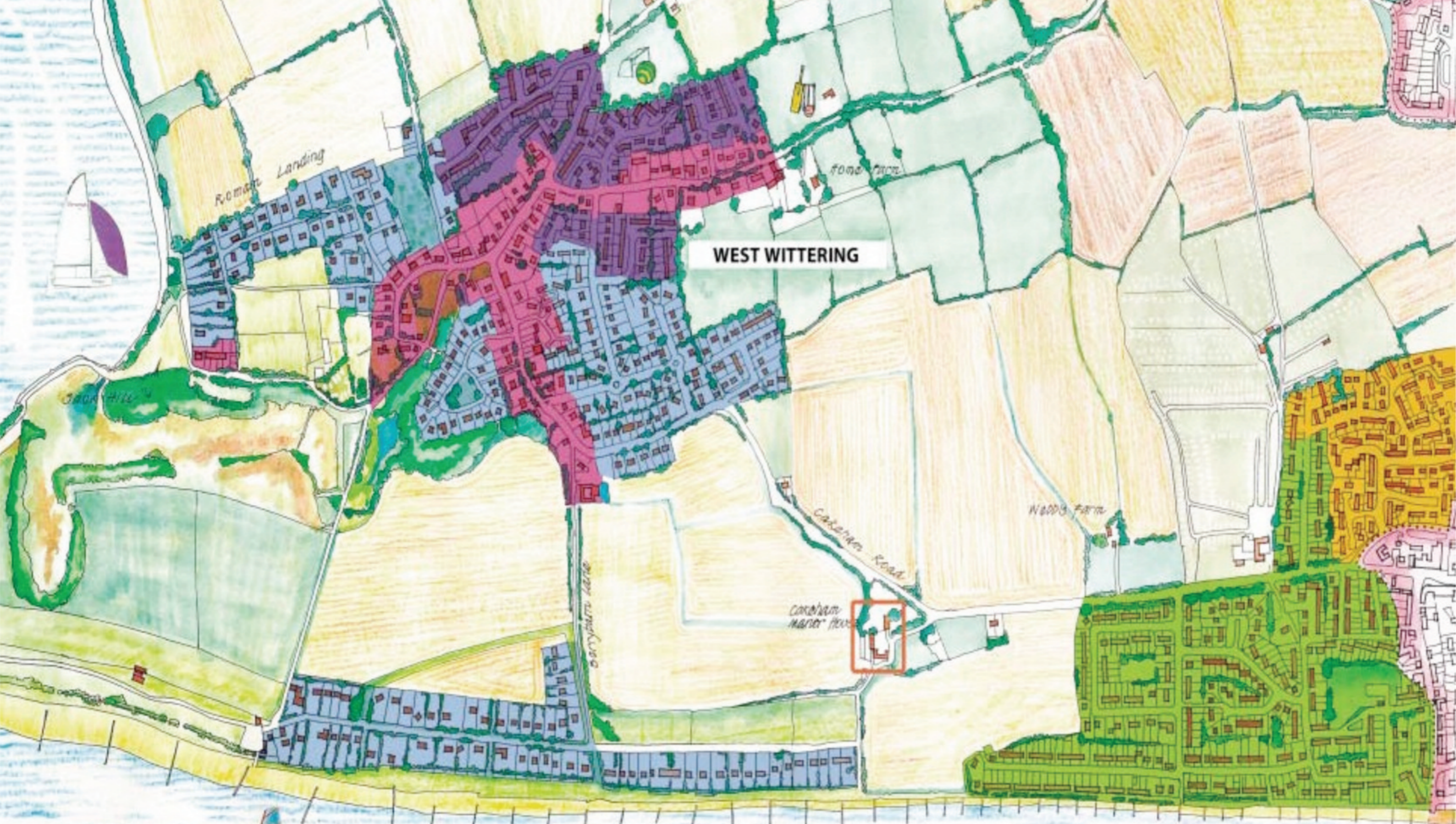


**WEST WITTERING VILLAGE  
DESIGN STATEMENT 2006  
REVISED 2022**





WEST WITTERING

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

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

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

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



**Key Map** – showing the location of West Wittering in relation to Chichester, West Sussex and the Manhood peninsula

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

**W**est Wittering Parish (pop. 2700 at the 2011 census) is an active, working, rural seaside village, one third of which is an Area of Outstanding Natural Beauty (AONB) (see 4.2), bordered by the sea/harbour to the south and west.

This Village Design Statement (VDS), in line with advice published by the then Countryside Agency, was first published in 2006 and was intended to assist the management of change and to give detailed design guidance based on the distinctive character of the village. It was intended to supplement the adopted development plan policies set out in the development plan of the time. The VDS is not about **whether** development should take place, but about **how** planned sustainable development should be carried out.

Change is brought about not only by large developments, but also by smaller, day-to-day, modifications to homes, gardens, open spaces, paths and hedges that can alter the look and feel of the village. The cumulative effect of many small changes can sometimes have as much impact on local character as large new developments, yet many of these will not be subject to planning control. This VDS defines the distinctiveness of West Wittering and provides planning guidance for both major change and smaller modifications. The structure of this document can be seen in the Contents Table on page 4. For the purpose of the VDS the village has been divided into six character areas (reflecting how it evolved), identifying their key characteristics and giving guidance on how development can be appropriate to those locations within the village. The plan inside the front cover shows these character areas, although not all of Character Area 6 is shown on the map.



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

• **Questionnaire** • **Workshops** • **Presentations** • **Exhibitions** • **Web site**

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

The original VDS of 2006 was drafted by a team of volunteers drawn from village residents, with expert assistance from Chichester Harbour Conservancy (planning) on behalf of Chichester District Council (CDC). The key objective of this document is to have it formally adopted by CDC as a “material consideration” when considering planning proposals for either development control or planning policy purposes.

The revised VDS will be an appendix to the West Wittering Neighbourhood Plan which, once made, will become part of the development plan for West Wittering.

#### 4.1 Background

At the time of the 2011 Census of Population, there were 2,700 residents in the parish of West Wittering, living in 1,740 dwellings. 55% of the residents at that time were female and 42% of all of the residents were aged 65 or over. Conversely, only 12% of the residents were under 18.

The average dwelling in West Wittering Parish has 3 bedrooms. 38% of all households are single person households.

#### 4.2 Geography (See maps on front and back covers)

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

The main settlement areas of the Parish are separated by an area of farmland referred to as the Green Gap. The western section contains most of the historical property, and the eastern section is mainly post war residential houses and bungalows adjoining the village of East Wittering. The southern section consists of houses adjacent to the sea. Within the farmland there are further settlements at Ellanore and Rookwood to the north overlooking the harbour, Redlands, Chapel Lane, Piggery Hall Lane and the south of Shipton Green. The total area is approximately 3,500 acres of which 2,100 acres are arable farmland. These smaller areas of countryside are referred to as Green Lungs. The coastal edge of West Wittering is part of the Solent Maritime Special Area of Conservation (SAC).

#### 4.3 Designations

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



*Green Gap with views to the South Downs*

#### 4.3.1 Area of Outstanding Natural Beauty (AONB)

Chichester Harbour AONB is one of 38 AONB's in England and Wales, and one of 9 AONB's in the southeast region. Chichester Harbour AONB was designated in 1964 due to its unique blend of land and sea, its wooded shoreline and views through to the cathedral and the South Downs.

A major part of West Wittering Parish falls within the AONB – see back cover map.

#### 4.3.2 Ramsar, SPA, SAC and SSSI

**Chichester Harbour** is also designated as:

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

Bracklesham Bay, the stretch of coast from Chichester Harbour to Selsey Bill, is also a designated SSSI area.

#### 4.3.3 Conservation Area (see Area 1 front cover map)

West Wittering is a small, rural residential village and, though only one farm remains within the Conservation Area, many buildings remind the observer of the village's agricultural past. There are 10 listed buildings in the Conservation Area, the most important being St Peter and St Paul's Church, listed Grade 1, which retains 11th century fabric whilst the general character is of the 13th century and has largely 12th century fabric. See Listed Buildings in back cover for other properties in this category.



## 4. Village Context

WEST WITTERING



### 4.3 History and Archaeology

#### 4.3.1 Archaeology

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

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

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

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



#### 4.3.2 Modern History

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

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

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

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

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

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



*Elmstead House*



*Snowhill Green*

### PLANNING GUIDELINES

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



West Wittering has 1,689 dwellings in two major settlement areas separated by an area of agricultural land in between known as the Green Gap. A significant number are rated as second homes. The population varies considerably during the summer and other holiday periods, and is estimated to grow from a base of 4,500 to double this figure at the height of the summer season. This influx is far greater when including the 5 holiday parks which offer a substantial number of 'pitches' for mobile homes and touring vans/tents (c. 1,600) which again increases the number of holiday residents.

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

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



Woodger Cricket Pavilion - Millennium Meadow

West Wittering has an array of small, individually run, shops, pubs and Airbnbs alongside the more traditional Bed and Breakfast accommodation, a beach cafe and a restaurant. Planning permission was granted in 2018 for the erection of a replacement beach café at West Wittering beach. There is a large Health Centre serving the Witterings and surrounding villages, a care home, an assisted living home and a sports/country club. Sporting facilities include sailing, windsurfing, tennis, horse riding, football, cricket, croquet and pétanque. All are well supported by local residents.

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

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

The football and cricket clubs have newly built pavilions (with financial support from the F. G. Woodger Trust, CDC and local fund raising), attracting large numbers of children and adults. The Sailing Club at Snowhill Creek is supported by local families and provides access to Chichester Harbour. The football pavilion is also used for other activities including football, tennis and the parish office. The cricket pavilion, as well as the Memorial Hall, is used for private functions.

The Church of St Peter and St Paul and the Catholic Church of St Peter are well supported, and the nearby Church Room hosts many smaller functions. The Parochial Church School is currently close to full capacity, from reception to 11yrs old.

West Wittering today is a thriving community but there is an ageing population. To avoid stagnation, young people need to be encouraged to set up home in the village to maintain a healthy balance of age groups.



Memorial Hall



4. Trees and hedgerows on approaches to the village should be preserved, and augmented with further indigenous planting.
5. The mature trees and mixed hedgerows that form the settlement boundary to the north of Summerfield Road should be protected. They form an essential part of the rural view presented by the village on the approach from Chichester.
6. Where Settlement areas are bordered by an environmental designation (see 4.2 & 4.3) or “green lungs” developments should not encroach.
7. The boundaries of Green Gap the Ellanore Lane corridor and the sea marsh to the southwest of the village should be protected. The areas that they enclose are essential elements of the rural character of the village. There should be no development in these areas.
8. The mature trees in the parish provide essential shape and character to village views and should be preserved and augmented, with further tree planting encouraged.
9. Stables, agricultural buildings, caravan parks should be sited discreetly and screened by trees/hedgerows.



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

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

Caravan parks, with one exception, have been well set back and screened from the road. Deviations from this general good practice would become an issue. **(Questionnaire Q2 &3)**

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

The jagged edges of the settlement areas are traversed by green fields (green lungs) forming the landscape of the village, which has an informal plan, developed incrementally since the 8th Century.

The preservation and protection of the village rural character is highly valued by its residents. **(Questionnaire Q1, 3 & 4)**



## 6.1 Footpaths and Cycle Path

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

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

Footpaths and cycle tracks are well used and valued. The results of the questionnaire demonstrate there is a need for a pedestrian/cycle path between the west and east centres. This was delivered by the Parish Council and the F.G.Woodger Trust. **(Questionnaire Q2 & 13)**



## 6.2 Chichester Harbour AONB

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

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

10. The stability and protection of the East Head hinge is essential to maintain the fragile equilibrium in Snowhill and nearby properties.
11. There is a demand for a pedestrian/cycle path, linking the west and east centres of the village, adjacent to Cakeham Road. This has been delivered with support from the F.G. Woodger Trust. Footpaths should be maintained and extended for both residents and tourists.



## 6. The Character of the Landscape

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

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

14. The South East Inland area settlement edge boundary would benefit from the addition of trees and shrubs.

15. Piggery Hall Lane and Church Road should not become new access routes to the South East Inland Area settlement area.



**Snowhill.** Lying within the AONB between the East Head spit and the village, it is dominated by mud flats and lower glasswort salt marsh at low tide, and has an open and undisturbed character. It is home and feeding ground to countless birds, many of them migratory, and attracts walkers and birdwatchers all year round. The waters are extremely popular with dinghy sailors (home of WW 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 has a high sensitivity to change, which would damage its undisturbed character and natural qualities. A breach of the Hinge at East Head would upset this fragile equilibrium.



### 6.3 West Wittering Beach and the southern coast

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

The beach consists of exposed shingle and sands divided by timber groynes. Open coastal grassland, marsh and large arable fields are found behind the beach. Painted timber beach huts are ranged along the beach from the car park entrance to the Harbour mouth. At low water the gentle gradient of the shore means the beach extends almost a kilometre out to Pole Sand. There are uninterrupted views from the beach to the Isle of Wight to the southwest and Portsmouth and Southsea to the west. The Nab Tower can also be seen to the south. Views to the north include West Wittering church and the South Downs and to the east Selsey Bill can be seen, the southern-most point of West Sussex.

This area is of considerable ornithological importance for both breeding and over wintering birds, such as plovers, snipe, redshank, brent geese to name a few. Lapwings in this area represent up to 10% of the total in Sussex.

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 houses nearer to the East Wittering boundary, but all these houses have uninterrupted views of the sea. For walkers, there is a footpath (No 1) including a greensward (along part of route) from Shore Road all the way to East Head and adjacent to the Harbour.

### 6.4 Settlement edges

Chichester Harbour AONB Landscape Character Assessment 2005, identifies the built up area of West Wittering Parish in character area F2 and describes the settlement edges of West Wittering village: "One of the key characteristics of West Wittering is the absence of trees except around the settlement edges. An extensive area of coastal scrub screens the southern edge of West Wittering. The northern boundary of the village is marked by a few hedgerows or broken lines of hedgerow trees. Because of the tree and scrub cover at the village edges, the village is often not visible from the wider landscape. A key issue is that any possible new development on the edge of West Wittering could lead to the loss of open character."

Much of the settlement is in the form of fingers into the countryside (green lungs). These jagged, settlement boundaries bring the rural countryside into the centre of the village. This is a key, distinctive, characteristic of West Wittering. Most of the land separating the west and east settlements is agricultural land classification 2 or 3a which is defined as the 'best and most versatile agricultural land'. Land of this type should not be lost to development unnecessarily. This area is now becoming home to small groups of deer.

There are a number of caravan parks within the parish, most of which are well screened. The continuation of this long-standing practice is a priority to ensure the protection of the open rural character of the countryside.



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

16. **Extensions should ensure that the resulting building remains in character and scale with other buildings in the immediate locality**

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

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

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

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

Each character area describes the following:

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

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

Appendix V identifies all of the listed buildings in West Wittering and these are also referenced on the small map on the back cover.



Rose Cottage



Coastguard Cottages

## 7.1 Area 1 – CENTRAL CONSERVATION



The West Wittering Conservation Area is notable for its attractive village centre, with the church, the school and its playing field and assorted listed cottages and houses, all being linked by the curving Pound Road. A well tended churchyard and many mature trees frame the church. The village green sits at the north east end of this road with an area of trees and shrubbery concealing the stream and the remains of the village ponds. Henry Royce's Studio sits at right angles to Rookwood Road, just before the village green, and is an important landmark.

Beyond, the Conservation Area continues to the north east in a more linear form along Rookwood Road with Elms Lane beyond. To the south, Cakeham Road contains fewer historic buildings but its gentle bends and gardens with mature trees enclose the road and terminate near Berry Barn Lane which leads down to the sea.

### 7.1.1 Conservation Area Building Style and Age

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

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

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

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

## CENTRAL CONSERVATION

20. **Notwithstanding 16, any development should receive maximum scrutiny and should meet all the recommendations of the VDS.**

21. **Scale and design and choice of brick, flint and other traditional materials should match existing.**

22. **Appropriate roofs are pitched 40° to 50° (30° to 40° if 19th century) with hand made plain clay tiles or thatch and include chimneys. Eaves are open with flush verges although occasionally boxed with barge boards. Gable widths should not exceed 6 metres.**

23. **Appropriate front elevations are balanced and simple with vertical form to windows.**

24. **UPVC window and door frames are not appropriate.**

25. **No new paved areas or road widening should be permitted with residents encouraged to cultivate gardens to road front.**

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

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

### 27. Pound Road

- Any new development should retain the original front elevation of buildings, the spaces between buildings, the large plot size and reflect the height of the adjacent properties to retain the character of small 18th and 19th century cottages.

- Appropriate elevation materials for new development are flint cobbles or knapped flint, flint and sandstone with red brick dressings, clay tile hanging, red brick, painted brick or white painted or natural render.

- Appropriate roof materials are handmade clay peg tiles and thatch.

### 28. Rookwood Road

- Any new development on the south-east side should not impinge on the general character (of the road) and be set well back from the road.

- Any development on the north-west side should not detract from the listed buildings and be set back from the road behind flint or “mixin” stone walls.

### 7.1.2 Conservation Area – Building Materials

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

West Wittering Parochial School retains its mid-19th century flint and brick core, and has been carefully extended in the last 20 years. There are a number of thatched roofs using combed wheat reed with raised and cut ridges. The majority of the roofs are of clay tiles and local clay has provided the raw material for bricks, roof tiles and chimney pots. Handmade clay peg tiles have been used for steep pitches. Shallower pitched roofs have grey slate tiles.

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



Many of the 18th century buildings have modillion eaves cornices, picked out in brick.

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

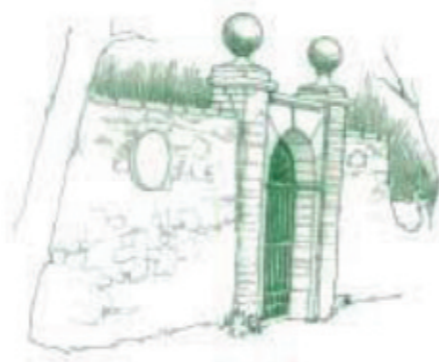
Doors are generally timber and painted with modest door cases.

### 7.1.3 Conservation Area – Boundary Treatments

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

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

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



### 7.1.4 Conservation Area – Landscaping and Open Space

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

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

### 7.1.5 Conservation Area – Views and Amenity Aspects

Views within the Conservation Area are somewhat constrained by buildings and trees; whereas from the edge of the area views are satisfactory, those from the churchyard to the west are spoilt by the caravan site which lies close to the edge of this area. Recent tree planting should address this issue.

Elms Lane has views across fields and is accessed by several footpaths. It is popular with walkers and cyclists. Several houses on the south side have gardens backing onto one of the green ‘lungs’ of the village. Houses in the Cakeham/Berrybarn area have superb views across the fields to East Head.

### 7.1.6 Conservation Area – Road Design

There are few straight roads in the village. Pound Road with practically no paved footpaths or kerb stones, is fairly narrow, distinctively curved and has considerable charm. Rookwood Road and Cakeham Road, the main thoroughfares, wind through from west to east, roughly parallel with the coast. They have street lighting and pavements on at least one side. Elms Lane has a short section of pavement at the village end beyond which it takes on an attractive rural feel. It has no street lighting, and is edged by ditches and grass verges on both sides.



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

### 29. Elms Lane

- Any new development should maintain the rural qualities of lane.

- New dwellings should be detached, maintain the spacing between buildings and the substantial plots.

- Dwellings should be set back from the road and retain the grass verges, drainage ditches and mature trees.

- Appropriate materials are stone, flint and painted brick for elevations and clay or thatched for roofs.

### 30. Cakeham Road

- New dwellings should be detached, maintain the spacing between buildings and the substantial plots.

- New dwellings should maintain the unobtrusive character of the majority of houses, set well back from the road with high walls, hedging and mature trees in front.

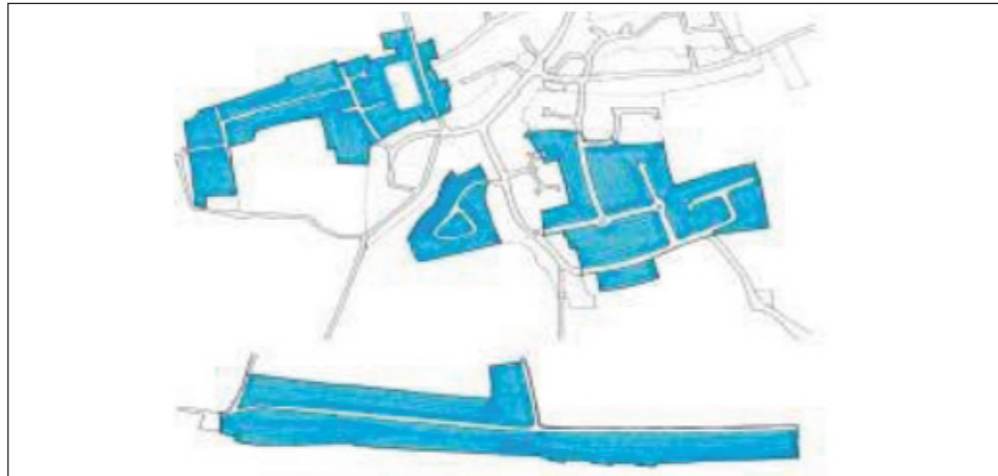
- Appropriate materials include brick, flint, clay tiles and white painted render.

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

## SOUTH WEST

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

## 7.2 Area 2 – SOUTH WEST



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

### 7.2.1 South West – Building Style and Age

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

### 7.2.2 South West – Building Materials

The elevations of many properties are rendered brick or flint and painted in white or cream. There is also the use of exposed flint work, white UPVC shiplap boarding and exposed timber, and red/brown brick. Some feature chimneys are in either brick, painted brick or render with inset flints.



Windows, though mainly UPVC, can be metal or timber, and are Georgian, leaded light or sash type. Eyebrow windows are featured especially on the semi-detached properties in Cakeham Road and on Wells Farm, with dormers found on Cakeham Manor Estate.

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



### 7.2.3 South West – Boundary Treatments

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

### 7.2.4 South West – Landscaping and Open Space

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

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

### 7.2.5 South West – Views & Amenity Aspects

Roman Landing and Snowhill are located in Chichester Harbour AONB with properties either having views across farmland towards East Head and Chichester Harbour, or farm/equestrian land. Some Wellsfield properties border farmland overlooking the strategic gap towards the east; others back onto a field known in the village as "Heron's Field", a major "green lung" in the village, as do some on Wells Farm. All properties at Cakeham Manor Estate have undisturbed views across open farmland or

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

## 35. The Wad

- Any redevelopment should draw on the common features of white painted brickwork often relieved by shiplap boarding or in some cases, partial stone cladding.

- The central wooded green is a key character element to be preserved.

## 36. Roman Landing

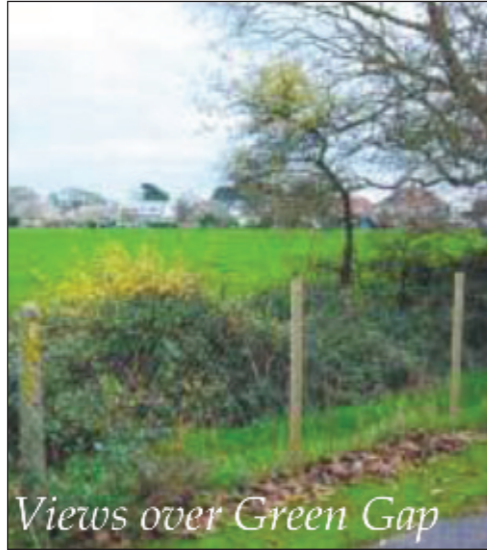
- Any development should retain the style of traditional Sussex farmhouses, the spaces between buildings, and the large plots.



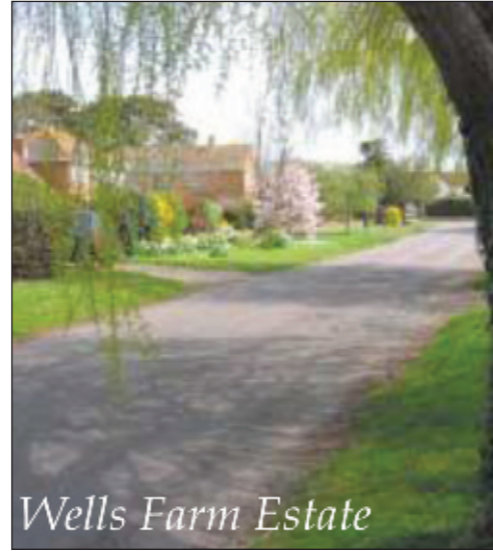
## 7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

### 36. Roman Landing (cont'd)

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



Views over Green Gap



Wells Farm Estate

across the seascape. Footpath No 1 runs along the greensward at Cakeham Manor Estate, one of the most popular walking areas in the village, offering sea views to the Isle of Wight, Portsmouth & Selsey Bill. Properties to the South of Cakeham Road have undisturbed views over farmland.

### 7.2.6 South West – Road Design

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

### 7.3 Area 3 – SOUTH EAST MARINE



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

#### 7.3.1 South East Marine – Building Style and Age

Southcote Avenue, Owers Way and Ella Close is a 60s and 70s development of detached bungalows, all with garages and short driveways. Culimore Road and Close have a larger variety of bungalows, interspersed with a few houses and chalet bungalows, with two new developments on the land of a former dairy farm. Jolliffe Road, Howard Avenue and Russell Road have larger and more individually designed



### SOUTH EAST MARINE

37. Any new development needs to consider the current shortage in parts of the area for on- road parking.
38. The existing trees within the street scene should be retained to maintain the leafy character and additional tree planting should be encouraged.
39. The character of the area is eclectic and presents few limitations on the style of any new development.

#### 40. Jolliffe Road

- Any new dwellings should be detached, single or 1.5 storeys, with front gardens and low walled boundary.
- The pavement and grass verge must be maintained. This creates a sense of space and light.



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

### 41. Culimore Road & Close

- Any new dwellings should be detached chalet bungalows, sited 2-4m back from the pavement.

- Appropriate front boundaries are low walls or fencing.

### 42. Marine Drive, Marine Drive West, Marine Close

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

### 43. The Crescent

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

### 44. Russell Road

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



properties, a few of which are semi-detached. Marine Drive West, Marine Drive, Marine Close and The Crescent are the most densely built areas, with a hotchpotch of styles and evidence of much infilling. Some properties are very new, but old railway carriages and other unique old bungalows can still be found nestling amongst some of the largest houses in this area. At the end of Shore Road is a development which consists of one 4 storey and two 3 storey blocks of flats. There is a small wooden fisherman's hut at the waters edge.

### 7.3.2 South East Marine – Building Materials

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

### 7.3.3 South East Marine – Boundary Treatments

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

### 7.3.4 South East Marine – Landscaping and Open Space

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

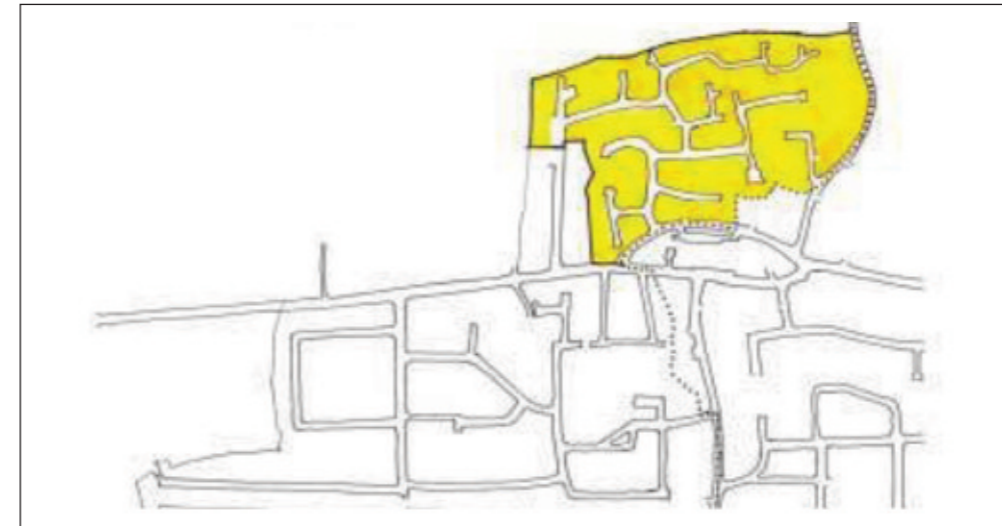
### 7.3.5 South East Marine – Views and Amenity Aspects

In Marine Drive there is a car park and public toilets, positioned in a grassed recreational area. Properties on the eastern and northern boundaries have views across the fields to Cakeham Manor and beyond, with fields and a large caravan park adjacent to Russell Road. Properties on the southernmost side have uninterrupted sea views.

### 7.3.6 South East Marine – Road Design

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

## 7.4 Area 4 – SOUTH EAST INLAND



This area includes the avenues and roads to the North of Cakeham Road/ Northern Crescent and the west of Church Road. The development of this area began in the 1970s and continues to this day.

### 7.4.1 South East Inland – Building Style and Age

Building types are a mix of detached and semi-detached two storey properties, detached, semi-detached and terraced bungalows and detached A-framed 70s style houses. Many properties have integral garages or covered off-street parking areas. There are also some two-storey, flat roofed apartment blocks, each containing four homes. Separate garage blocks are provided for some of these. Some detached properties feature large rectangular glazed areas to the front elevations, with flat roofed covered porches.



## SOUTH EAST INLAND

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

### 46. Wittering Sea Estate and Mill Gardens

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



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

### 7.4.2 South East Inland – Building Materials

Considerable use has been made of red and buff coloured brick for elevations. Some homes have painted rendered walls. Many homes have either tile hung or white UPVC. shiplap boarded gables; some have either rounded or square bays.

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

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

### 7.4.3 South East Inland – Boundary Treatments

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

### 7.4.4 South East Inland – Landscaping and Open Space

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

### 7.4.5 South East Inland – Views and Amenity Aspects

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

### 7.4.6 South East Inland – Road Design

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



### 7.5 Area 5 – NORTHERN

This section deals with the housing developments north of Elms Lane, the northern part of the Wells Farm Estate, north east of Rookwood Road, the open spaces surrounding the 2 caravan parks and the Malthouses Cottages. Most of the development in this area dates from the 1970's with a small number of older properties. The northern part of Wells Farm abuts the Strategic Gap or 'Green Lung' on its eastern boundary. The area to the north east of Rookwood Road is part of the AONB (Policy 43).



#### 7.5.1 Northern – Building Style and Age

Building types in this area are a mix of detached and semi-detached 2 storey properties. The area also has a large proportion of detached and terraced bungalows, and A- framed 70's style homes. The Malthouse Cottages, built by the council between 1927 and 1935, feature distinctive large front gables to the buildings. Many of the detached bungalows in this area are found in the Elmstead Park Road and Gardens developments. There are some small terraces of 2 storey homes in Cunliffe Close featuring square glazed bays to the ground floor. The building currently in use as a butchers shop, in Rookwood Road, was built in 1936 and is distinctive for its glazed, round bayed, Georgian style shop front window. Summerfield Road, an estate of some 70 council-built homes dating from the 1950's, also features large front gables to the properties. One property has a thatched roof.

#### 7.5.2 Northern – Building Materials

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

Malthouse Cottages are noted for their generally unpainted pebbledash elevations.

Windows frames are predominantly white UPVC with Georgian style panes.

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

#### 7.5.3 Northern – Boundary Treatments

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



### NORTHERN

47. Appropriate roofs are pitched with thatch or clay tiles. Elevations are simple, detached or semi-detached and in scale to neighbours.

48. There is insufficient on-road parking in this area and anything which adds to this should be firmly resisted.

49. Elmstead Park Road, Elmstead Gardens, Elms Way, Meadow Lane

- Any new development should maintain the spaces between the buildings, the generous plots and the walled gardens.

- Appropriate materials include white walls, shuttered windows, tile hung elevations or tile hanging with brickwork.

- Steps should be taken to reduce the night time light pollution.

50. Locksash Close

- Any new developments should maintain the spaces between the buildings and the open plan gardens to the front of the properties.

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

### 51. Cunliffe Close

- Any new developments should maintain the spaces between the buildings and the modern styling.

- Appropriate materials include brick ground floor elevations with either shiplap boarding or tile hanging.

### 52. Summerfield Road

- Any new developments should maintain the spaces between the buildings, large rear plots with views to the wider countryside and open plan front gardens.

- Appropriate materials are red brick with tiled roofs.

### 53. The Malthouses

- Any new development should be semi-detached, maintaining the spaces between buildings and the large rear plots with views to the wider countryside.

- Appropriate materials to include rendered pebbledash, tiles and possibly brick.



### 7.5.4 Northern – Landscaping and Open Space

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

### 7.5.5 Northern – Views and Amenity Aspects

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

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

### 7.5.6 Northern – Road Design

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



Views towards caravan park



Locksash Close

### 7.6 Area 6 – OUTLYING

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

#### 7.6.1 Outlying – Building Style and Age

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

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

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

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

#### 7.6.2 Outlying – Building Materials

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

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

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

### 7.6 Area 6 – OUTLYING

54. The outlying hamlets are major contributors to the character of the area and need particularly strong control over any development or redevelopment

55. There should be no Council designated brownfield area sites outside the settlement policy area.

### 56. Chapel Lane

- The flint walled or mature hedge front gardens should be retained to maintain the rural character. If unable to be retained, they should be removed.

- Appropriate materials include brick or rendered elevations with clay tile roofs.







Guy's Farm

**7.6.3 Outlying – Boundary Treatments**

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



Holmes Cottages

**7.6.4 Outlying – Landscaping and Open Space**

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

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

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



Redlands

**7.6.5 Outlying – Views and Amenity Aspects**

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

**7.6.6 Outlying – Road Design**

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



Crab pool at Snowhill Creek

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

## WEST WITTERING VILLAGE DESIGN STATEMENT QUESTIONNAIRE RESULTS

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

Areas from which Returned Questionnaires came from

Ages of Householders who Returned their Questionnaires

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

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

### 1. What is important to you in West Wittering that you would most like to protect?

(responses have been grouped under generic headings)

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

### 2. What, if anything, would you like to change about West Wittering?

(responses have been grouped under generic headings)

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

### 3. Please give a value of 1-3 in the following table (1=low 3=high)

(Percentages below are based on Number of responses x 3 = 100% and then sorted by value)

	How much do you value	How much do you use
Chichester Harbour & East Head (AONB)	98	78
Protection of Environment eg conservation area	97	73
The Countryside, rural feel	97	82
Beach & Car Park	90	89
Community Buildings, eg Memorial Hall	88	57
Shops	87	73
Community Spirit	85	56
Church	83	45
Historic Buildings	78	42
Facilities for the elderly	77	21
Public Transport	76	32
Recreation Grounds	72	24
Public Toilets	72	32
Pubs, Restaurants	70	51
Sporting Facilities	69	31
Care/Nursing Home	69	13
Playgroups, School	68	14
Local Events eg School Fair	67	40
Clubs/Societies	66	36
Allotments	60	16
Facilities for home working	37	18
Caravan Sites	36	10

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

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

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

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

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

Number of Community Buildings	Too many 3%	About right 84%	Not enough 3%
Variety of Sizes	Good 21%	About right 78%	Not enough 2%
Level of Facilities Provided	Good 46%	Satisfactory 49%	Inadequate 5%

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

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

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

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

### 9. What is your opinion about the following statements?

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

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

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

Yes 50% No 50%

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

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

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

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

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

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

### 14. Do you have any other comments or ideas?

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

# APPENDIX II - Density of Settlement Areas

## WEST WITTERING VILLAGE DESIGN STATEMENT

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

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

# APPENDIX III - WW VDS Team and Acknowledgements

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

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

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

A special mention must go to **Roy McGinn and Julia Bradburn** for the sketches, plans and photos. Thanks also to **Matthew Simmons** for some very essential photographs. Design and artwork - James Halson, Top Level Designs.

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



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



Chichester Harbour

## APPENDIX IV - Issues Identified from Village Consultation to be addressed by a future Action Plan for West Wittering

Parish Plans set out a vision of how the community wants to develop and identifies the actions needed to achieve it (usually in a table format).

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

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

1. *New development should include an element of housing that young people from the village can afford and should be restricted (by a Trust) for their use only.*
2. *Provision of a nursing home should be encouraged.*
3. *South East Inland Area 4 - Any extension to the north of this area should be of a kind more in keeping with the other settlement areas in West Wittering.*
4. *Northern Area 5 and elsewhere - Any further development should be restricted to the areas already in public ownership which might possibly be appropriate for low- cost housing.*
5. *How to minimise the hazard and number of accidents at Itchenor Crossroads.*
6. *Schooling, medical and dental services are all near capacity and must be capable of meeting the demands of any new settlement area.*
7. *Consultation confirmed the importance of East Head to the village.*
8. *New housing in this area needs to consider capacity of local schools.*

9. *There must be adequate on road parking control during busy summer holiday periods.*

10. *Village Consultation clearly endorsed the CDC policy not to support further development south of the A27 until the road was upgraded and access to the village improved.*

## APPENDIX V - Designated boundaries Key, and Listed Buildings and Community Amenities




### Listed Buildings in the Parish of West Wittering

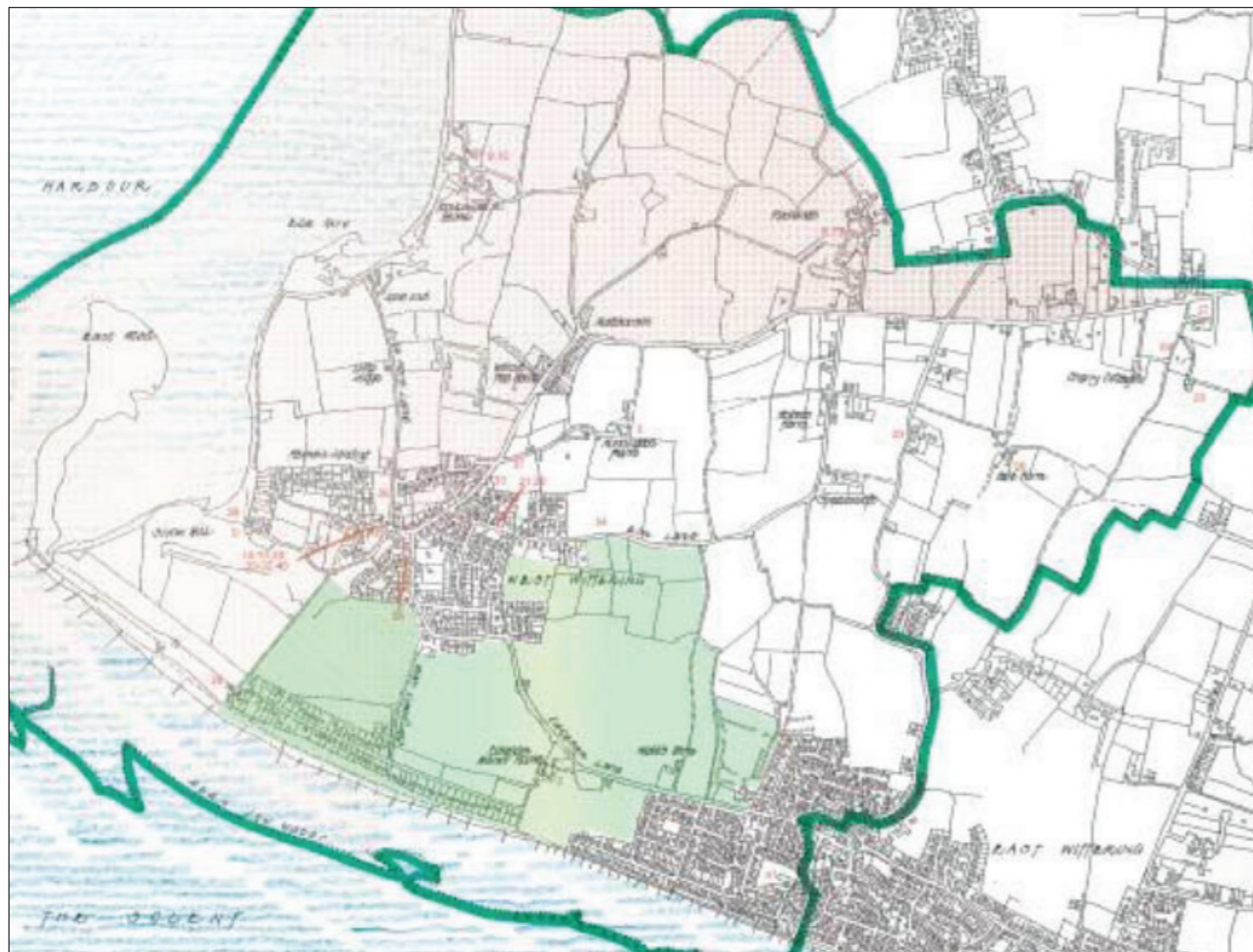
NAME	DESCRIPTION – ALL GRADE II EXCEPT PARISH CHURCH WHICH IS GRADE I
1 The Parish Church of St Peter & St Paul .....	Built c1150. Original Saxon Gable cross in Lady Chapel (1245-1253); chancel nave & tower with Bell cage C13; north porch C15; communion rail C16; General restoration 1875.
2 Cakeham Manor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

## Other Community Buildings and Village Amenities

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

### Key to Designated Boundaries

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



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The Parish Clerk, Parish Sports Pavilion, Rookwood Road, West Wittering