

# **West Wittering Neighbourhood Plan 2019 – 2029**

## **Second Regulation 14 Version**

*Approved by  
West Wittering Parish Council  
on 4th May 2021*

23/04/2021

# Contents

<b>Foreword</b> .....	5
<b>1.0 Introduction</b> .....	7
National and Local Planning Context .....	7
National Planning Policy Framework .....	7
Local Planning Context .....	8
The Link Between Development and Infrastructure .....	9
Strategic Environmental Assessment .....	9
The Plan Preparation Process .....	10
The Examination Process .....	10
The Approval Process .....	11
<b>2.0 The Parish of West Wittering</b> .....	13
Landscape and History .....	13
Modern History .....	14
Biodiversity .....	15
The Village Today .....	16
Parish Statistics (Source 2011 Census) .....	17
<b>3.0 Vision &amp; Objectives</b> .....	19
Vision .....	19
Objectives .....	19
Assets and Treasures .....	19
Biodiversity .....	19
Local Economy .....	19
Housing .....	20
Transport .....	20
Facilities .....	20
<b>4.0 Policies &amp; Proposals</b> .....	21
Introduction .....	21
Design .....	21
Policy WW1 Design .....	22

Preventing Coalescence .....	22
Policy WW2 Preventing Coalescence .....	22
Housing .....	23
Policy WW3 Housing development in West Wittering Parish .....	24
WW4 Windfall Housing Development .....	26
Policy WW5 Principal Residence Requirement .....	27
Visitor Accommodation and Facilities .....	28
Policy WW6 Visitor Accommodation and Facilities .....	29
Economic Development .....	29
Policy WW7 Economic Development .....	29
Policy WW8 Retail Facilities .....	29
Public Rights of Way and Quiet Lanes .....	30
WW9 Public Rights of Way and Quiet Lanes .....	30
Coastal Enhancements .....	31
WW10 Coastal Enhancements .....	31
Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change .....	31
WW11 Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change ...	32
Community Facilities .....	32
Policy WW12 Community Facilities and Open Spaces .....	33
Lighting .....	34
WW13: Lighting .....	34
<b>5.0 Non-Statutory Community Aspirations .....</b>	<b>35</b>
Community Aspiration 1 – Engagement and Inclusion .....	35
Community Aspiration 2 – Highways and Transport .....	35
Community Aspiration 3 – Community Led Housing .....	35
Community Aspiration 4 – Lighting .....	35
Community Aspiration 5 – Community Assets .....	35
Community Aspiration 6 - Integrated Coastal Zone Management for the Manhood Peninsula	35
Community Aspiration 7 – Watercourse Management .....	35
Community Aspiration 8 – Chichester Harbour .....	36
Community Aspiration 9 – Quiet Lanes .....	36
Community Aspiration 10 – Broadband .....	36
Community Aspiration 11 – Short Term Lets .....	36
Community Aspiration 12 – Combatting and Mitigating for the Impacts of Climate Change	36
Conclusion .....	36

<b>6.0 Delivery Plan</b> .....	37
Introduction .....	37
Development Management .....	37
Infrastructure Projects .....	37
Monitoring and Review of the Neighbourhood Plan .....	37
<b>Appendices</b> .....	38
Appendix A - Policies Maps .....	38
West Wittering Neighbourhood Plan Designation .....	38
Map of Parish showing AONB boundary .....	39
Village Design Statement Character Areas .....	40
Map showing the green gap .....	41
Map showing Settlement Boundaries from Adopted Local Plan .....	42
Map showing Parade of Shops within Parish .....	43
Salterns Way Route Proposals .....	44
West Wittering Habitats .....	45
Appendix B .....	46
Listed Buildings in the Parish of West Wittering .....	46
Appendix C .....	47
Village Design Statement .....	47



# Foreword

*Dear Resident of West Wittering Parish,*

*The West Wittering Neighbourhood Plan (WWNP) has now reached the final draft stage and will be going out for public consultation from (insert dates).*

*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 NP 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 us with the development of the WWNP. 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. 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. The draft WWNP is now available for its 6 weeks statutory consultation (also known as Regulation 14 Consultation). Comments you return will help us to make refinements to the Plan. The final version will be submitted to CDC for Independent Examination.*

*I 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 committees and Parish Council, I offer my 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.*

**Raymond Lewis and Nicolette Pike**

*West Wittering Neighbourhood Plan Steering Committee*

# 1.0 Introduction

- 1.1 Neighbourhood plans are a new type of document that enables local people to write planning policies for their area. This can state where new areas of housing, community, retail or employment development should be located and what it should look like as well as contain policies to control the quality and outcomes of development. 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.

## 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) 2019 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”.
- 1.6 West Wittering is designated as a ‘Service Village’ within Policy 2 ‘Development Strategy and Settlement Hierarchy’ of the adopted Local Plan. Policy 2 states that the Service Villages will provide for the following:
- Small scale housing developments consistent with the indicative housing numbers set out in Policy 5 ‘Parish Housing Sites 2012-2029’, stated as 50 dwellings for West Wittering;
  - Local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, which will help make the settlement more self-sufficient; and
  - Small scale employment, tourism and leisure proposals.
- 1.7 A ‘Site Allocations Development Plan Document’ (DPD) was prepared to help deliver the housing and employment numbers within the Local Plan. Table 1.1 within the DPD confirms that the housing target of 50 dwellings for West Wittering will be achieved through extant planning permissions. Therefore, the DPD does not propose any additional allocations within the Neighbourhood Plan area.
- 1.8 Chichester District Council is in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review

---

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

(2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy S2 'Settlement Hierarchy' also lists West Wittering as a 'Service Village', with Policy S5 'Parish Housing Requirements 2016-2035' highlighting a new target for 25 new dwellings to be delivered over the lifetime of the Plan. However, Policy S6 'Affordable Housing' goes on to state that Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability support this. A Chichester District Council report on the revised Local Plan, Strategic Infrastructure and Way Forward is anticipated in July 2021 with a Regulation 19 consultation programmed for Spring 2022.

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

- 1.9 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 neighbourhood plan this is 25% of the charge collected for each site within their parish.
- 1.10 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.

## **Strategic Environmental Assessment**

- 1.11 Chichester District Council has screened the scope of the West Wittering Neighbourhood Plan and determined that it requires a Strategic Environmental Assessment. Strategic Environmental Assessment (SEA) is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives, in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the West Wittering Neighbourhood Plan seeks to maximise the emerging plan's contribution to sustainable development.

- 1.12 There are two key procedural requirements of the SEA regulations:
- i. When deciding on ‘the scope and level of detail of the information’ which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  - ii. A report (the ‘Environmental Report’) is published for consultation alongside the Draft Plan (i.e. the draft West Wittering Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses ‘likely significant effects’ that would result from plan implementation) and reasonable alternatives.
- 1.13 The Scoping Report of the Strategic Environmental Assessment was consulted upon with the statutory bodies from 8th May to 13th June 2019. The Environmental Report is published alongside this Pre-Submission Plan for consultation. A final Environmental Report will be published with the Submission Plan for examination.

## The Plan Preparation Process

- 1.14 The process of preparing the West Wittering Neighbourhood Plan is set out in the Neighbourhood Planning (General) Regulations 2012. This comprises:
- Undertaking background research and evidence baseline work and informal public and stakeholder consultation;
  - Publishing a Pre-Submission Neighbourhood Plan and the draft SEA Environmental Report for a statutory six-week public consultation period;
  - Revising the draft Neighbourhood Plan and the Environmental Report where appropriate in line with consultee responses;
  - Undertaking a Habitats Regulations Assessment of the draft Neighbourhood Plan where required;
  - Submission of the Neighbourhood Plan and supporting documents to the local planning authority for a legal check;
  - Publication of the Neighbourhood Plan for a further 6 weeks by the local planning authority;
  - Examination by an independent Examiner appointed by the local planning authority in consultation with West Wittering Parish Council (see section below).

## The Examination Process

- 1.15 The independent Examiner must consider whether the Neighbourhood Plan meets the ‘Basic Conditions’. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood development plans by section 38A of the Planning and Compulsory Purchase Act 2004. They are that:
1. *“Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;*

2. *The making of the neighbourhood plan contributes to the achievement of sustainable development;*
3. *The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.*
4. *The making of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations (as now incorporated into UK legislation).*
5. *Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan”.*

1.16 With regard to Basic Condition 5 above, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes the following basic condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the Town and Country Planning Act: “The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects”.

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

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

## **The Approval Process**

1.18 The Examiner must recommend one of three things:

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

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



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

## Modern History

- 2.10 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. 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 initial 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. There are also 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 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 (Source 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 composition: There are 1,352 households located within the Parish, living in a variety of dwellings . 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 or other mobile or temporary structure	6	0.3	0.9

<sup>2</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>3</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).

2.20 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 . Of these:

<b>Category</b>	<b>Parish Number</b>	<b>Parish %</b>	<b>District %</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

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

<b>Category</b>	<b>Parish Number</b>	<b>Parish %</b>	<b>District %</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

---

<sup>4</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 & Objectives

### Vision

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

**West Wittering will remain a beautiful, tranquil and biodiverse part of the Manhood Peninsula through to 2035, retaining its rural character while allowing for minor sympathetic developments meeting local needs. 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 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**

13. 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.  
To support the cap on car parking spaces at the beach to sustainable numbers taking account of advice from the Police and Highway Authority.  
To take appropriate mitigation measures to reduce the impact of illegal and inconsiderate parking in the village by visitors.

## **Facilities**

14. To maintain and enhance existing village community facilities.
15. To maintain and improve sporting, cultural and recreational facilities.
16. To provide high speed fibre broadband to all properties.

## 4.0 Policies & 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 Peninsular 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 the VDS will share that status, meaning that it can be given more weight than at present. The current VDS has already been referenced in reports from the Planning Inspectorate when considering appeals.
- 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 '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 minimizing 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 and the character areas defined within it and, where relevant, to the Chichester Harbour Management Plan. 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.**

## **Preventing Coalescence**

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 (shown hatched in green on the designations plan) 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. 87% 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.

## **Policy WW2 Preventing Coalescence**

**Subject to other relevant development plan policies, development within the green gap identified on the Policies Map will only be supported if:**

- it does not detract from the openness and rural landscape character of this area and**
- does not contribute to the perceived or actual coalescence between the two main settlement areas of West Wittering.**



## 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. However, the emerging Local Plan Policy S5 published in December 2018 identified a further target of 25 new dwellings to be delivered in West Wittering by 2035.
- 4.7 The West Wittering Neighbourhood Plan Steering Group issued a 'call for sites' in spring 2017 and a further one in December 2018. Eight sites were submitted for consideration and assessments were carried out on all of these proposals. Four of these sites were part of the alternatives for achieving the potential 25 home target considered through the Strategic Environmental Assessment (SEA) for the West Wittering Neighbourhood Plan as follows:
- Option 1: Delivery of the housing number through a single allocation on Land at Church Road.
- Option 2: Delivery of the housing number through a single allocation on Walnut Tree Caravan Site.
- Option 3: Delivery of the housing number through a combination of allocations at Land west of Northfields and Land at Church Road.
- Option 4: Delivery of the housing number through a combination of allocations at Land west of Northfields and Walnut Tree Caravan Site.
- 4.8 Options 1 and 3 performed most favourably against the objectives in the SEA. However, the land west of Northfields is within the Chichester Harbour AONB where national planning policy (NPPF paragraph 172) says major development should only be located in exceptional circumstances and in the national interest. One of the tests is whether the need can be met in another way, and in this case the need can be met on the land at Church Road. It was therefore considered that the allocation of the Northfield Road site would be contrary to national planning policy and would not therefore meet the basic conditions required for neighbourhood plans.
- 4.9 In February and March 2020 the Parish Council carried out a Regulation 14 consultation on the Neighbourhood Plan which included the proposed allocation of a site at Church Road for 25 homes to meet the previous target in the emerging Chichester Local Plan.

Since that time Welbeck Homes have brought forward a proposal for over 200 homes on land which includes the proposed allocation site. It is considered that the identification of land for such a large development is a strategic matter that should be assessed through the emerging Local Plan in the context of discussions about overall housing numbers required and other options for such proposals in the district. There has been a significant delay in the preparation of the emerging Local Plan with submission for examination now not expected until Summer 2022.

4.10 The adopted Chichester Local Plan is now out of date with respect to housing numbers, and the emerging Local Plan has yet to be submitted for examination. Meanwhile the District Council cannot demonstrate a five-year housing land supply and in response has adopted an 'Interim Policy Statement for Housing' which sets out the criteria for considering planning applications for housing ahead of the adoption of the new Local Plan. It is proposed to include a criteria-based policy in the West Wittering Neighbourhood Plan that would apply to all housing proposals outside of current settlement boundaries that come forward ahead of the adoption of the emerging Chichester Local Plan. These criteria reflect those in the Interim Policy Statement for Housing but refer specifically to the needs and characteristics of West Wittering.

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

**Housing development in West Wittering parish will be supported provided that:**

- a) The site is within or adjacent to the settlement boundary of West or East Wittering as identified in the policies map;**
- b) The scale of development proposed is proportionate to the existing settlement where it is to be located and appropriate having regard to West Wittering's identification as a service village and East Wittering's identification as a settlement hub in the Chichester Local Plan settlement hierarchy;**
- c) The development conserves and enhances the landscape setting of the parish and, individually or cumulatively, does not result in the actual or perceived coalescence of West Wittering with East Wittering, as demonstrated through the submission of a Landscape and Visual Impact Assessment;**
- d) The development will comprise a mix of housing types reflecting local needs including at least 30% as bungalows. At least 30% of the total number of dwellings will be affordable housing. The affordable housing component shall be delivered via a Community Land Trust or similar organisation that will deliver homes at a rent that local people / key workers can afford, and is subject to an appropriate planning obligation to ensure that the housing will be retained in perpetuity as affordable housing for households with a local connection;**

- e) **Any planning application will need to conserve and enhance any heritage assets affected and be accompanied by an archaeological assessment which includes on-site investigation works to demonstrate that the development can be implemented without causing harm to any archaeology on the site;**
- f) **The design of the development shall maximise opportunities for connectivity between the site and the village of West Wittering (or East Wittering if adjacent to that settlement) to ensure that the development is fully integrated into the village and residents can walk or cycle to access local facilities; and**
- g) **Development proposals set out how necessary infrastructure will be secured, including utilities such as wastewater; telecommunications and broadband. As appropriate to the scale of development, proposals will be expected to contribute to the needs of West Wittering parish.**

4.11 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 2108 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.

4.12 Land has been put forward at Rookwood Road, West Wittering by the Churches Land Trust for approximately 15 rented affordable homes for people with a local connection to West Wittering. The Churches Trust has stated that it is open to working with a Community Land Trust or other appropriate organisation to deliver these homes. Such an organisation should comply with the Homes England definition of community led housing that “proposals should ensure that:

- meaningful community engagement and consent occurs throughout the development process. The community does not necessarily have to initiate and manage the process, or build the homes themselves, though some may do;
- the local community group or organisation owns, manages or stewards the homes and in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property; and
- the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity”.

4.13 The Parish Council will work with the Churches Trust, or any other 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.

4.14 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.

#### **WW4 Windfall Housing Development**

**Subject to other relevant development plan policies, new housing development will be supported within the settlement boundaries subject to the following criteria:**

- a) The development does not result in a loss of small units (1 to 2 bedrooms) or bungalows;**
- b) The development will comprise a mix of housing types reflecting local needs including at least 30% as bungalows.**

4.15 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.

- 58% indicated that some street/roads feel less occupied due to owners not being around for longer periods;
- 54% felt that unoccupied homes detrimentally affected the character of the community;
- 41% considered that they caused resentment within the community / tension between permanent residents and second homers;
- 30% said that there was difficulty getting on the property ladder due to second homes demand pushing prices up;
- 29% said that family members had been forced out of the parish to look for cheaper properties
- 24% felt that key workers were moving away due to lack of affordable homes;
- 19% thought that second homes caused the permanent loss or closure of local services;
- 18% thought that small local business owners were moving away to look for cheaper properties hence affecting local economy; and
- 17% felt second homes caused the temporary closure of facilities out of season.

A policy approach for tackling this issue was introduced in the St Ives Neighbourhood Development Plan, which was made part of the Cornwall Development Plan in 2016. This has been tested successfully through the High Court and been implemented by Cornwall Council. Given this history WW5 follows closely the wording in the St Ives policy to ensure that it meets the basic conditions and is enforceable by the local planning authority.

### **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**

- 4.16 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.
- 4.17 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&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.
- 4.18 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 4.15 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 Air B&B. 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**

**Good quality visitor accommodation will be supported where this is suitable for year-round visitors, and where it reflects the character and nature of the village. The change of use of private dwelling houses into accommodation for more than six people (Houses in Multiple Occupation) or for short term lets will not be supported where this would harm the tranquil character of the parish or disturb neighbouring residents or create an unacceptable level of additional on street parking either individually or cumulatively.**

## **Economic Development**

4.19 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 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.

4.20 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.

## **Policy WW7 Economic Development**

**New development for small businesses on brownfield sites, as conversions of agricultural or other rural buildings and/or within the settlement boundaries will be supported subject to other relevant development plan policies.**

## **Policy WW8 Retail Facilities**

**Development for new or expanded local small-scale retail facilities will be supported where they are located within or adjacent to the existing parade as identified on the Policies Map. Loss of local retail facilities will be resisted where this requires planning permission unless there is clear justification as set out in Local Plan policies.**

## Public Rights of Way and Quiet Lanes

- 4.21 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.
- 4.22 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.
- 4.23 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. Initiatives to improve existing cycle routes and the creation of additional routes will be encouraged and new development will be expected to facilitate and contribute to the establishment of such routes.
- 4.24 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

**The public rights of way and quiet lanes identified on the Policies Map are suitable for informal recreational use and proposals to enhance them for such use will be supported subject to other relevant development plan policies. Any development that results in the loss or degradation of such routes, such as through the introduction or increase in amount or size of vehicular traffic, will be resisted.**



**Opportunities will be taken to facilitate the implementation of new cycle ways and the upgrade of footpaths to cycleways including those identified on the Policies Map. This could include the provision of land and/or financial contributions from developments close to the proposed routes or from mitigation for developments that would increase traffic on surrounding roads. The proposed routes will be safeguarded from developments that could prejudice their implementation.**

## **Coastal Enhancements**

4.25 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. 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 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.

### **WW10 Coastal Enhancements**

**Proposals for the enhancement of the coast within the parish 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 do not adversely impact on the exceptional ecological and landscape assets of the area. Proposals that damage these assets, including through urbanisation and domestication of the foreshore, will be resisted.**

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

4.26 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.

4.27 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 2019 now includes paragraph 174b) 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”. There is an Environment Bill currently going through Parliament that will 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.

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

**Development proposals must achieve a net-gain in biodiversity assets (demonstrated by reference to the Defra Biodiversity Metric). Development proposals must also demonstrate how they have enhanced the natural capital of the area and increase its resilience to climate change wherever possible. In addition to the designated sites in the area the parish has a wealth of undesignated biodiversity and geodiversity assets as shown on the Policies Map. Development proposals will be expected to retain and support the enhancement of these assets except where essential for the viability of the site (such as access) and then any harm should be minimised and mitigated.**

## **Community Facilities**

4.28 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.

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

- 4.30 The football and cricket clubs have newly built pavilions, attracting large numbers of children and adults. The Sailing Club at Snowhill Creek is popular with local families and provides access to Chichester Harbour. The football pavilion is also used for other activities including a tennis club, soccer academy and parish office. The cricket pavilion, as well as the Memorial Hall, is used for private functions. There are also new tennis courts and outdoor gym for public use at the Sports Field. Other sporting facilities in the parish include sailing, windsurfing, tennis, horse riding, football, cricket, croquet and Pétanque. All are well supported by local residents.
- 4.31 There is a large Health Centre serving the Witterings and surrounding villages. The Church of St Paul and St Peter's Catholic Church are both well supported and have community facilities that can host functions. The Parochial Church School currently has 106 pupils (capacity 108) from reception to 11 years old.
- 4.32 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**

**Proposals 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:**

- 1. Parish owned Allotments** – Community and leisure use
- 2. Memorial Hall**
- 3. Football Pavilion, Tennis Club and recreation ground Rookwood Rd** – Sports use
- 4. Millennium Meadow inc 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 Old House at Home** – Tourism and community use
- 10. Sailing Club** – Sports and Leisure use
- 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**

## **Lighting**

4.33 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 scenic 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 nighttime 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.

### **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 will be supported where it can be demonstrated that the following criteria have been addressed:**

- 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 significant adverse 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.**

**Proposals that are within or may affect Chichester Harbour AONB must also demonstrate that there will be no significant adverse effects on the wildlife. They must also meet the Dark Skies policies set out in the Chichester Harbour Management Plan with especial regard to 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.**

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

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

To continue effective 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 Flood and Drainage Study.

## **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 for 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.

## **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.



# Appendices

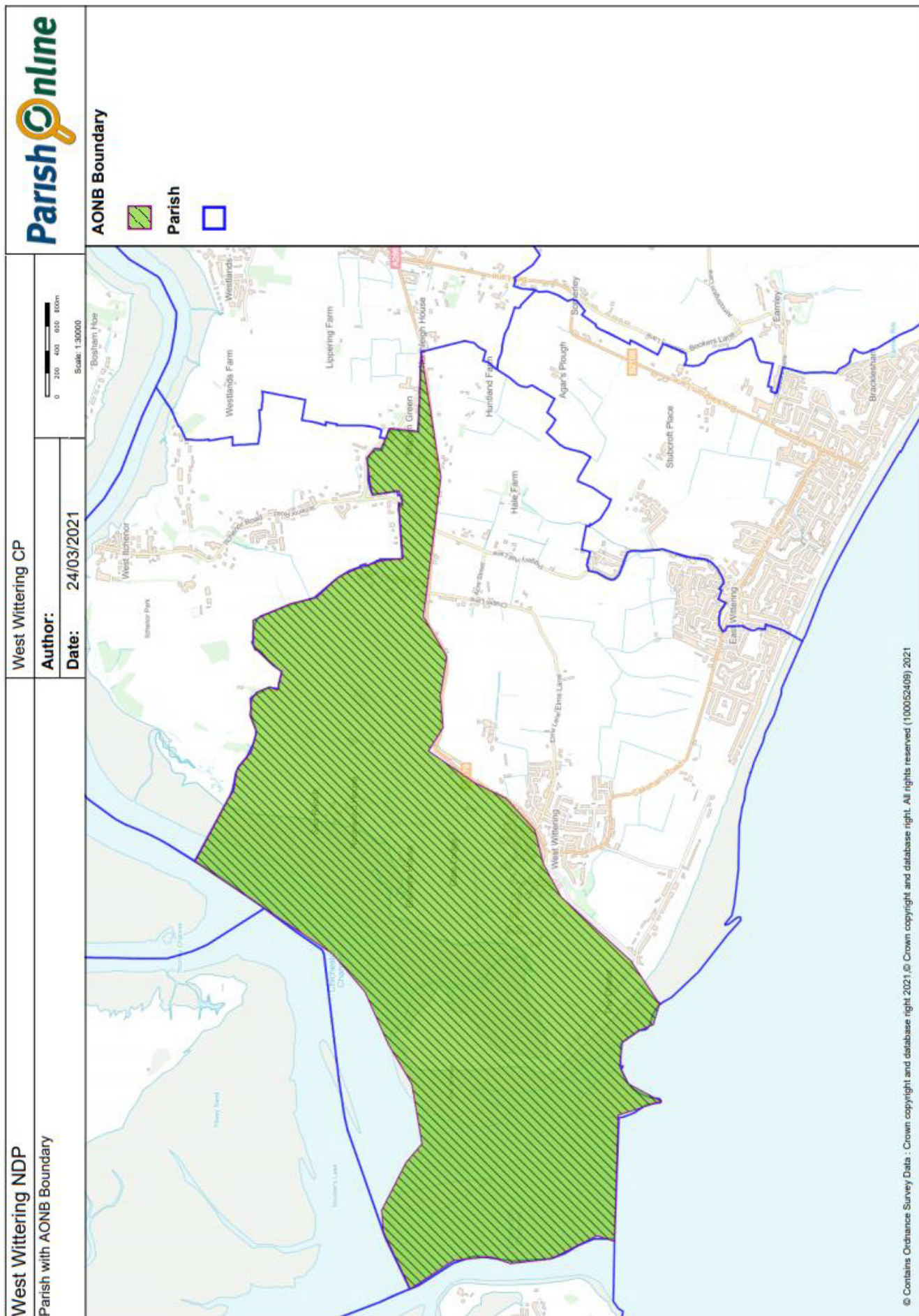
## Appendix A - Policies Maps

Map 1 – West Wittering Neighbourhood Plan Designation





# Map 2 – Map of Parish showing AONB boundary

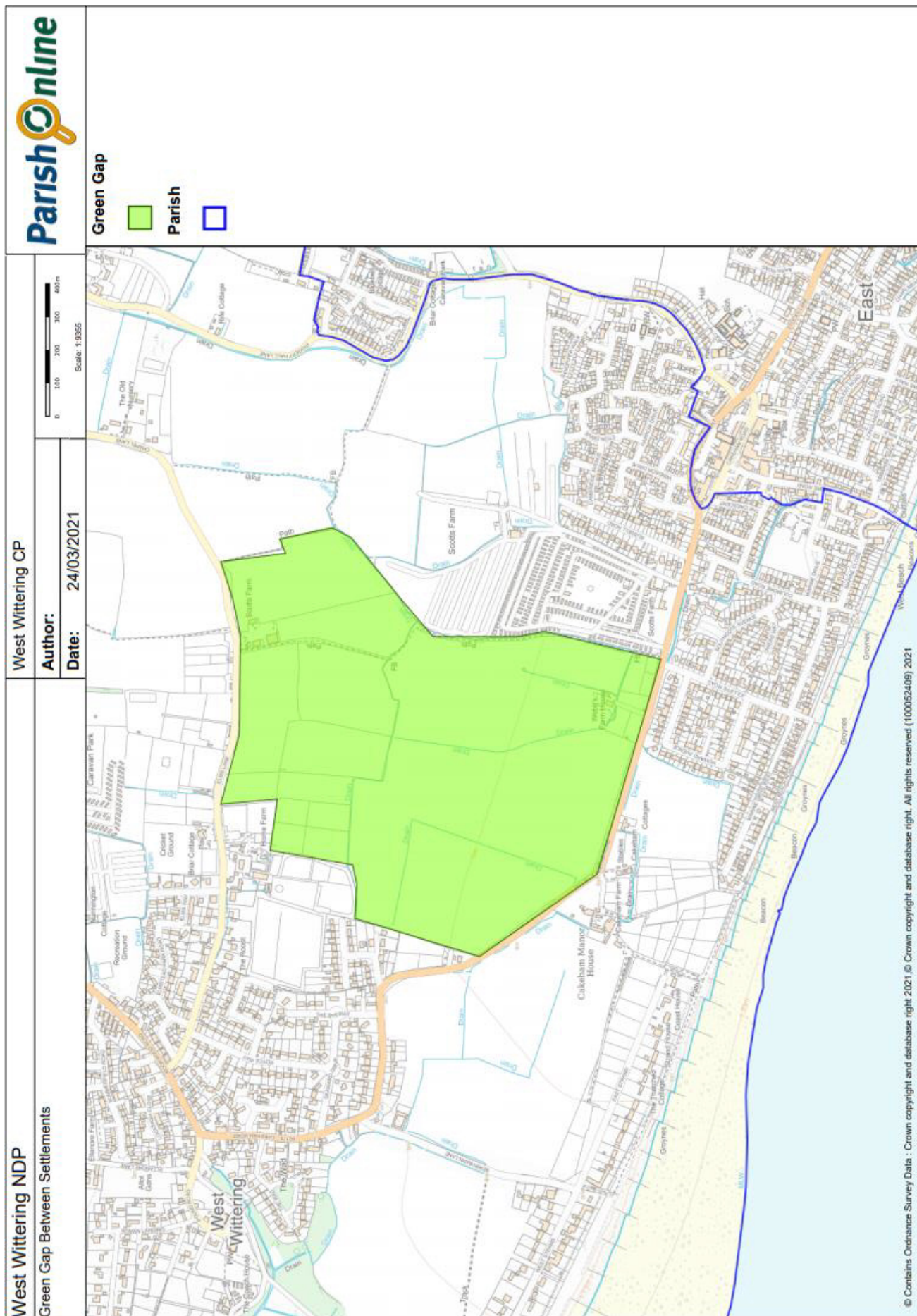




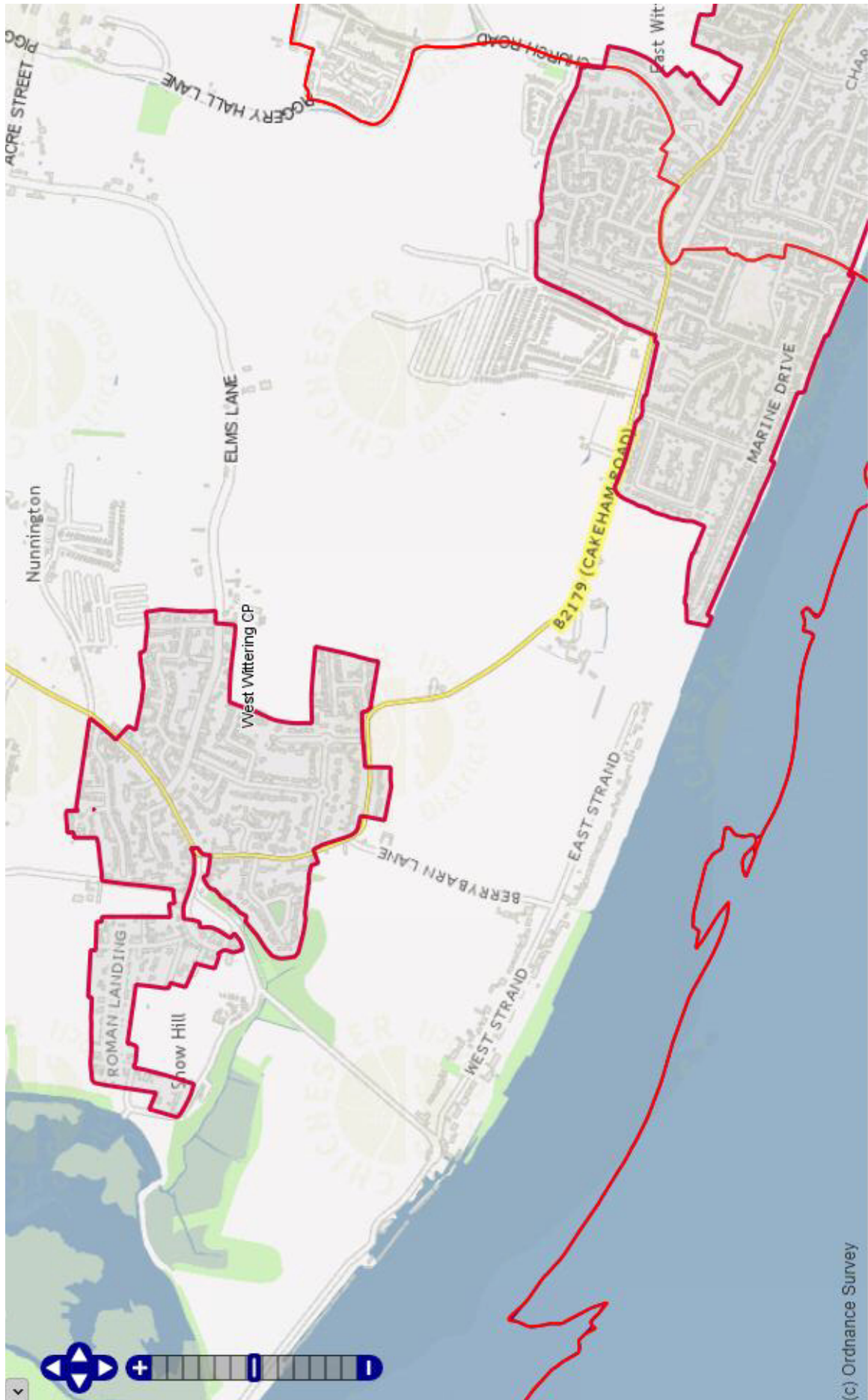




Map 4 – Map showing the Green gap

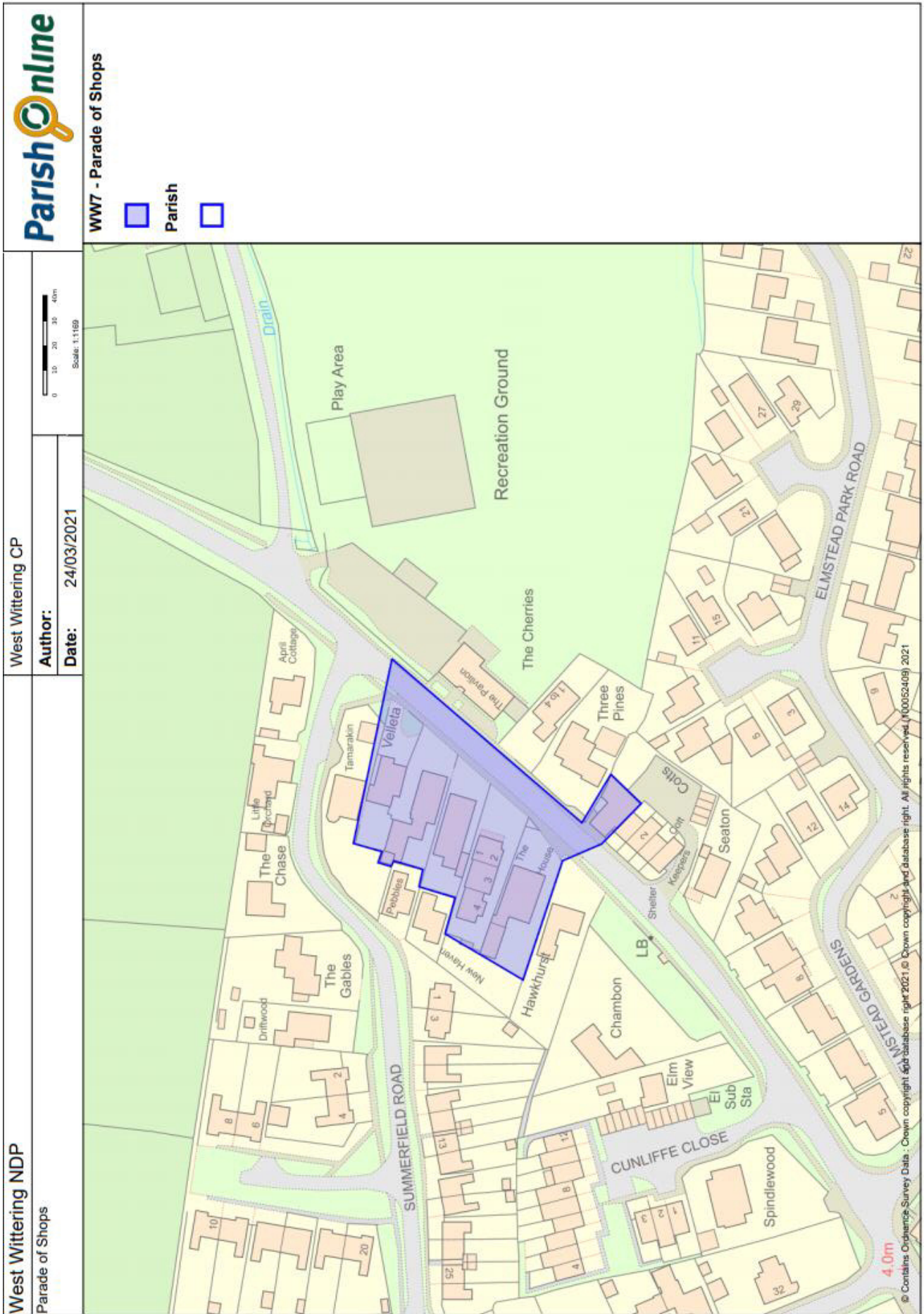


Map 5 – Map showing Settlement Boundaries from Adopted Local Plan

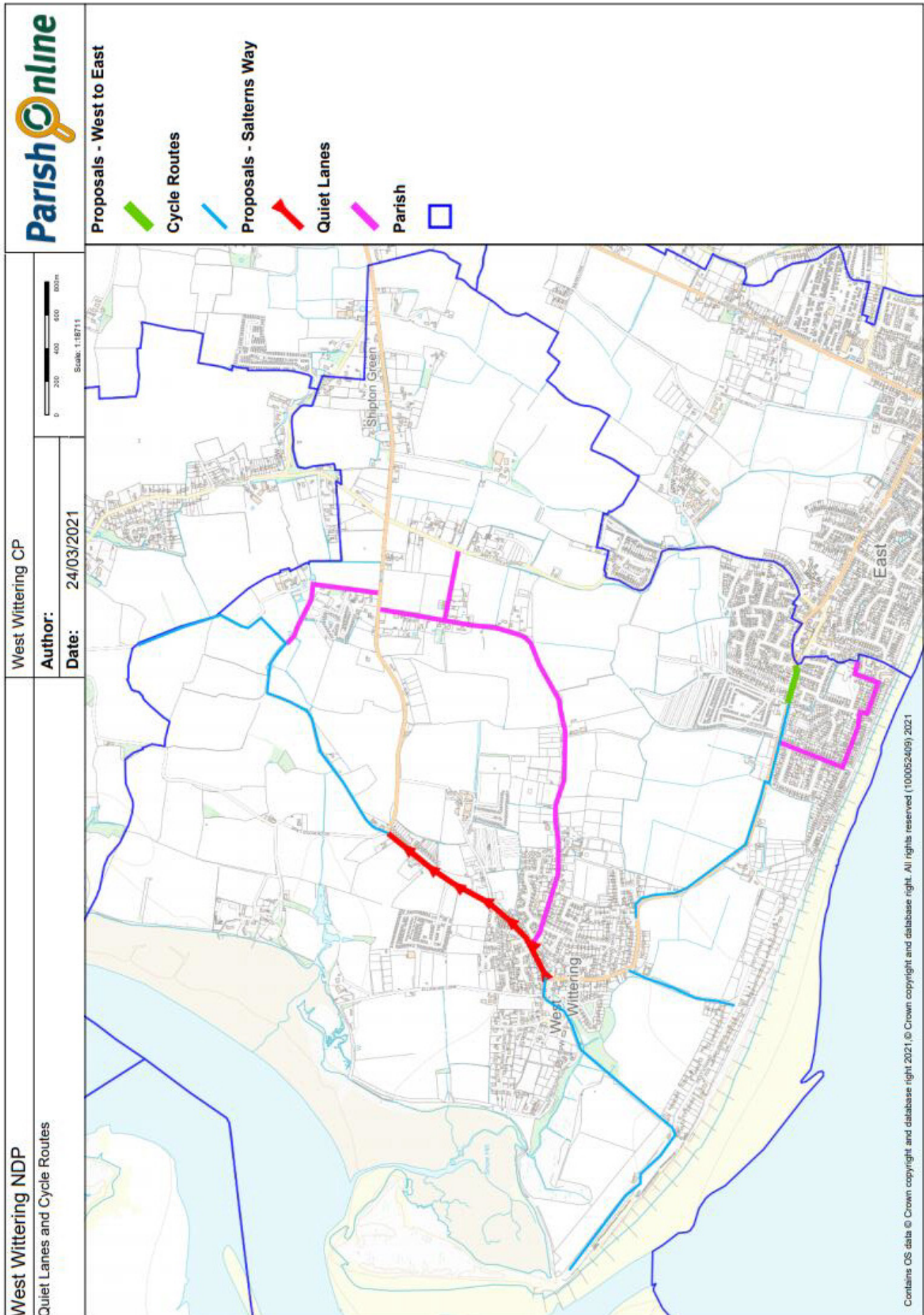




# Map 6 – Map showing Parade of shops within Parish

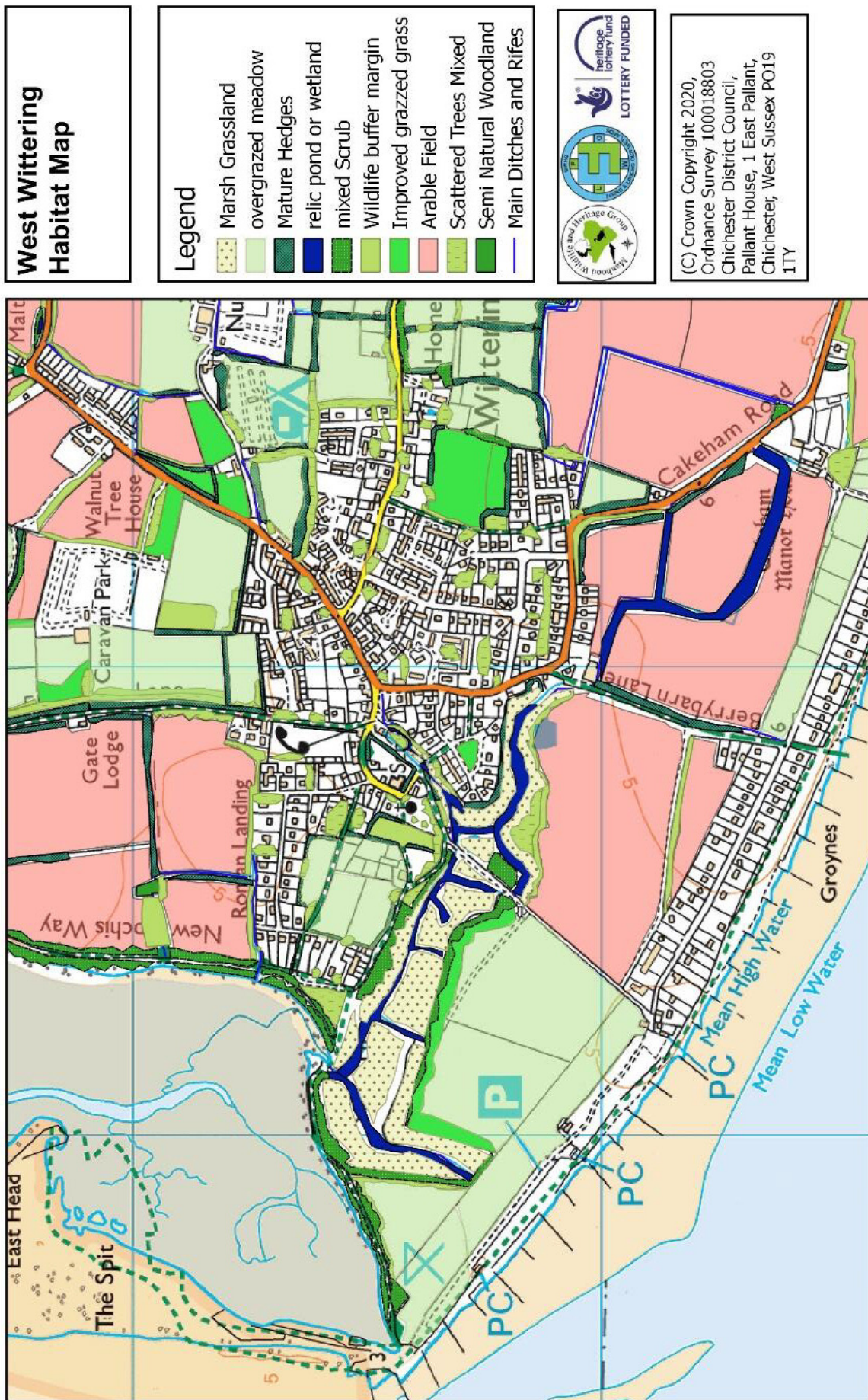


# Map 7 – Salterns way Route Proposals



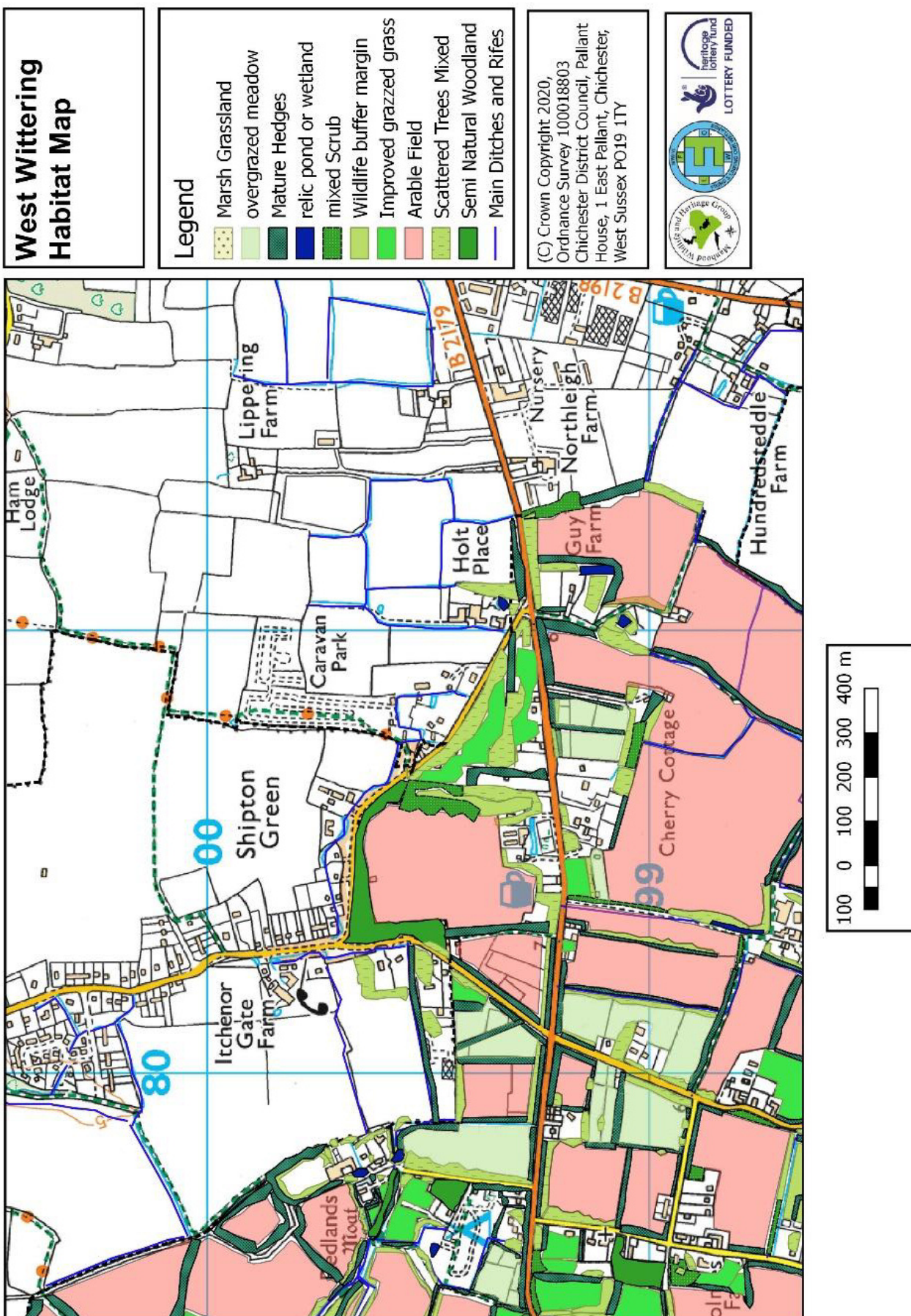


# Map 8a – West Wittering habitats (1 of 5 maps)



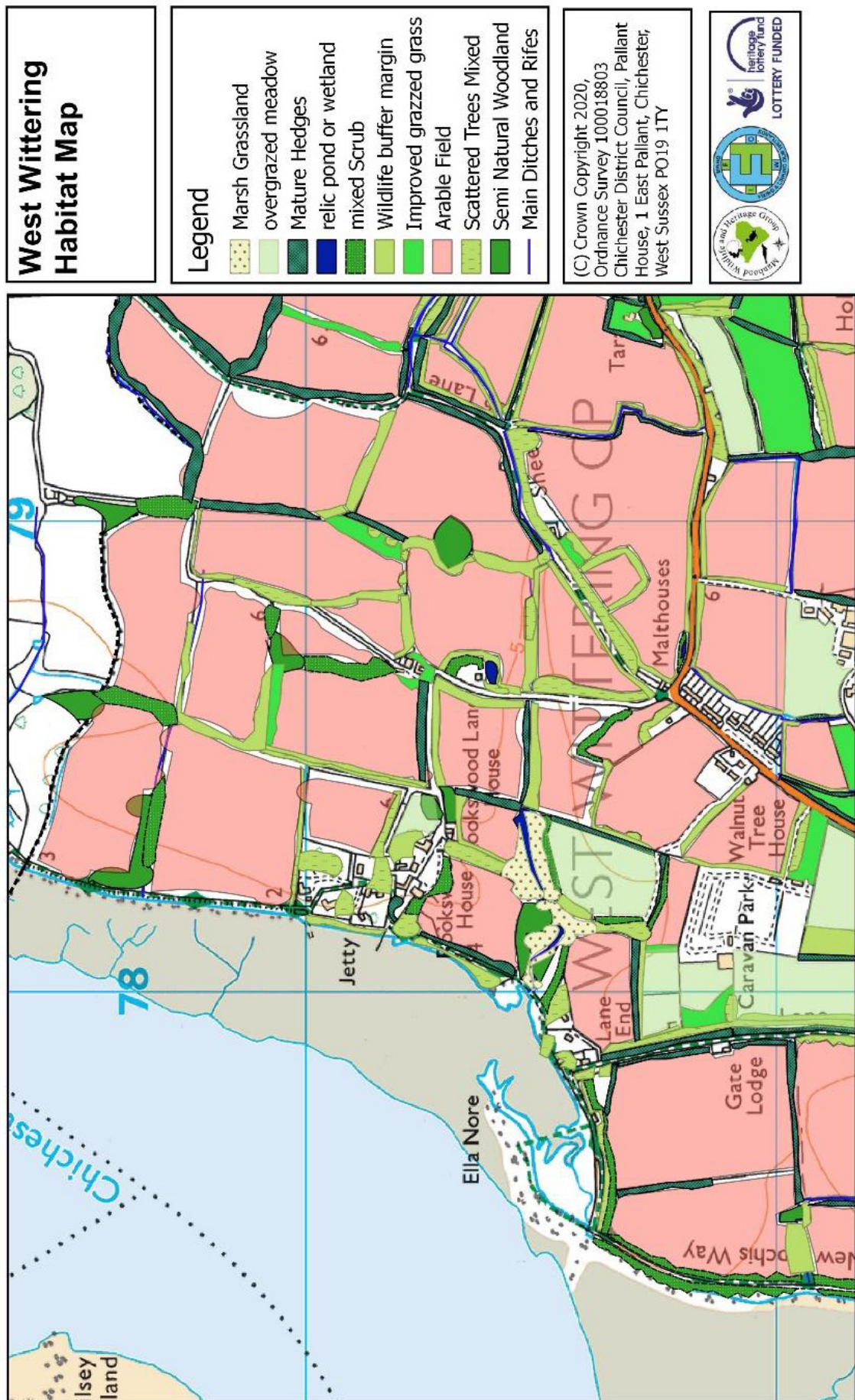


# Map 8b – West Wittering habitats (2 of 5 maps)



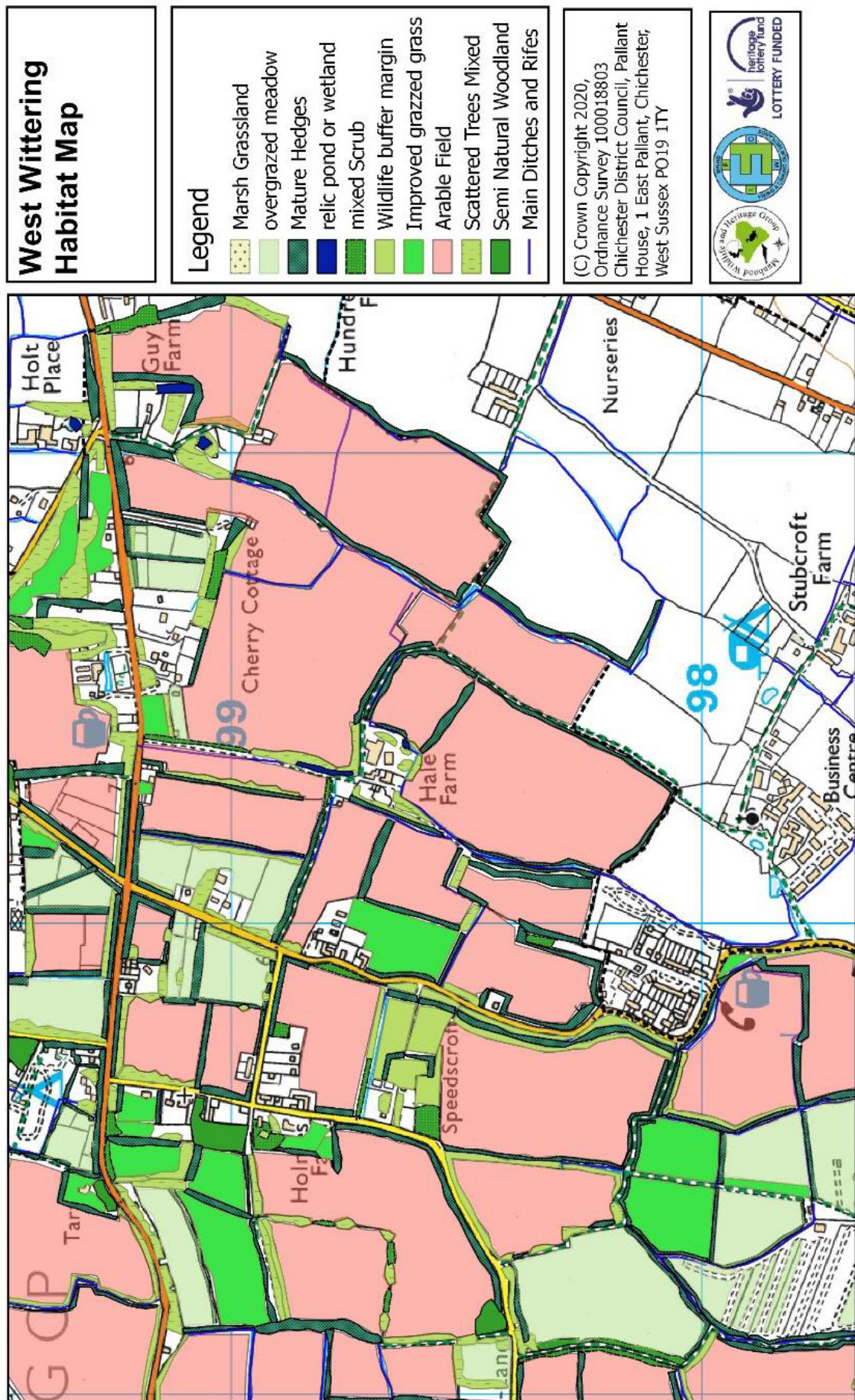


# Map 8c – West Wittering habitats (3 of 5 maps)





# Map 8d – West Wittering habitats (4 of 5 maps)





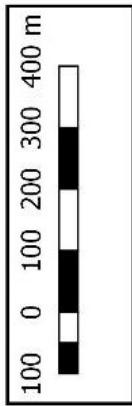
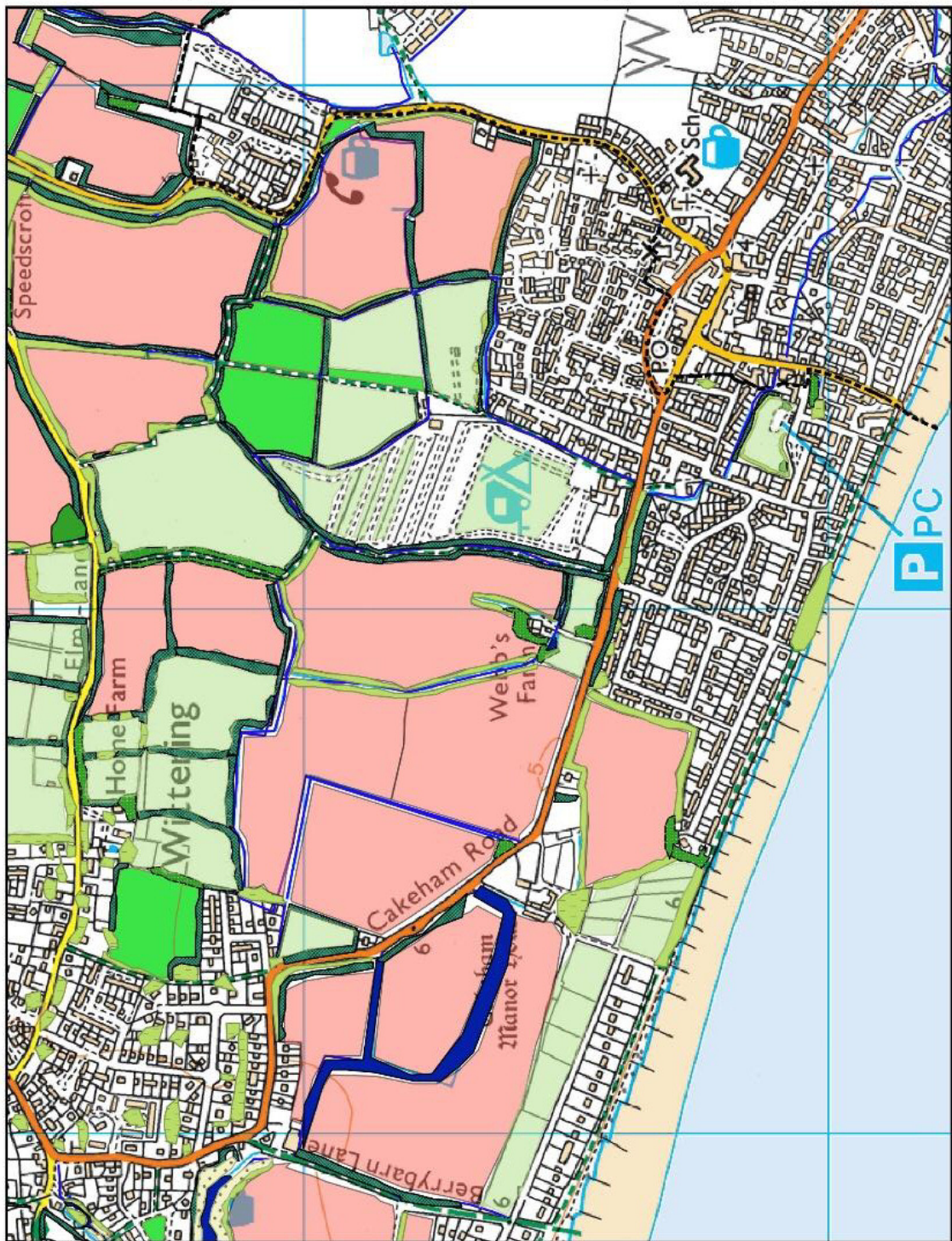
# Map 8e – West Wittering habitats (5 of 5 maps)

## West Wittering Habitat Map

**Legend**

	Marsh Grassland
	overgrazed meadow
	Mature Hedges
	relic pond or wetland
	mixed Scrub
	Wildlife buffer margin
	Improved grazed grass
	Arable Field
	Scattered Trees Mixed
	Semi Natural Woodland
	Main Ditches and Rifles

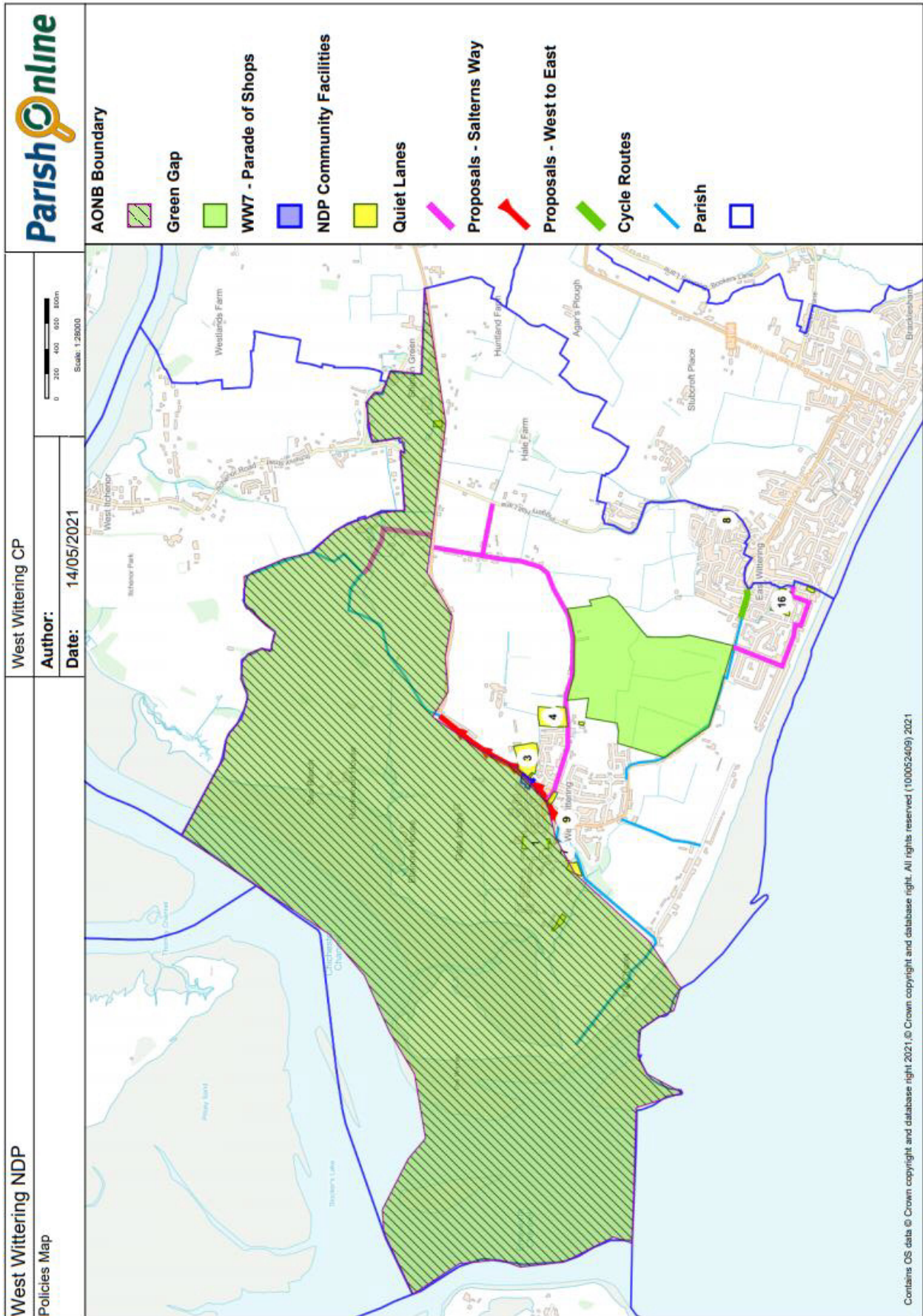
(C) Crown Copyright 2020,  
 Ordnance Survey 100018803  
 Chichester District Council, Pallant  
 House, 1 East Pallant, Chichester,  
 West Sussex PO19 1TY





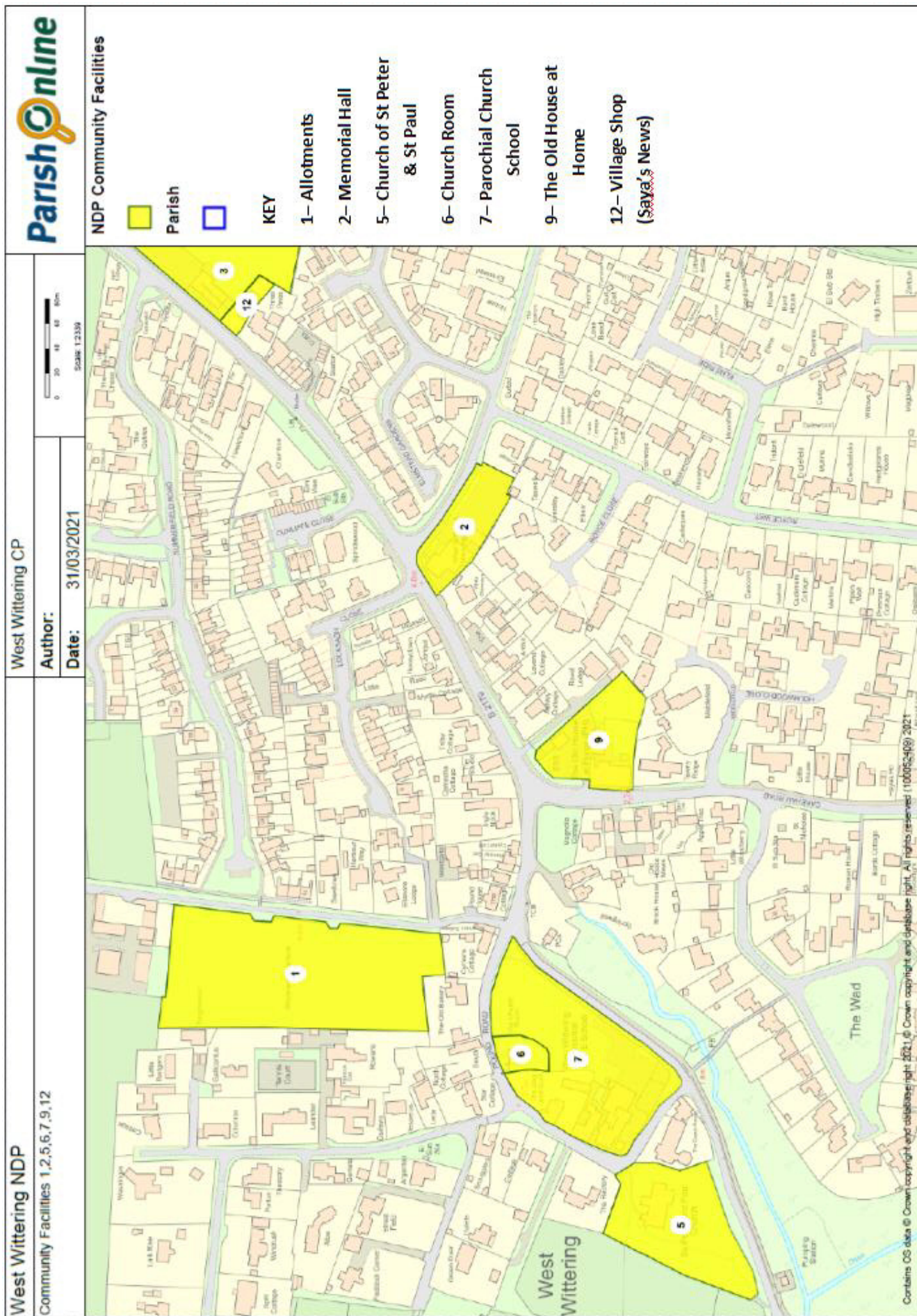
# Policies Maps – Community facilities.

Map 1 – Community facilities (1 of 7 maps)



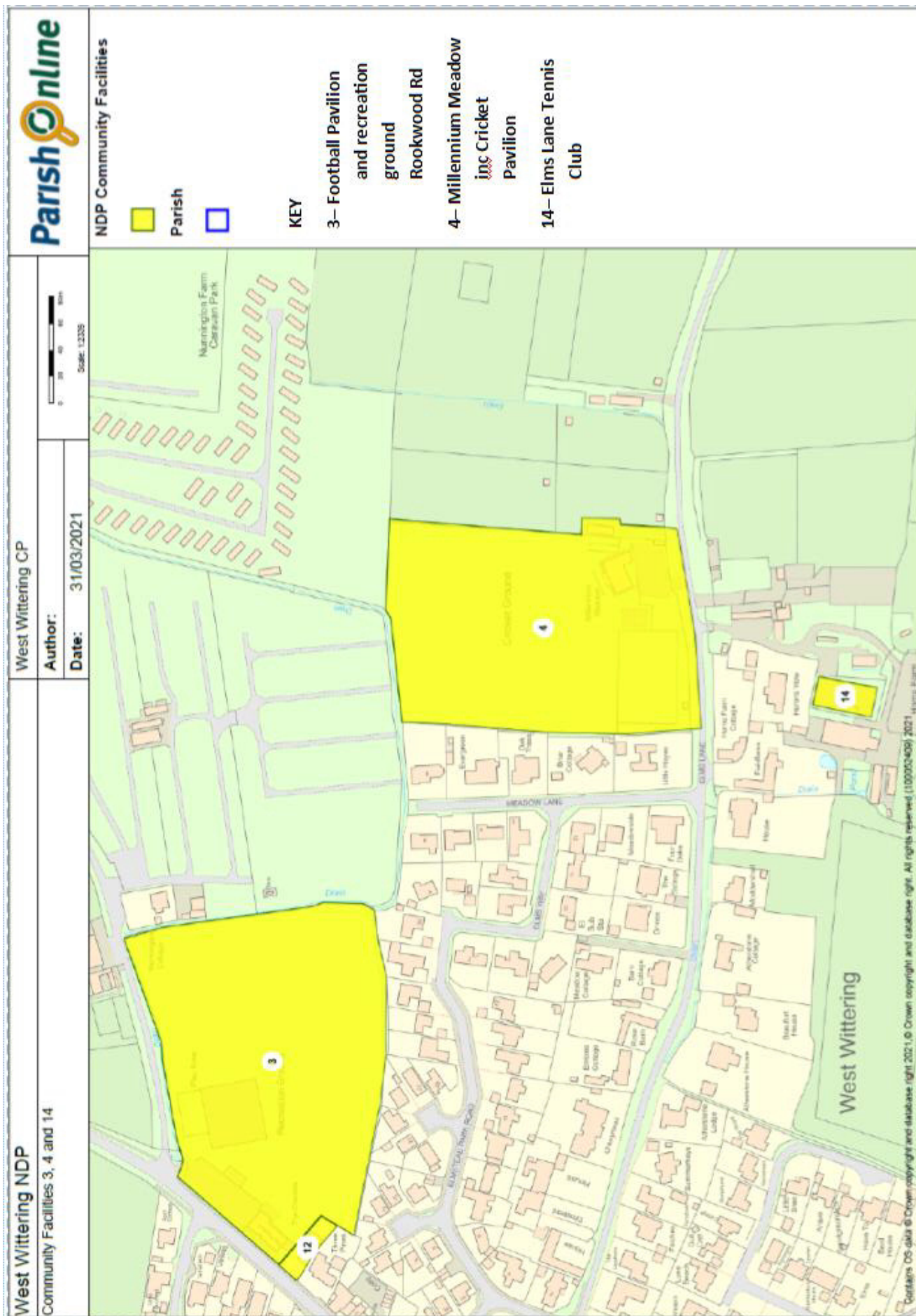


# Map 2 – Community facilities (2 of 7 maps)

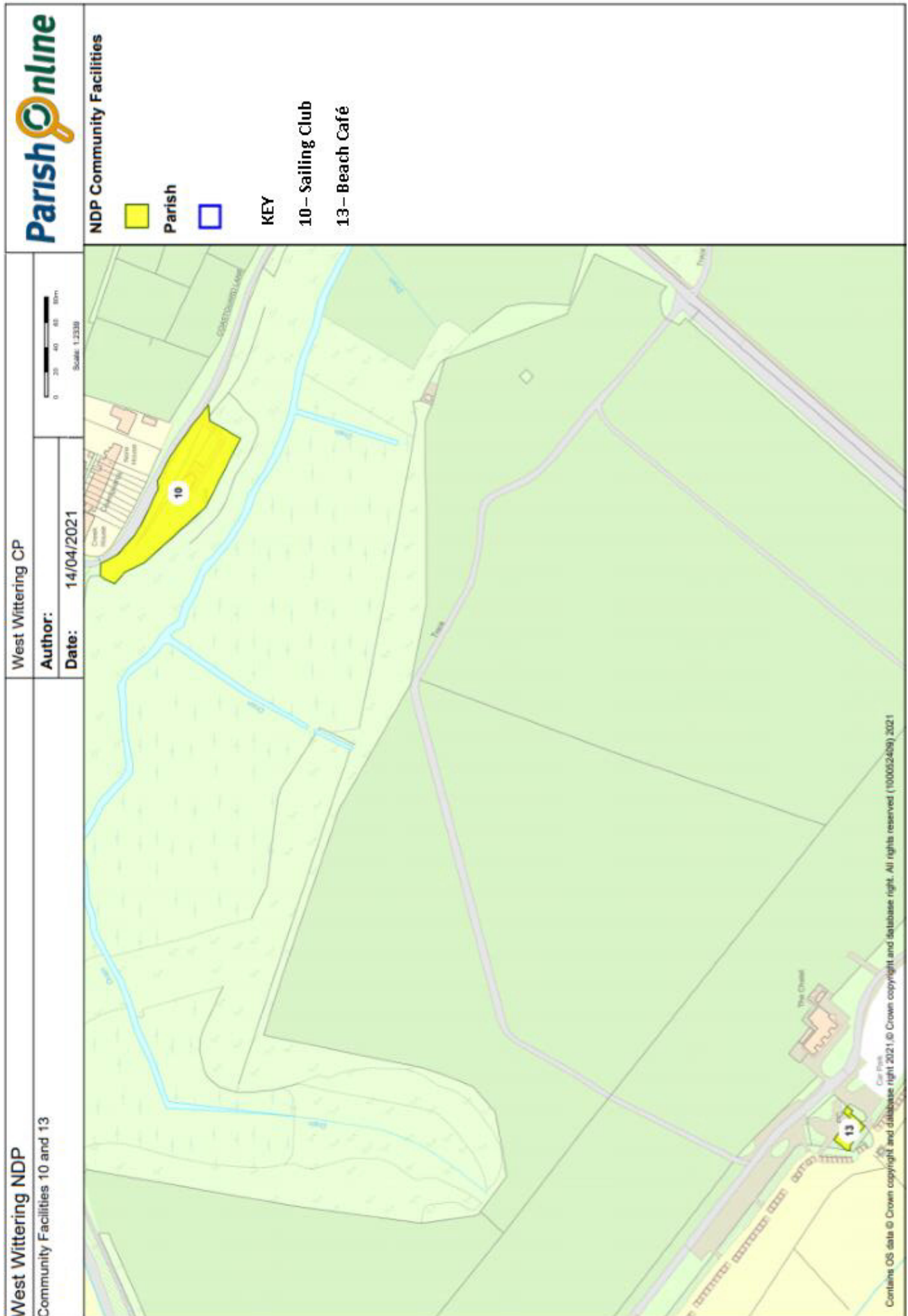




# Map 3 – Community facilities (3 of 7 maps)

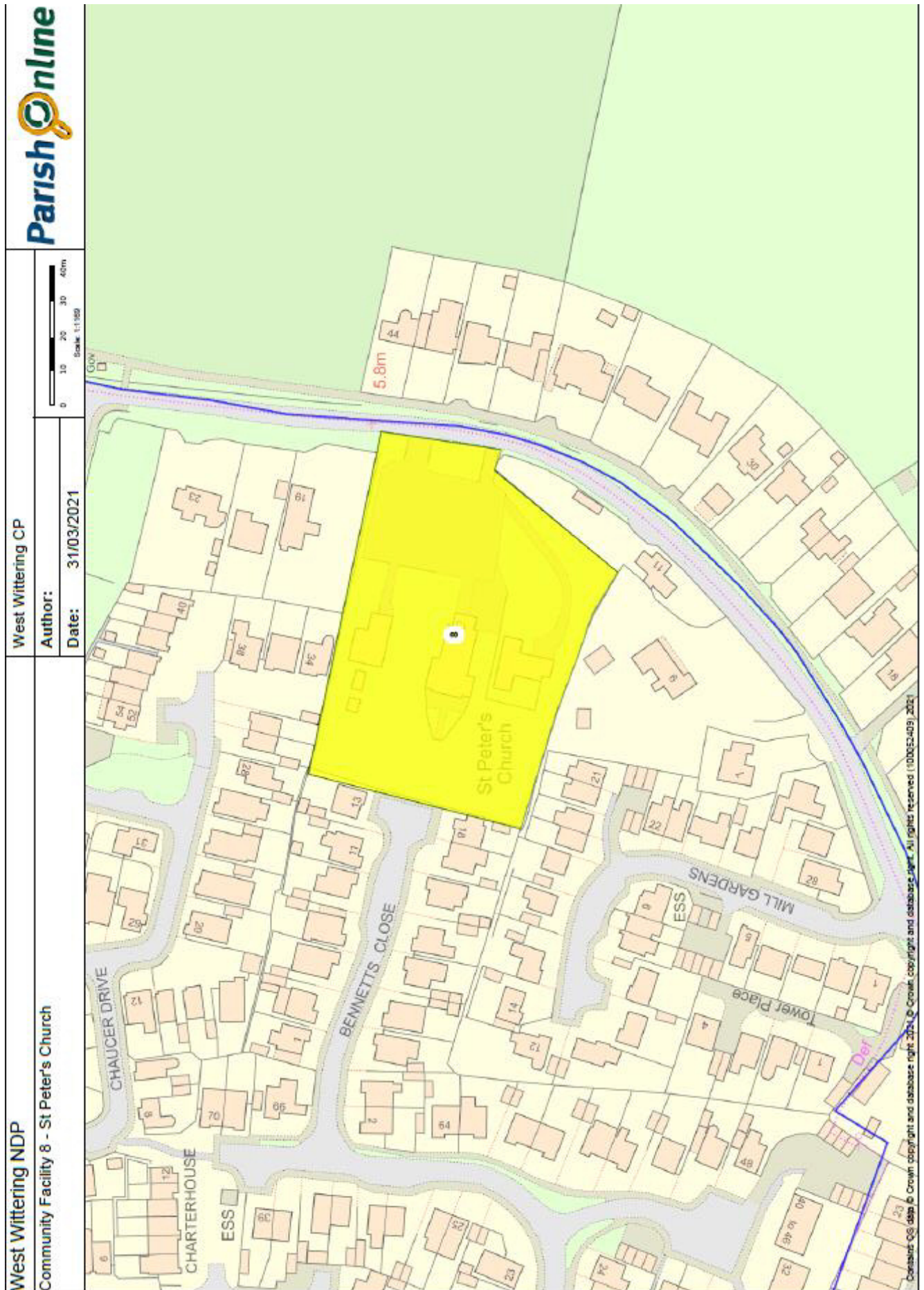


# Map 4 – Community facilities (4 of 7 maps)

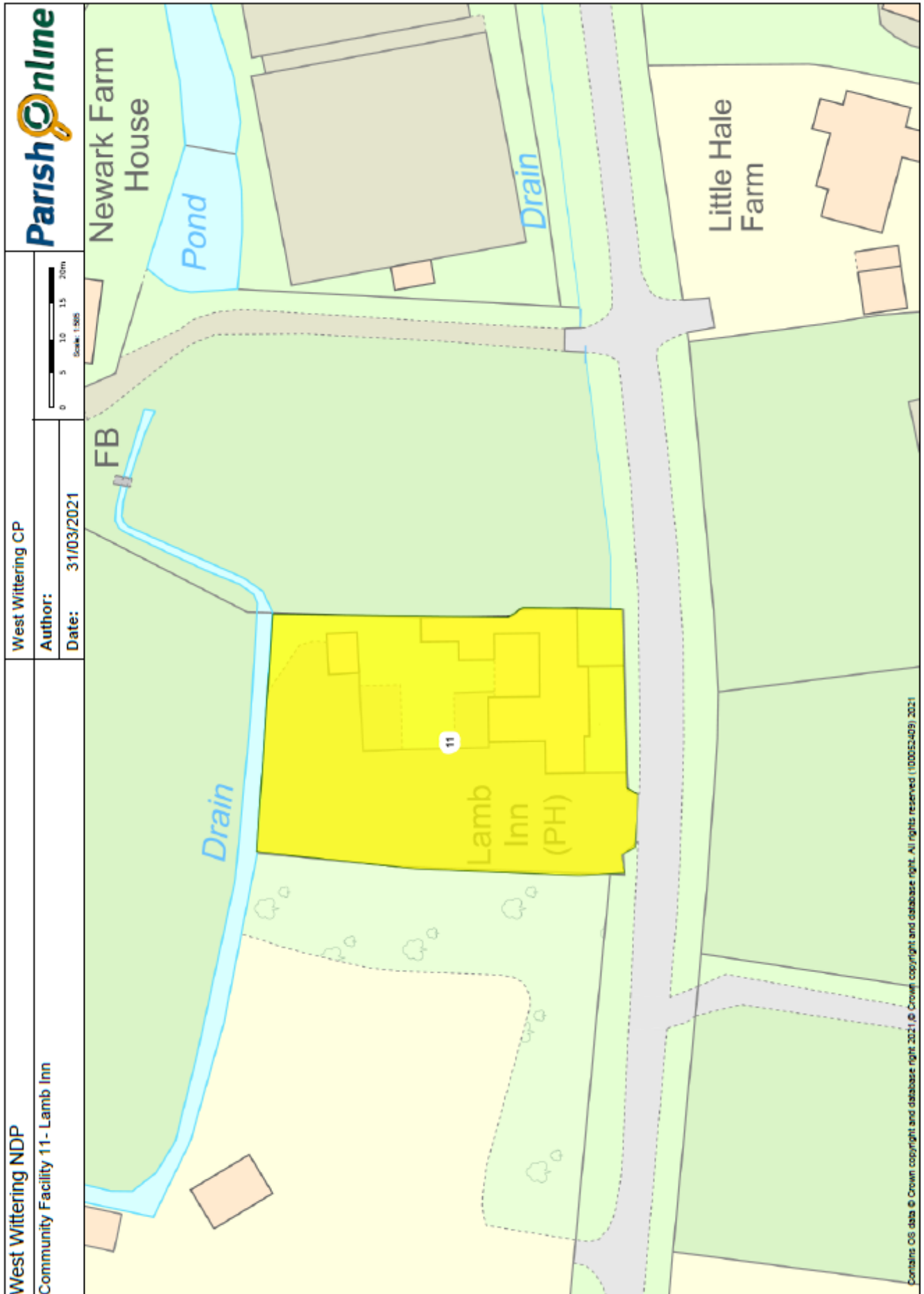




# Map 5 – Community facilities (5 of 7 maps)

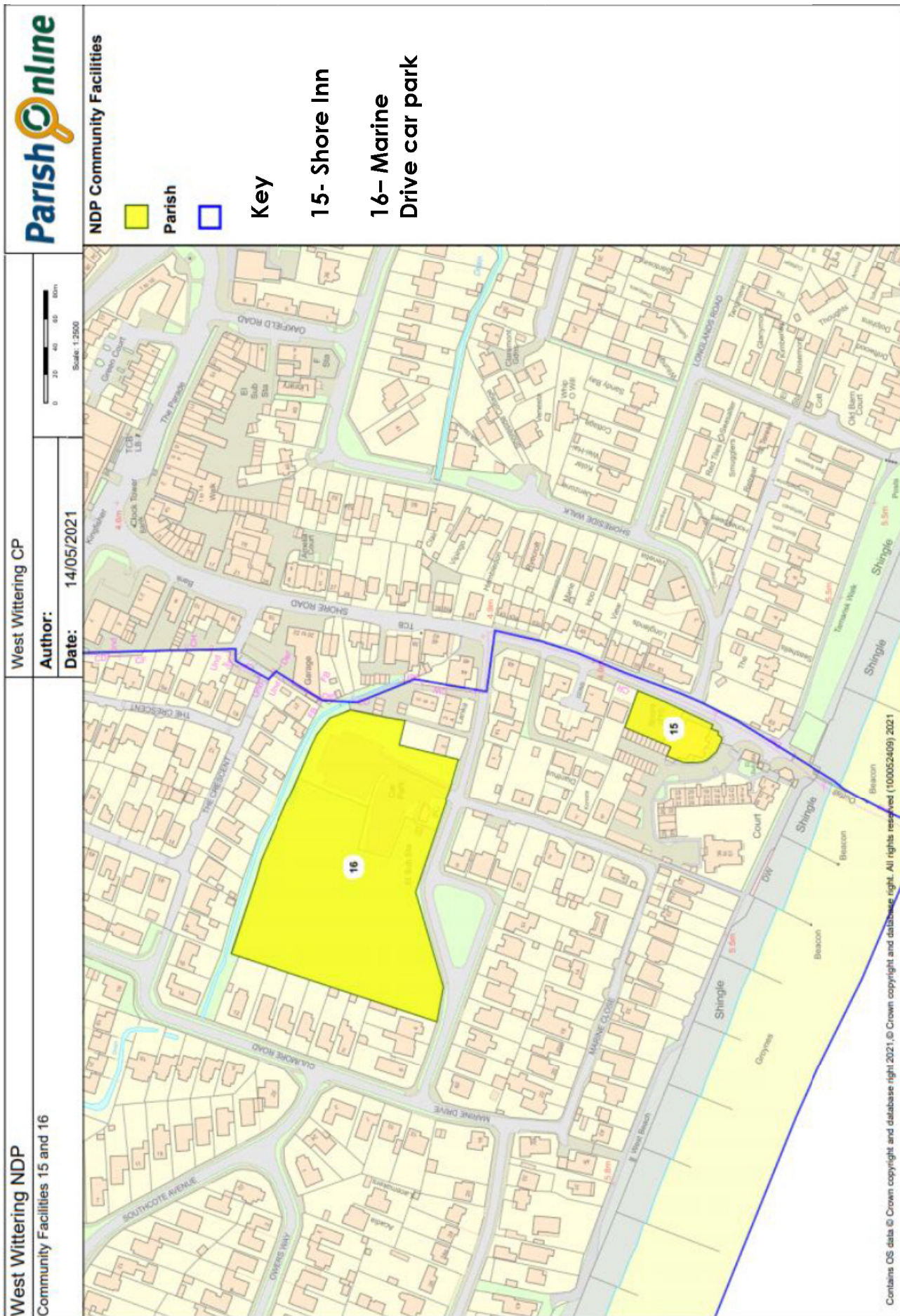


# Map 6 – Community facilities (6 of 7 maps)





# Map 7 – Community facilities (7 of 7 maps)



## Appendix B - Listed Buildings in the Parish of West Wittering

### 1.1 Heritage

The Historic England classification of Listed Buildings<sup>1</sup> shows that the Parish of West Wittering contains the following:

#### 1.1.1 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 & tower with Bell cage C13; north porch C15; communion rail C16; General restoration 1875.
----	-------------------------------------------	--------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#### 1.1.2 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.
----	---------------	----------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#### 1.1.3 Grade II listed buildings and structures including (27 ):

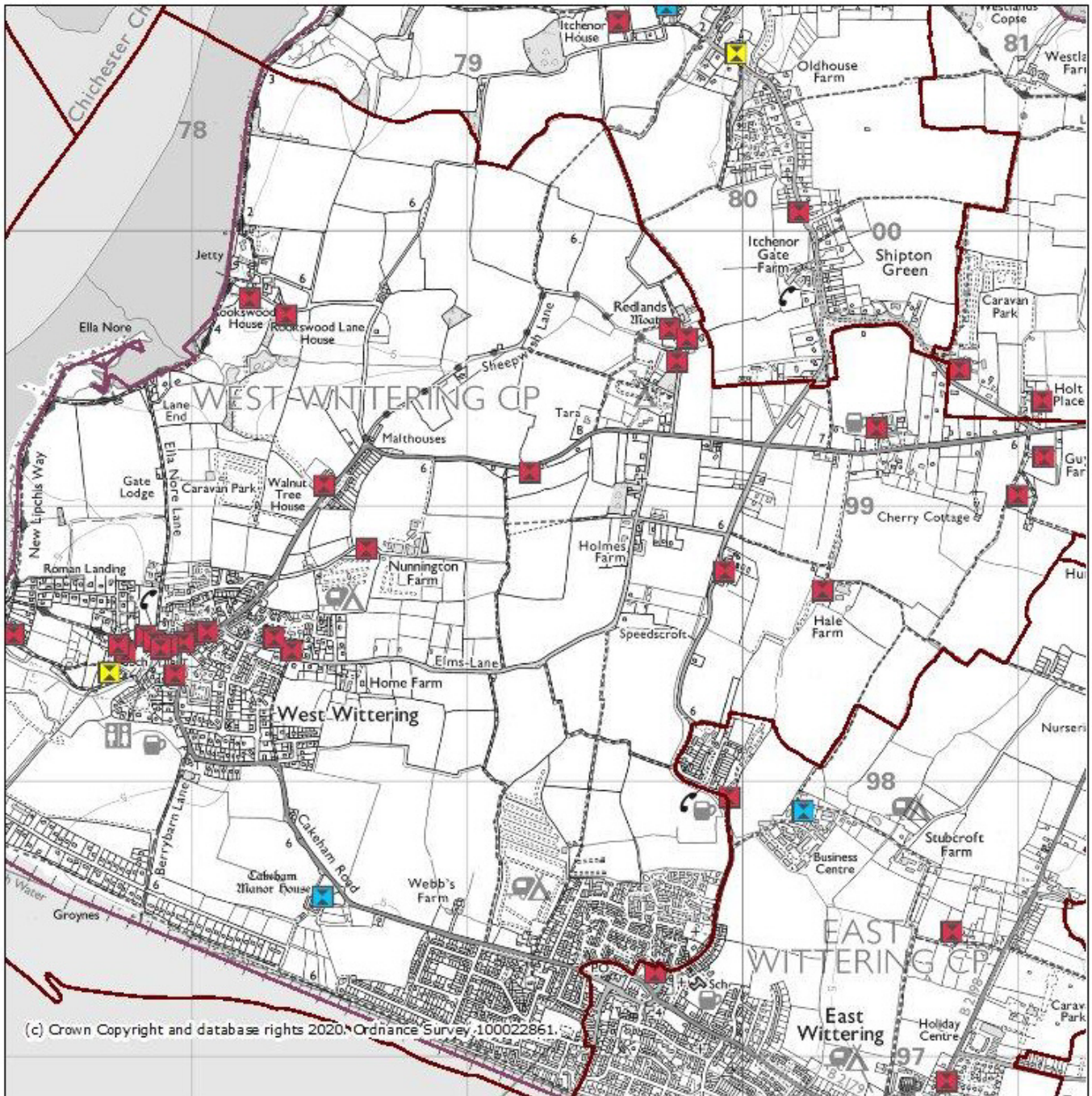
1.	BUILDING DIRECTLY NORTH NORTH WEST OF HUNTLAND FARMHOUSE	BIRDHAM ROAD West Wittering Chichester West Sussex	C17; L-shaped; part timber-framed: refaced with flints; painted with red brick dressings/quoins; Farm hipped thatched roof; casement windows.
2.	COASTGUARD COTTAGES & NORE HOUSE	1-9 SNOW HILL 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.
4.	CYMENS COTTAGE	POUND ROAD West Wittering Chichester West Sussex	C18. 2 storeys; 3 windows; stone rubble/flint faced; red brick dressings & quoins; tiled roof.
5.	ELMSTEAD HOUSE	Elm Lane West Wittering Chichester West Sussex	C18. 2 storeys; 9 windows; roman cement; tiled roof; Venetian shutters & glazing bars; pilasters; pediment & door of 6 fielded panels.

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/results?searchtype=nhleadvanced>

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 & 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 & 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 & 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 West Wittering Chichester West Sussex	C18 or earlier. 2 storeys; 4 windows; red brick & grey headers; hipped thatch roof; casement windows.
18	REDLANDS FARMHOUSE	REDLANDS LANE West Wittering Chichester West 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 West Wittering Chichester West Sussex	C18. 2 storeys; attic; 3 windows; 2 dormers; red brick; tiled roof; glazing bars intact; doorway up five steps with pilasters & pediment.



20	SEACOT	ROOKWOOD ROAD West Wittering Chichester West Sussex	Tiny C18 cottage. 1 storey; attic in gable end; 2 windows; stuccoed; thatched roof; casement windows.
21	SOUTH COTTAGE	ROOKWOOD LANE West Wittering Chichester West Sussex	C19. 2 storeys; 5 windows; flint faced with dressings, quoins, flush string course & vertical strips of red brick; hipped tiled roof; casement windows.
22	STONES COTTAGE	POUND ROAD West Wittering Chichester 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 Wittering Chichester 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 West Wittering Chichester West Sussex	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.
25	WALNUT TREE HOUSE	ROOKWOOD ROAD West Wittering Chichester West Sussex	C18. 2 storeys; 3 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architraves surround.
26	WHITE COTTAGE	BIRDHAM ROAD West Wittering Chichester West Sussex	C18. One storey and attic. Two windows. Stuccoed and painted brick. Thatched roof. Casement windows.
27	WOODBINE COTTAGE	CAKEHAM ROAD West Wittering Chichester West Sussex	One of two cottages; C18; 2 storeys; 4 windows; stuccoed; tiled roof; casement windows; central ground floor projection; probably once a porch



### Legend

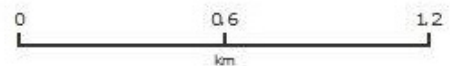
▭ Parishes (GB)

### Listed Buildings (England)

▣ I

▣ II

▣ II\*



Projection = OSGB36

xmin = 474200

ymin = 96270

xmax = 484300

ymax = 101400

Map produced by MAGiC on 12 May, 2020.

Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



1.1.4 **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
----	-----------------------------------	---------------------------------------

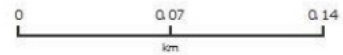
**MAGiC Scheduled Monument**



(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.

**Legend**

- Parishes (GB)
- Scheduled Monuments (England)



Projection = OSGB36

xmin = 477800

ymin = 97230

xmax = 479100

ymax = 97870

Map produced by MAGiC on 12 May, 2020.

Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

### 1.1.5 Parks & Gardens:

- Grade I: None
- Grade II\*: None
- Grade II: None

Tables to list

2.21 Housing Stock and Household composition

2.22 Economically Active

## **Appendix C - Village Design Statement**

Please see separate VDS document.