within the neighbourhood area.

**Map 5 - Settlement boundaries**



### **Policy WW3 Housing development in West Wittering Parish**

**Proposals for residential development will be supported where:**

- a) **The site is within the settlement boundary as identified in the policies map;**  
**and**

- b) **The scale of development is proportionate to the existing settlement and reflects West Wittering's identification as a service village in the Chichester Local Plan settlement hierarchy.**

**Development proposals of 10 units or more should include a mix of housing types to meet local needs. At least 30% of the total number of dwellings should be affordable housing. The affordable housing component shall be delivered via a Community Land Trust or similar organisation and should ensure that the housing will be retained in perpetuity as affordable housing with a preference for households with a local connection.**

**As appropriate to their scale and location, the design of housing developments should maximise opportunities for connectivity between the site and existing commercial and community facilities to ensure that the development is fully integrated into the local environment and residents have the opportunity walk or cycle to access local facilities.**

**Development proposals should conserve and enhance any heritage assets affected on or immediately adjacent to the site in a manner appropriate to their significance. Proposals should demonstrate that potential effects for remains of archaeological interest have been considered. Where a proposal has potential to result in loss of archaeological remains of interest, it should be demonstrated that the layout and design of the development have been chosen to preserve remains in situ, giving the greatest priority to remains of national importance.**

**Development proposals should identify the necessary infrastructure to support the development proposed and the way in which it will be delivered.**

- 4.8 Policy 35 of the adopted Chichester Local Plan and policy DM4 of the emerging Local Plan allow for exception sites outside settlement boundaries to provide 100% affordable housing where local housing need is evidenced. The West Wittering Housing Needs Assessment produced in March 2018 noted that the sale price of dwellings in West Wittering was 35% higher than for Chichester as a whole and that only 5.6% of its housing stock is social rented or shared ownership compared to 15.8% in the district of Chichester. In 2018 there were 21 households on the Chichester district housing register with a local connection to West Wittering, of which 9 households were considered as having a high priority housing need.
- 4.9 The Parish Council will work with any willing landowner and/or provider, to secure the delivery of affordable homes to meet local needs on appropriate sites that comply with the rural exception site policy of the Chichester Local Plan.
- 4.10 Development will continue to come forward on infill sites under Policy 2 of the adopted Chichester Local Plan which allows for sustainable development within

the defined settlement boundaries. Policy 33 for new residential development and replacement dwellings also sets criteria including design, density and the appropriate mix of housing types. There are similar policies in the emerging Local Plan (Policy S2: Settlement Hierarchy; Policy S3: Development Strategy; Policy DM2: Housing Mix; and Policy DM3: Housing Density). West Wittering has a particular issue with small bungalows on large plots being redeveloped for more and larger dwellings. This results in the loss of bungalows and smaller units. The West Wittering Housing Needs Assessment found that “The dominance of detached dwellings is consistent with the finding that the housing market is beyond the reach of many and there is a fundamental misalignment between the existing housing stock and the type and size of dwellings required by the community in future years” and considered that the evidence “provides clear support for smaller dwellings, and may be used as the justification for developing policy in this direction” (p56-57). A survey carried out within the parish in November 2016 found that 70% were in support of new bungalow development, 29% said that their family needed a bungalow now and 34% said their family would need a bungalow in the future. In December 2020 and January 2021 a further survey was carried out as detailed in paragraph 4.5. This found that 33% of respondents indicated a bungalow would meet their housing needs. Given this evidence, it is considered that West Wittering should have a policy which protects existing bungalows and provides new ones in future windfall development.

#### **Policy WW4 Replacement Dwellings**

**Subject to other relevant development plan policies, proposals for replacement dwellings will be supported within the settlement boundaries where the development reflects the character and density of the surrounding area.**

**Development proposals which would replace one house with two small houses (with one or two bedrooms) will also be supported where the development reflects the character of the surrounding area and would not unacceptably detract from its density and the amenities of existing dwellings.**

- 4.11 Nearly 22% of homes in West Wittering are second homes. This compares to only 3.45% in Chichester City and 10.5% in neighbouring East Wittering and Bracklesham. The high proportion of second homes means that the parish appears significantly emptier out of season and local businesses and community life suffer as a result. The popularity of second homes in the area is also likely to be a driver for higher house prices. The Housing Needs Assessment for West Wittering notes that sale prices of dwellings in the settlement were 35% higher than for Chichester as a whole. The survey referred to in paragraph 4.5 above included questions about the impact of second homes on the existing community. Further information about this issue and the justification for limiting occupation of new homes to principal residences is included in the Background Evidence Paper. For clarity the policy applies to all new residential development in the



parish other than proposals for replacement homes. Specific guidance for replacement homes is addressed in Policy WW4 of this Plan.

### **Policy WW5 Principal Residence Requirement**

**New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time, including on allocated sites.**

**Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when the Local Planning Authority requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).**

### **Visitor Accommodation and Facilities**

- 4.12 West Wittering is a popular destination for holiday makers and day trippers to the beach. Many of the dwellings are second homes and there are several holiday parks. The population of the village can therefore vary hugely depending on the season with the population of the village doubling at the height of the summer season but the area seeming empty and deserted out of season.
- 4.13 The visitors contribute significantly to the local economy. 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, hostelrys and eating places, although it is likely that most increase in trade comes from those staying for several days. The Parish has an array of small, individually run, shops, 3 pubs, traditional B and Bs, and a beach café. The visitor related employment and income to local businesses is very seasonal and it is considered that the local economy and employment prospects for local people would be improved if visitor accommodation and facilities were provided that encouraged longer term and year-round visitors.

4.14 In recent years there has been a trend to rent out existing dwellings on short term lets for holiday accommodation. Whilst this can provide increased use of second homes, helping to mitigate the impacts described in paragraph 4.11 above, it can also cause significant disruption to permanent residents especially where these dwellings are used for parties by large groups. Whether such use requires planning permission for a change of use is a matter of 'fact and degree' and will be for the Local Planning Authority to judge. However, this is an evolving area of planning law and many Councils are taking the view that the permanent use of a dwelling for such short term lets does amount to a change of use from a C3 dwelling house. Where occupation exceeds 6 unrelated people it can also amount to a 'House in Multiple Occupation' (HMO) which also requires planning permission for a change of use. A survey of the managing committees of private estates carried out in February 2021 found that there were 60 properties in such estates in West Wittering which were rented out on short term lets with operators such as Airbnb. This survey included questions about the impact of such uses. The responses indicated that residents experienced significant noise disturbance, especially at night. This issue is a serious one for the parish and as well as addressing it in Policy WW6 other non-planning related matters are addressed in Chapter 5: Community Aspirations.

## **Policy WW6 Visitor Accommodation and Facilities**

**Proposals for visitor accommodation suitable for year-round visitors and which reflects the character and nature of the village will be supported.**

**Insofar as planning permission is required, the change of use of private dwelling houses into accommodation for more than six people or for short-term lets will not be supported where this would cause unacceptable harm to the tranquil character of the parish, where it would unacceptably detract from the amenity of neighbouring properties or where it would create an unacceptable level of additional on street parking.**

## **Economic Development**

4.15 West Wittering has a largely agricultural past, and farming 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 also areas for cattle and sheep to graze. Increasingly farmland's traditional agricultural use has been changed to equestrian or other uses and increased mechanisation has reduced employment prospects in agriculture.

- 4.16 Employment prospects in the tourism sector are covered in the section above and are largely seasonal and low paid. These include employment in the retail sector as, whilst most shops stay open all year, their trade is significantly reduced in the winter. A limited number of B1/B2/B8 businesses are located in the parish, mostly in converted farm buildings or based from home. Increasing the amount and variety of employment opportunities in the village would help to maintain a healthy balance of age groups in the population and make the local economy more resilient. However, these should be small (micro) businesses to avoid impacting the character of the area. They should either be in the settlement boundaries or within buildings within the countryside which are capable of conversion to such uses. The latter issue will ensure that the policy is consistent with Policy 46 of the Local Plan.

### **Policy WW7 Economic Development**

**Development proposals for small/micro businesses will be supported where they are within the identified settlement boundaries or they involve the conversion or reuse of a building in the countryside and comply with the criteria in Policy 46 of the Chichester Local Plan: Key Policies.**

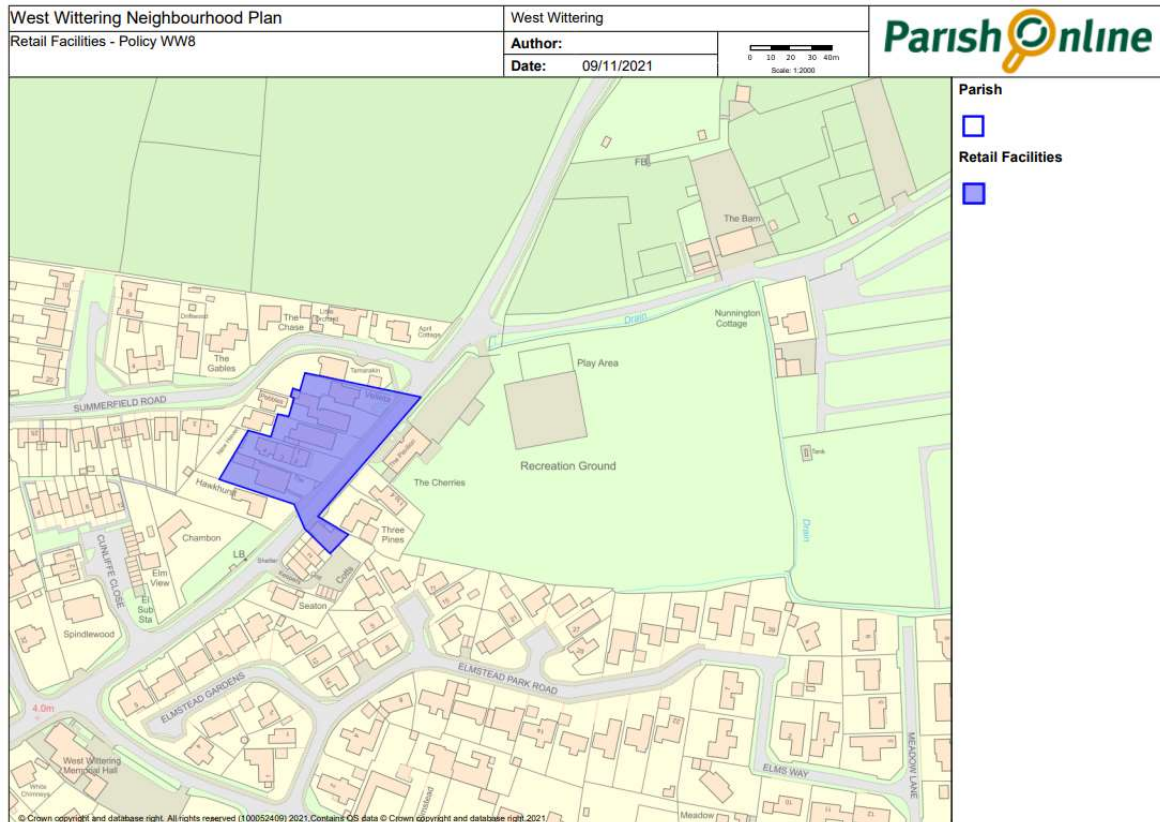
- 4.17 The retention and enhancement of existing retail facilities is important to the sustainability of the village. Improvements to the public realm and outdoor customer facilities in the vicinity of the shopping parade would also support community cohesion, visitor facilities and resilience of businesses during pandemics. Policy 29 of the adopted Chichester Local Plan protects existing retail uses unless the proposal does not result in the reduction of shopping facilities; or there is no demand for continued retail use and the site has been marketed effectively for such use or no local need has been identified. However, the Government has introduced a number of Permitted Development Rights which mean that some changes of use do not require planning permission.

### **Policy WW8 Retail Facilities**

**Development proposals for new or expanded small-scale retail facilities within or adjacent to the area in Rookwood Road identified on the Policies Map will be supported. Proposals for the improvements of the public realm and outdoor customer facilities in this area will also be supported.**

**Insofar as planning permission is required, proposals which involve the loss of retail facilities in the area in Rookwood Road shown on the Policies Map will not be supported unless there is clear evidence that one of the criteria in Policy 29 of the Chichester Local Plan applies to the proposal.**

## Map 6 – Retail Facilities – Policy WW8



## Public Rights of Way and Quiet Lanes

- 4.18 There are over 17 miles of public footpaths and one public bridleway in the parish. 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.
- 4.19 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 beach car park which leads to East Head.
- 4.20 The existing public rights of way are well used and valued by the community and visitors and some have been enhanced in recent years. Their continued protection and enhancement is considered essential to the health and wellbeing of residents and visitors to the parish. There are opportunities to create additional

cycleways that would help to reduce the need for motor vehicles on the roads and help to address congestion in the summer months. Community Aspiration 14 encourages initiatives to improve existing cycle, bridleway and footpath routes and the creation of additional routes and new development will be expected to facilitate and contribute to the establishment of such routes.

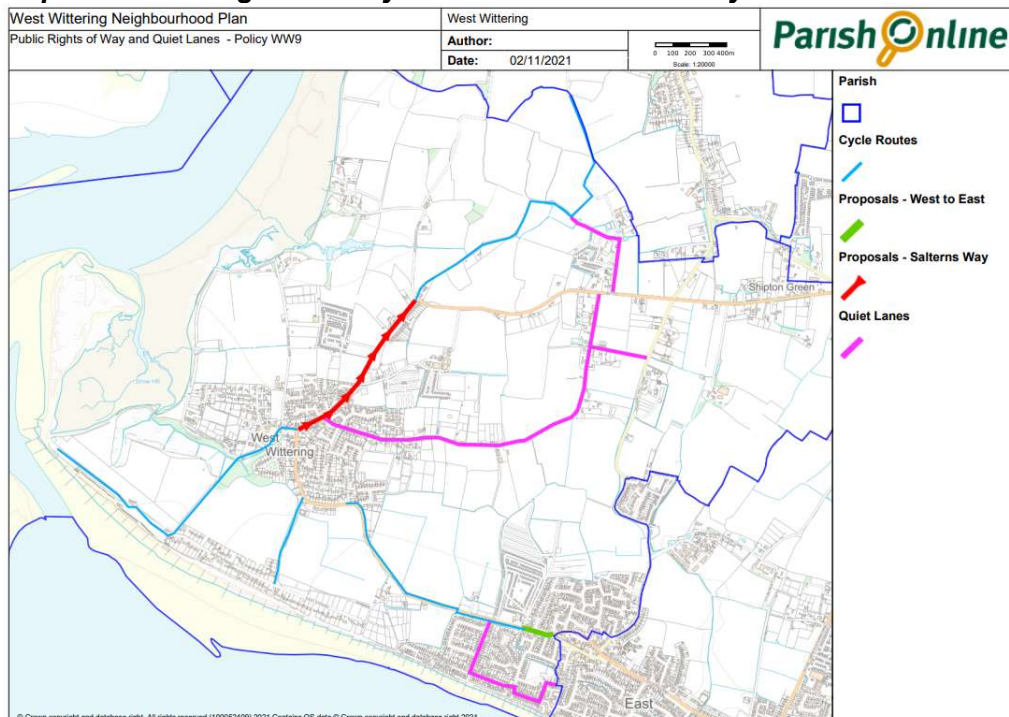
4.21 The quiet lanes within the parish are also extensively used by walkers, horse riders and cyclists for quiet enjoyment of the countryside and access to the public rights of way. Such informal recreational use would be impacted by any significant increase in the amount or size of traffic on these lanes. It should be noted that the identification of quiet lanes in WW8 does not mean that they are formally designated as such under The Quiet Lanes and Home Zones (England) Regulations 2006. However, Chapter 5 includes a Community Aspiration for the Parish Council to request that West Sussex County Council as local highway authority initiates this process of formal designation.

### WW9 Public Rights of Way and Quiet Lanes

**Development proposals to enhance the public rights of way and quiet lanes identified on the Policies Map for informal recreational use will be supported subject to other relevant development plan policies.**

**Development proposals which would unacceptably detract from the attractiveness or the use of such routes will not be supported.**

**Map 7 – Public Rights of Way and Quiet Lanes – Policy WW9**



## Coastal Enhancements

- 4.22 The coast forms a significant element of the parish and is an important facility and attraction not just for visitors but also for local residents. Access to the shore should be made available for everyone including those with mobility issues or prams/pushchairs. However, it is also an extremely sensitive area and vulnerable to its biodiversity and physical structure being damaged by inappropriate use, insensitive development and erosion by human activity and the sea. Many bodies are involved in the management of the coast, including The Environment Agency, Natural England, the Chichester Harbour Conservancy, Chichester District Council, West Wittering Parish Council, East Head Coastal Issues Advisory Group (ECHIAG) and landowners. It is important that all those bodies and individuals work together to secure the future environmental enhancement of the coast and its retention as a recreational asset. Chichester Harbour Conservancy has published 'Sustainable Shorelines' guidance for works at the coastline in the AONB.

### Policy WW10 Coastal Enhancements

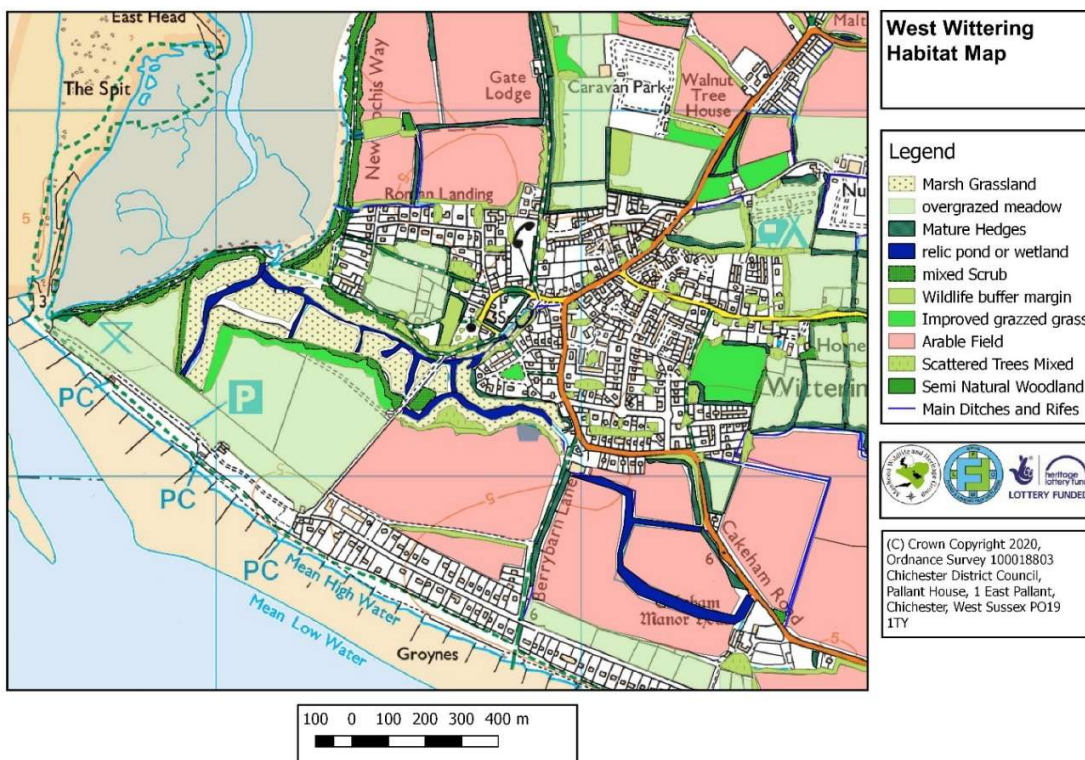
**Proposals for the enhancement of the coastline will be supported provided that they take account of Integrated Coastal Zone Management strategies for the Manhood Peninsula and the Chichester Harbour Conservancy Management Plan. These could include upgrading of existing footpaths, cycle paths and visitor facilities at West Wittering Beach provided these are made accessible for all and do not adversely impact on the exceptional ecological and landscape assets of the area. Proposals that damage these assets, including which would result in an urbanisation and/or domestication of the foreshore, will not be supported.**

## Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change

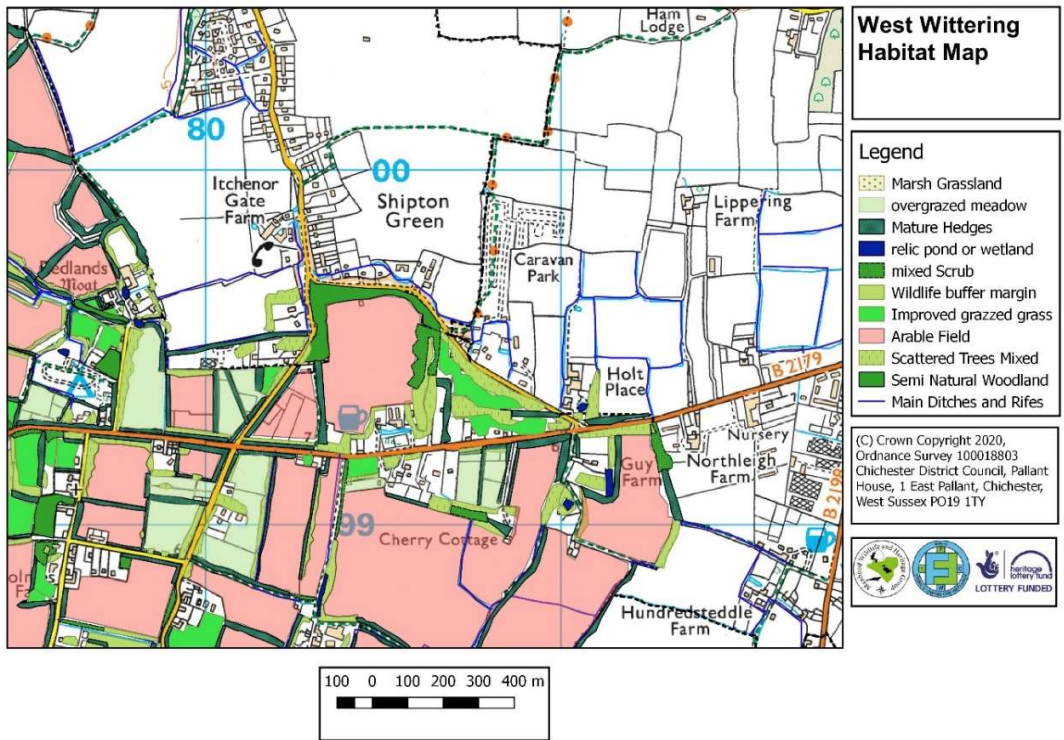
- 4.23 The biodiversity and geodiversity assets of the parish are very significant, with European, national and local designations within and adjacent to the parish. There are also a number of undesignated assets, including land owned by the National Trust, land under Environmental Stewardship Agreements, priority habitats, notable road verges and local geological sites. The Sussex Biodiversity Records Centre has provided maps of all these areas for inclusion in the Policies Maps. As well as being important in their own right, these assets can help to mitigate the impacts of climate change through the storage of carbon in soils and vegetation and improved water retention. Development proposals can contribute to this by avoiding harm to soil structure and existing trees and hedgerows and by enhancing these habitats through new planting and management practices.

4.24 The protection of the European Designated sites at Chichester Harbour is a strategic matter dealt with in the Chichester Local Plan and there is no need to supplement this with a Neighbourhood Plan policy. However, other more local biodiversity issues are an appropriate subject for the Neighbourhood Plan, particularly because the national context has evolved since the Chichester Local Plan was adopted. The NPPF 2021 includes paragraph 179b) which says that plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”. The Environment Act 2021 put a number of measures in place including a statutory requirement for developers to demonstrate biodiversity net gain, measured against a metric that has been drafted by Natural England on behalf of Defra. Secondary legislation is required before this will be brought into effect.

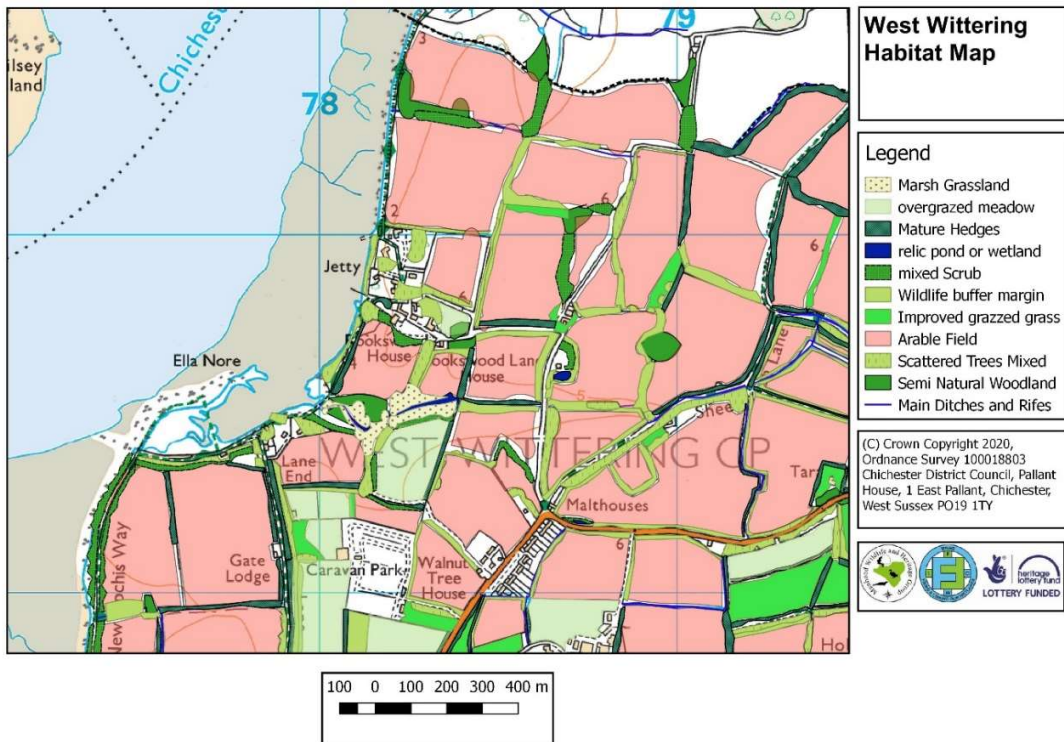
**Map 8a – West Wittering Habitats**



**Map 8b – West Wittering Habitats**

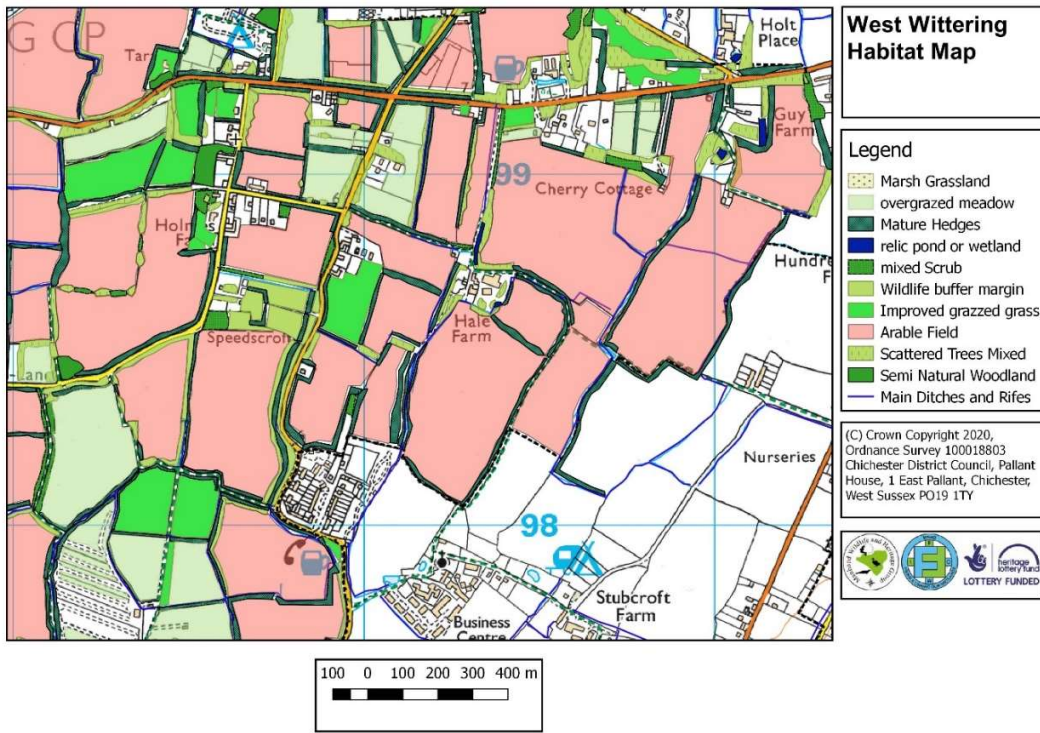


**Map 8c – West Wittering Habitats**

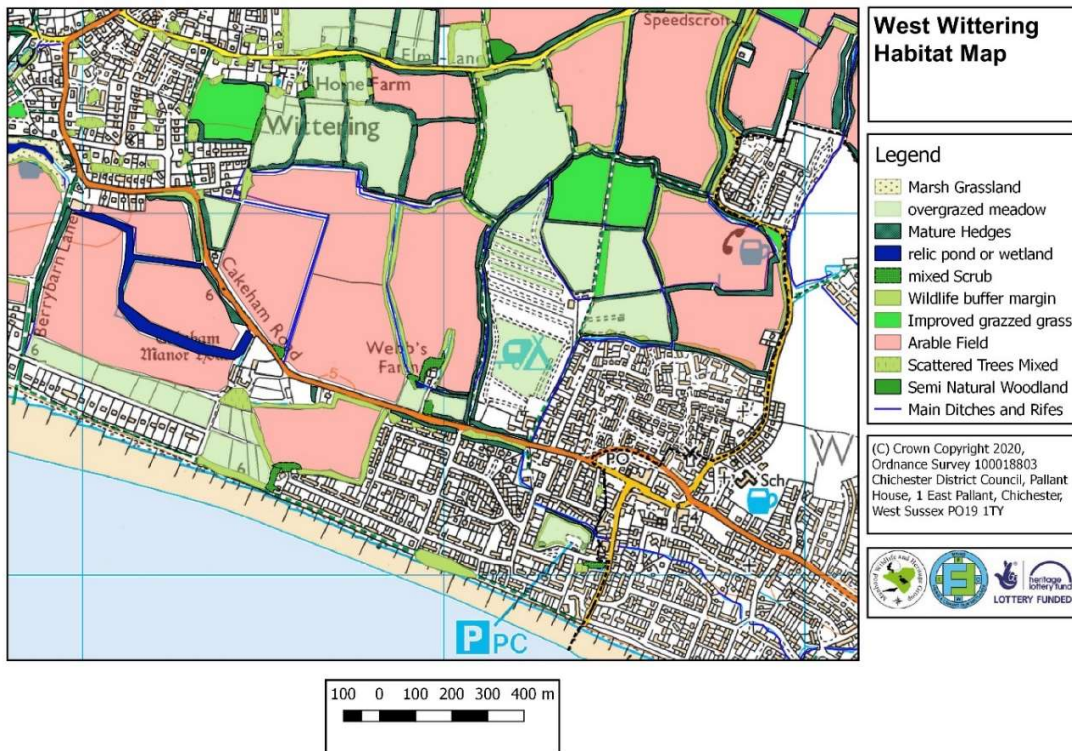




**Map 8d – West Wittering Habitats**



**Map 8e – West Wittering Habitats**



## **Policy WW11 Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change**

**Development proposals should achieve a net-gain in biodiversity assets of at least 10% (demonstrated by reference to the Defra Biodiversity Metric). As appropriate to their scale, nature and location, development proposals should seek to enhance the natural capital of the immediate locality and increase its resilience to climate change.**

**Development proposals should retain and support the enhancement of non-designated biodiversity and geodiversity assets except where the works proposed are essential for the viability of the site (such as access). In these circumstances, any harm to the asset concerned should be minimised and where practicable mitigated.**

### **Community Facilities**

- 4.25 The community spirit in the parish is very important to its residents, 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. It was modernised and extended in 2002 and is a focal point in the village for social activities such as choral singing, drama, art classes, short mat bowls, horticultural and craft exhibitions. It is managed by volunteers in the community.
- 4.26 In 2000, land in Elms Lane was purchased by the Parish Council for recreational purposes. This is known as the Millennium Meadow.
- 4.27 The Cricket Club has a newly built Pavilion and this along with the cricket facilities are very popular with adults and children alike. The Sailing Club at Snowhill Creek is popular with local families and provides access to Chichester Harbour. The Rookwood Recreational Area is used for a number of activities including junior and adult football pitches, a floodlit training area, tennis, an adult urban gym, a children's play area for 8-14 year olds and also a separate play area for 8-14 year olds. The Sports Pavilion at Rookwood Road along with the Memorial Hall and the Cricket Pavilion are all available for community use. Other sporting opportunities in the village include croquet, boules, horse riding, windsurfing, kite surfing and walking the many footpaths.
- 4.28 There is a large Health Centre serving the Witterings and surrounding villages. The Churches of St Peter and St Paul and the Catholic Church of St Peter are both well supported and both have community facilities. The Parochial Church School currently has 106 pupils (capacity 108) from reception to 11 years old.
- 4.29 The new Beach Café is also providing education facilities for locals and visitors to appreciate the richness of the coastal landscape and flora and fauna.

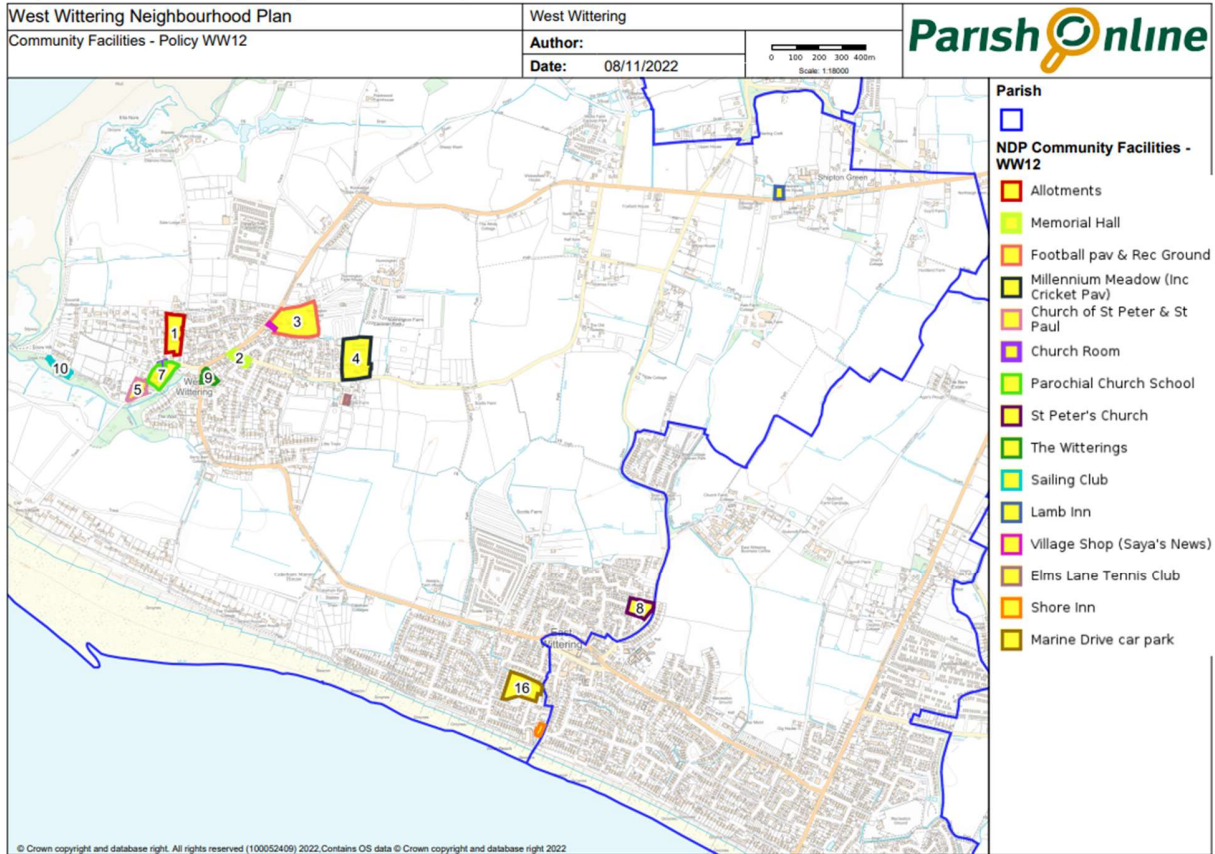
## **Policy WW12 Community Facilities and Open Spaces**

- 1. Parish owned Allotments** – Community and leisure use
- 2. Memorial Hall**
- 3. Sports Pavilion, Tennis Club and recreation ground Rookwood Rd** – Sports use
- 4. Millennium Meadow including Cricket Pavilion** – Sports and social use
- 5. Church of St Peter and St Paul** – Community use
- 6. Church Room** – Community use
- 7. Parochial Church School** – Community use
- 8. St Peter's Church** – Community use
- 9. The Wittering** – Tourism and community use
- 10. Sailing Club** – Sports and Leisure use (also known as Snowhill Creek Moorings)
- 11. The Lamb Inn** – Tourism and community use
- 12. Village Shop (Saya's News)** – Tourism and community use
- 13. Beach café** – Tourism and community use
- 14. Elms Lane Tennis Club** – Sports use
- 15. The Shore Inn** – Tourism and community use
- 16. Marine Drive car park** – Field used as a seasonal overflow carpark for visitors









**Proposals for the improvement or extension of the community facilities listed above and for the provision of new community facilities and open spaces that provide for everyday needs within West Wittering will be supported. Proposals that would result in the loss of existing community facilities and open spaces will only be acceptable if evidence is provided that they are no longer needed by the community or would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.**









**The following community facilities and open spaces are of particular importance to West Wittering and are identified on the Policies Map:**

# Map 9 – West Wittering Community Facilities



**Community Facilities – Policy WW12**

|  |   |  |  |
|--|---|--|--|
| 1- Allotments  | 2- Memorial Hall  | 3- Football Pavilion, Tennis Club and recreation ground                              | 4- Millennium Meadow inc Cricket Pavilion –  |
|   |   |   |   |
| 5- Church of St Peter and St Paul  | 6- Church Room  | 7- Parochial Church School   | 8- St Peter's Church   |
|  |  |  |  |

|  |   |  |  |
|--|---|--|--|
| 9- The Wittering   | 10- Sailing Club  | 11- The Lamb Inn   | 12- Village Shop (Saya's News) –   |
|   |   |   |   |
| 13- Beach café –   | 14- Elms Lane Tennis Club   | 15- The Shore Inn  | 16- Marine Drive car park  |
|  |  |  |  |

## Lighting

4.30 A survey carried out to inform the Village Design Statement confirmed that most people prefer the village unlit, especially after 11pm. However, there are a growing number of houses with all-night external lights. The Chichester Harbour Management Plan identifies the night sky as part of the natural beauty of the AONB and that it should be conserved and enhanced. On page 68 it says “Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing a visible night time blanket”. According to the Campaign to Protect Rural England, Chichester Harbour has the third highest level of light pollution across all of England’s 34 AONBs. Light pollution is a problem for various reasons, including energy wastage, detrimental effects on human health and psychology, erosion of tranquillity and disruption of ecosystems”. Some lighting requires planning permission, particularly in new developments where conditions may control its use. Policy WW12 is intended to apply in these circumstances. There is also a Community Aspiration in Chapter 5 to encourage local authorities, businesses and residents to make improvements to existing street, commercial and domestic lighting in respect of light pollution and excessive hours of operation to reduce its negative impact on the AONB and the rest of the community.

### Policy WW13: Lighting

**Where development involves an outdoor lighting scheme and where relevant an indoor lighting scheme (for instance where a building has a large amount of external glass), proposals should respond positively to the following criteria:**

- 1. The detailed lighting scheme has been prepared in line with relevant British Standards and the latest national design guidance;**
- 2. The design minimises unnecessary glare and spillage;**
- 3. There is no unacceptable impact on neighbouring development or the wider landscape;**
- 4. Light levels are the minimum required for safety and security purposes, taking account of the existing location and character of the area.**

**Development proposals that are within or may affect Chichester Harbour AONB should also demonstrate that their lighting elements will not have unacceptable effects on wildlife and that they comply with the Dark Skies policies set out in the Chichester Harbour Management Plan regarding the designated Dark Skies Discovery Sites. Proposals should take into account the Institute of Lighting Professionals published best practice guidance for zone E1 locations. Where appropriate, the times and intensity of illumination will be controlled by planning conditions.**

## Utility Infrastructure

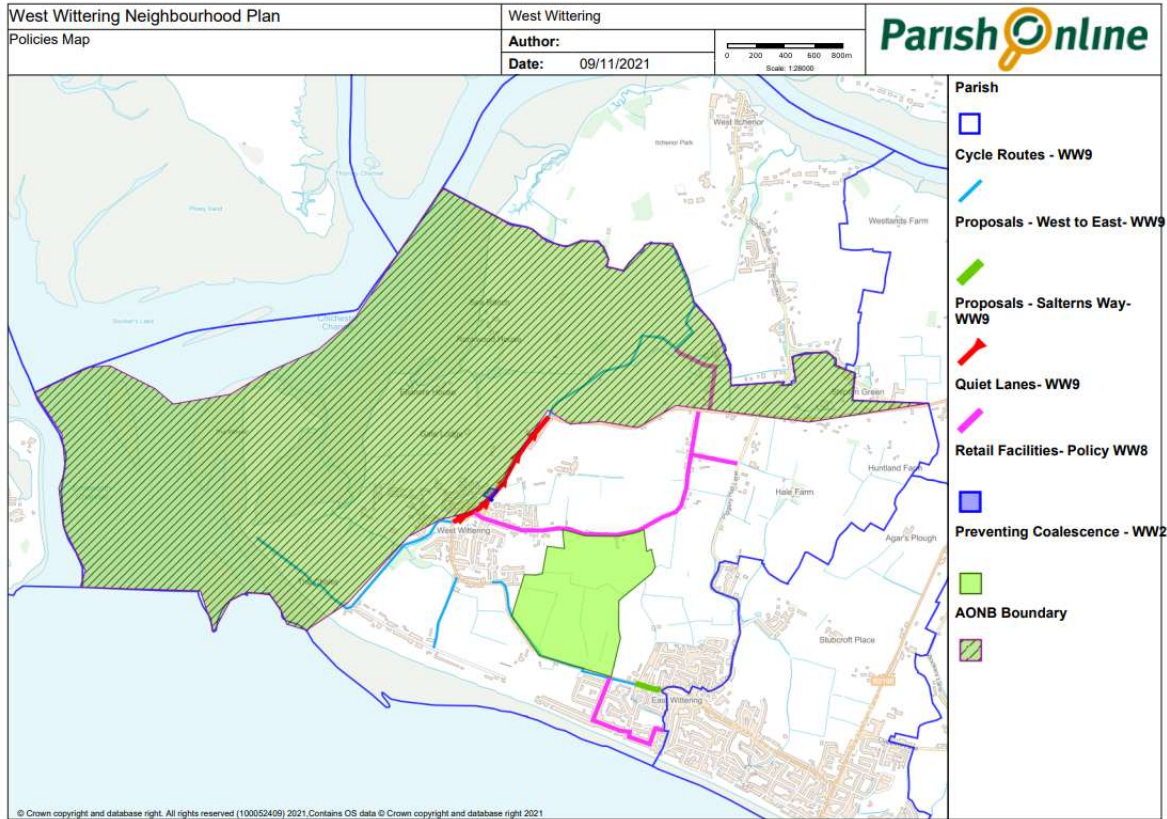
- 4.34 New utility infrastructure is likely to be required within the parish, both to support existing needs and to provide for growth. Where such infrastructure requires planning permission and lies within the remit of the Neighbourhood Plan (i.e. is not a County Matter such as Waste Water Treatment Works) the following policy will apply.

### Policy WW14 Infrastructure

**Proposals for new and improved utility infrastructure will be supported where they meet the identified needs of the community and other relevant development plan policies.**



# Map 10 - West Wittering NDP Policies Map



## **5.0 Non-Statutory Community Aspirations**

### **Community Aspiration 1 – Engagement and Inclusion**

To continue effective and inclusive engagement with all residents to achieve a village with a strong sense of community.

### **Community Aspiration 2 – Highways and Transport**

To continue to work with WSCC, WW Estates, Police, Highways Agency and CDC to manage traffic and parking, especially in the holiday season around West Wittering Beach Car Park, and to promote and support sustainable transport including safe cycling routes.

### **Community Aspiration 3 – Community Led Housing**

To facilitate a Community Land Trust or similar organisation to take forward a proposal for affordable housing to meet local needs.

### **Community Aspiration 4 – Lighting and Community Safety**

To encourage local authorities, businesses and residents to make improvements to existing street, commercial and domestic lighting in respect of light pollution and excessive hours of operation to reduce its negative impact on the AONB and the rest of the community. Support the use of CCTV by WSCC and CDC to enhance community safety and support Community Speedwatch.

### **Community Aspiration 5 – Community Assets**

Community buildings and land identified as being of value to the community will be submitted to CDC for registering as Assets of Community Value (AVC), which offers the Community the ability to bid to purchase the AVC if an Owner wishes to dispose of it in the future.

### **Community Aspiration 6 - Integrated Coastal Zone Management for the Manhood Peninsula**

To continue to work with CDC to ensure that the local community is fully engaged in any future plans, strategies, projects and other measures to manage the Manhood Peninsula.

### **Community Aspiration 7 – Watercourse Management**

To encourage landowners and statutory bodies to restore and maintain riparian ditches and waterways as recommended in the 'Fixing and Linking Our Wetlands (FLOW) Project' report for West Wittering Parish by Manhood Wildlife and Heritage Group (May 2016).

### **Community Aspiration 8 – Chichester Harbour**

To continue to work with Chichester Harbour Conservancy and CDC to protect and enhance the foreshores and footpaths around the Harbour as well as conserving and enhancing the flora and fauna which populate the Harbour area.

### **Community Aspiration 9 – Quiet Lanes**

To request that West Sussex County Council as local highway authority formally designates the lanes identified under policy WW8 as 'quiet lanes' under The Quiet Lanes and Home Zones (England) Regulations 2006.

### **Community Aspiration 10 – Broadband**

To promote West Wittering for business and leisure - high speed fibre optic broadband to all properties.

### **Community Aspiration 11 – Short Term Lets**

To work with landlords, CDC and other relevant authorities and the community to mitigate the impacts of short term lets on the community. This could include encouraging landlords to charge guests a deposit which would be returned if there are no complaints about noise and disturbance from neighbours. Retained deposits would be donated to a community fund which would be used to support community projects to enhance the quality of life of permanent residents.

### **Community Aspiration 12 – Combatting and Mitigating the Impacts of Climate Change**

Climate Change and the linked biodiversity emergency are key issues for the parish and community action to meet these challenges will be supported. This could include encouraging the management of green spaces to support biodiversity and climate change mitigation.

### **Community Aspiration 13 – Infrastructure List**

As part of an Action Plan to draw up a list of necessary local infrastructure to support bids to the District Council's Community Infrastructure Levy (CIL) funds, guide the Parish Council's own spending including of its own proportion of CIL funds and to support requests for s106 provisions where improvements can be delivered as part of development.

### **Community Aspiration 14 – New and Enhanced Public Rights of Way**

Opportunities will be taken to facilitate the implementation of new cycle ways and bridleways and the upgrade of footpaths to bridleways and cycleways.

## **Community Aspiration 15 – New and Enhanced Biodiversity and Recreational Assets**

The Parish Council will investigate opportunities to support new and enhanced biodiversity and recreational assets including supporting community ownership and management of important habitats in the area and seeking opportunities to increase green space provision particularly in the east of the parish.

### **Conclusion**

These Community Actions will guide West Wittering Parish Council in working up an Action Plan with relevant partners and the public. This Action Plan will be implemented alongside the Neighbourhood Plan and will identify those projects which require funding and cost them, where possible, so that it can be used to bid for money from the Community Infrastructure Levy and other funding sources.

## **6.0 Delivery Plan**

### **Introduction**

6.1 The West Wittering Neighbourhood Plan will be implemented through a combination of Chichester District Council's consideration and determination of planning applications for development in the parish and through public and private investment into a series of infrastructure projects contained in the plan. The community aspirations set out in Chapter 5 will inform an Action Plan which will be implemented by West Wittering Parish Council in the lead working in partnership with other relevant bodies.

### **Development Management**

- 6.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- 6.3 Whilst Chichester District Council will be responsible for determining planning applications for development within West Wittering, in line with their Local Plan and the West Wittering Neighbourhood Plan, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.

## **Infrastructure Projects**

- 6.4 Once the Neighbourhood Plan has been made part of the development plan by Chichester District Council at least 25% of the levy collected by the District Council from development in West Wittering will be transferred to the Parish Council. The Action Plan referred to in Chapter 5 above will be used to inform the Infrastructure Delivery Plans of Chichester District Council and to guide the Parish Council's own expenditure of its proportion of the Community Infrastructure Levy.

## **Monitoring and Review of the Neighbourhood Plan**

- 6.5 Changes in the local planning context could result in the Neighbourhood Development Plan needing to be reviewed. This will be monitored by West Wittering Parish Council in consultation with Chichester District Council. The Plan has been prepared within the context of the current Chichester Local Plan. The District Council is currently preparing a new Local Plan which will cover the period to 2039. The Parish Council will assess the need or otherwise of a review of the neighbourhood plan within six months of the adoption of the emerging Local Plan.

## APPENDIX 1 – WEST WITTERING HERITAGE ASSESTS

### Listed Building in the Parish of West Wittering

#### Heritage

The Historic England classification of Listed Buildings<sup>8</sup> shows that the Parish of West Wittering contains the following:

Grade I listed buildings and structures (1):

|    |   |  |   |
|----|---|--|---|
| 1. | THE PARISH CHURCH OF ST PETER AND ST PAUL | POUND ROAD West Wittering Chichester West Sussex | Built c1150. Original Saxon Gable cross in Lady Chapel (1245-1253); chancel nave and tower with Bell cage C13; north porch C15; communion rail C16; General restoration 1875. |
|----|---|--|---|

Grade II\* Listed (1):

|    |               |  |  |
|----|---------------|--|--|
| 1. | CAKEHAM MANOR | CAKEHAM ROAD West Wittering Chichester West Sussex | Built as summer palace for Bishops of Chichester C13-C16. Rebuilt C16. Tall, hexagonal, red brick Grade 2*tower (c1519). Trefoil-headed windows with dripstones. Main house 2 parallel ranges; west C18 (red brick); east (entrance) early C19; 2 storeys; stuccoed; slate roof; glazing bars; round-headed doorway. |
|----|---------------|--|--|

Grade II listed buildings and structures including (27):

|    |  |   |   |
|----|--|---|---|
| 1. | BUILDING DIRECTLY NORTH NORTH WEST OF HUNTLAND FARMHOUSE | BIRDHAM ROAD West Wittering Chichester West Sussex  | C17; L-shaped; part timber-framed: refaced with flints; painted with red brick dressings/quoins; Farm hipped thatched roof; casement windows. |
| 2. | COASTGUARD COTTAGES and NORE HOUSE                       | 1-9 SNOW HILL West Wittering Chichester West Sussex | Row of 10 mid C19 cottages. 2 storeys; 11 windows; stuccoed; slate roofs; casement windows; 6 gabled porches - outer serve single houses.     |
| 3. | COBNOR HOUSE   | POUND ROAD West Wittering Chichester West Sussex    | C19. 2 storeys; 2 windows; painted brick; eaves cornice; Venetian shutters; glazing bars; mod. porch.   |

<sup>8</sup> <https://historicengland.org.uk/listing/the-list/results?searchtype=nhleadvanced>

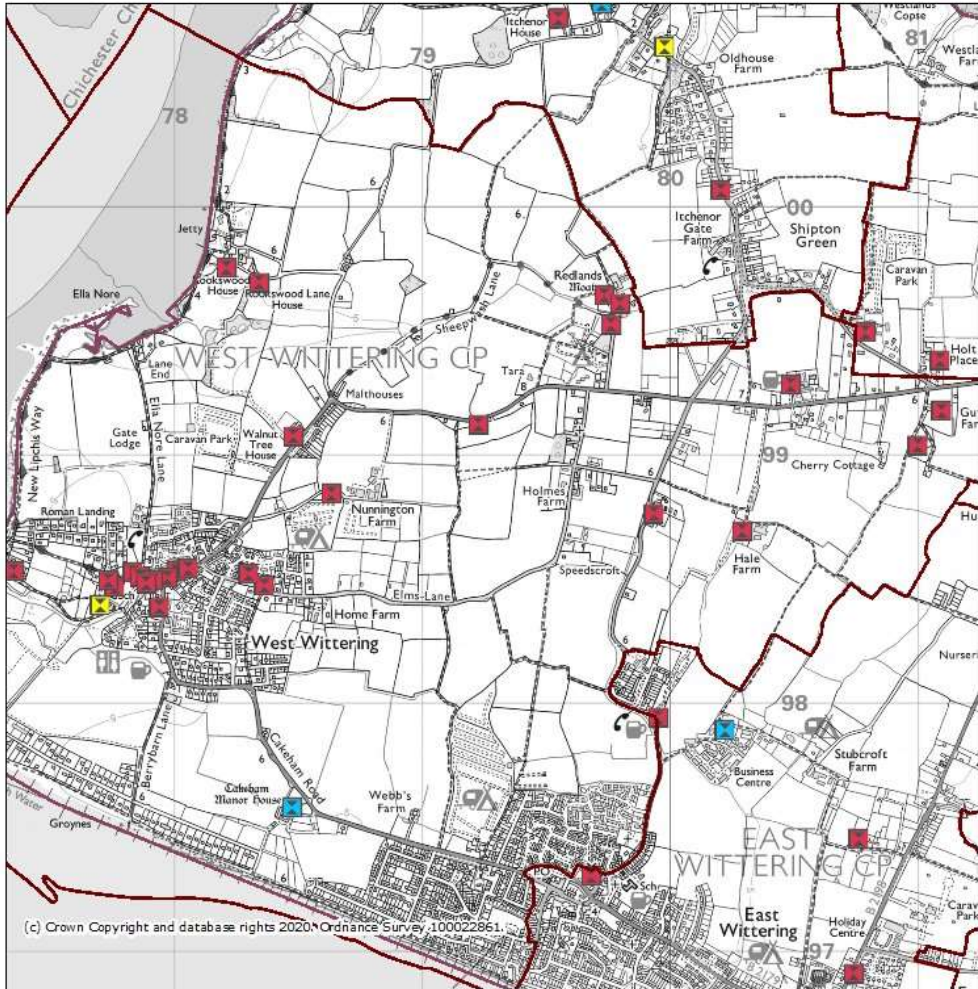
|    |                                     |   |   |
|----|-------------------------------------|---|---|
| 4. | CYMENS COTTAGE                      | POUND ROAD West Wittering Chichester West Sussex            | C18. 2 storeys; 3 windows; stone rubble/flint faced; red brick dressings and quoins; tiled roof.  |
| 5. | ELMSTEAD HOUSE                      | Elm Lane West Wittering Chichester West Sussex              | C18. 2 storeys; 9 windows; roman cement; tiled roof; Venetian shutters and glazing bars; pilasters; pediment and door of 6 fielded panels.  |
| 6. | ELMTREE COTTAGE                     | ELM LANE West Wittering Chichester West Sussex              | C17. 2 storeys; 3 windows; painted brick; thatched roof; casement windows; 2 window bays added.   |
| 7. | GUY'S FARMHOUSE                     | BIRDHAM ROAD West Wittering Chichester West Sussex          | L-shaped; west wing C18, 2 storeys; 3 windows; painted brick; tiled roof; Venetian shutters and glazing bars intact; doorway in moulded architrave surround with pediment over; modern L-wing of 3 windows. |
| 8. | HALE FARMHOUSE                      | BIRDHAM ROAD West Wittering Chichester West Sussex          | Late C17; 2 storeys; 5 windows; red brick; stringcourse; tiled roof; casement windows; doorway in moulded architrave surround.  |
| 9. | HUNTLANDS FARMHOUSE                 | BIRDHAM ROAD PO20 7BY West Wittering Chichester West Sussex | C18. 2 storeys; 3 windows; flints, now painted with red brick dressings and quoins; hipped thatched roof; casement windows.   |
| 10 | JONQUIL                             | ROOKWOOD ROAD West Wittering Chichester West Sussex         | C18. 2 storeys; 4 windows; painted brick: part stuccoed; half hipped thatched roof; casement windows.   |
| 11 | K6 TELEPHONE KIOSK                  | POUND ROAD West Wittering Chichester West Sussex            | 1903. 2 storeys; original portion 3 windows; alternate red brick and grey headers; tiled roof; glazing bars.  |
| 12 | LITTLE PLACE                        | REDLANDS LANE West Wittering Chichester West Sussex         | C17. 2 storeys; 3 windows; painted brick; thatched roof; casement windows; 2 window bays added.   |
| 13 | NEWARK FARMHOUSE                    | BIRDHAM ROAD West Wittering Chichester West Sussex          | Newark Farmhouse - C17. Two storeys. Three windows. Painted brick. Tiled roof. Casement windows. Modern porch with hipped roof.   |
| 14 | NUNNINGTON FARMHOUSE                | ROOKWOOD ROAD West Wittering Chichester West Sussex         | C18. 2 storeys; 4 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architrave surround.  |
| 15 | PIGGERY HALL                        | PIGGERY HALL LANE West Wittering Chichester West Sussex     | C18. 2 storeys; 3 windows; painted brick; hipped thatched roof; casement windows.   |
| 16 | POUNCES COTTAGE and RAMBLER COTTAGE | POUND ROAD West Wittering Chichester West Sussex            | One building; C19; 2 storeys; 2 windows; stuccoed; modillion eaves cornice; tiled roof; varied windows.   |

|    |                       |  |  |
|----|-----------------------|--|--|
| 17 | REDLANDS FARM COTTAGE | REDLANDS LANE<br>West Wittering<br>Chichester West<br>Sussex | C18 or earlier. 2 storeys; 4 windows; red brick and grey headers; hipped thatch roof; casement windows.  |
| 18 | REDLANDS FARMHOUSE    | REDLANDS LANE<br>West Wittering<br>Chichester West<br>Sussex | 2 storey C16 timber framed building. Red brick infill; diagonal braces on 1st floor; thatched roof; casement windows (with wooden mullions); 3 windows.  |
| 19 | ROOKWOOD HOUSE        | ROOKWOOD LANE<br>West Wittering<br>Chichester West<br>Sussex | C18. 2 storeys; attic; 3 windows; 2 dormers; red brick; tiled roof; glazing bars intact; doorway up five steps with pilasters and pediment.  |
| 20 | SEACOT                | ROOKWOOD ROAD<br>West Wittering<br>Chichester West<br>Sussex | Tiny C18 cottage. 1 storey; attic in gable end; 2 windows; stuccoed; thatched roof; casement windows.  |
| 21 | SOUTH COTTAGE         | ROOKWOOD LANE<br>West Wittering<br>Chichester West<br>Sussex | C19. 2 storeys; 5 windows; flint faced with dressings, quoins, flush string course and vertical strips of red brick; hipped tiled roof; casement windows.  |
| 22 | STONES COTTAGE        | POUND ROAD West<br>Wittering Chichester<br>West Sussex       | C19. 2 storeys; 2 windows; red brick; tiled roof; missing glazing bars; trellised wooden porch + pediment.   |
| 23 | THE DOG AND DUCK      | POUND ROAD West<br>Wittering Chichester<br>West Sussex       | C18. Former public house; 2 storeys; 3 windows; stone rubble with dressings, quoins, flush stringcourse of red brick; casement windows.  |
| 24 | THE STUDIO            | Rookwood Road<br>West Wittering<br>Chichester West<br>Sussex | Early C20. One storey and 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. |
| 25 | WALNUT TREE HOUSE     | ROOKWOOD ROAD<br>West Wittering<br>Chichester West<br>Sussex | C18. 2 storeys; 3 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architraves surround.  |
| 26 | WHITE COTTAGE         | BIRDHAM ROAD<br>West Wittering<br>Chichester West<br>Sussex  | C18. One storey and attic. Two windows. Stuccoed and painted brick. Thatched roof. Casement windows.   |
| 27 | WOODBINE COTTAGE      | CAKEHAM ROAD<br>West Wittering<br>Chichester West<br>Sussex  | One of two cottages; C18; 2 storeys; 4 windows; stuccoed; tiled roof; casement windows; central ground floor projection; probably once a porch   |



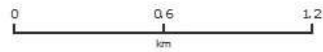
Map 11 – Listed Buildings

MAGiC Listed Buildings



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- Legend**
- Parishes (GB)
  - Listed Buildings (England)**
  - I
  - II
  - II\*

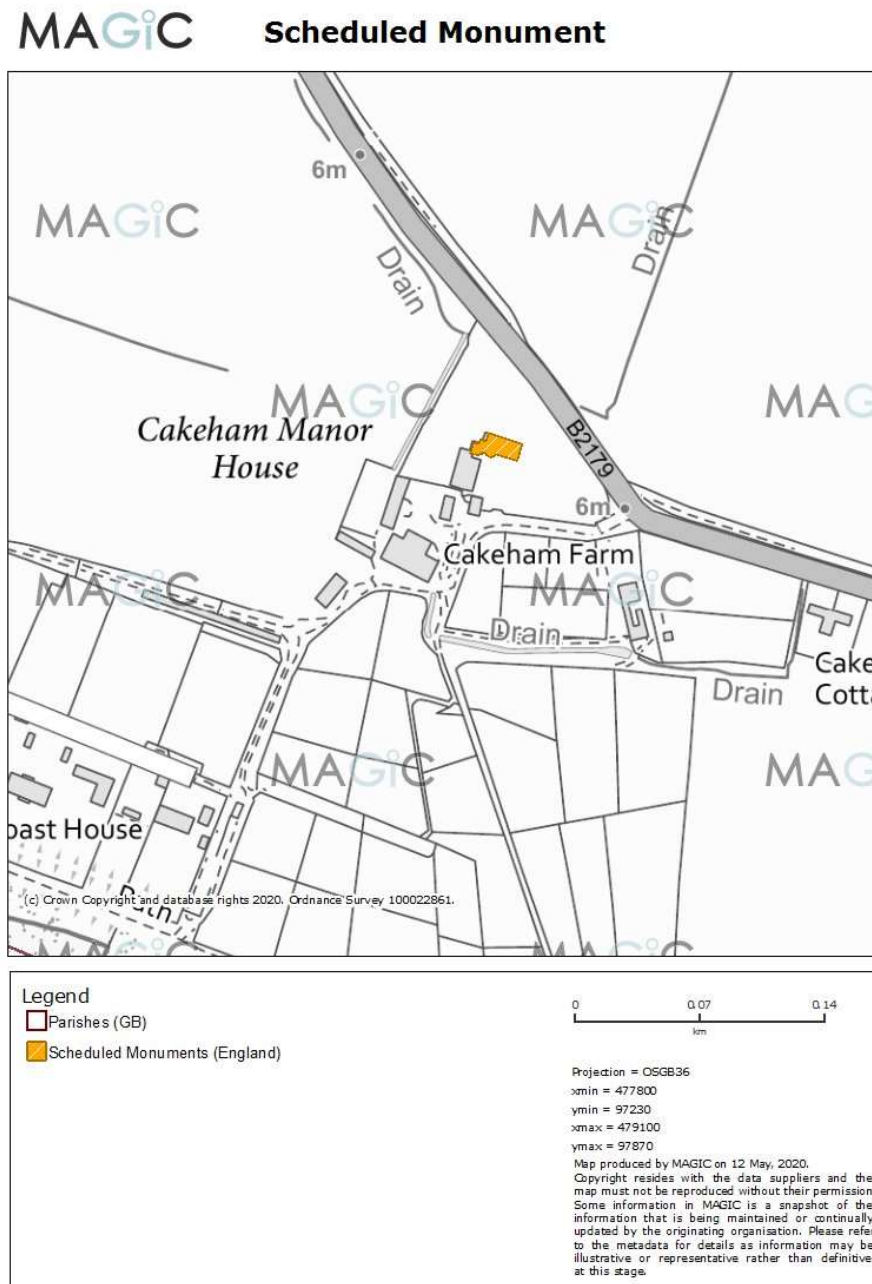


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**Scheduled Monuments (1 ):** Located to the east of Cakeham manor House, north of Cakeham farm and west of the B2179

|    |                                   |                                       |
|----|-----------------------------------|---------------------------------------|
| 1. | Cakeham Manor (uninhabited parts) | West Wittering Chichester West Sussex |
|----|-----------------------------------|---------------------------------------|

**Map 12 – Scheduled Monument**



Parks and Gardens:      Grade I: None      Grade II\*: None      Grade II: None

**APPENDIX 2 – WEST WITTERING VILLAGE DESIGN STATEMENT (VDS)**