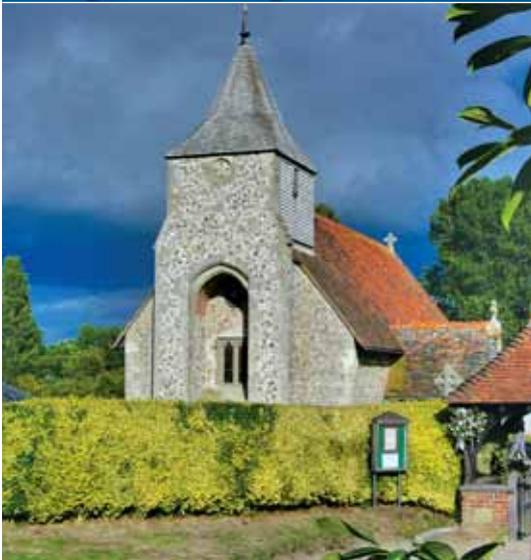




West Itchenor

VILLAGE DESIGN STATEMENT

2nd Edition 2012





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2nd Edition 2012



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The publishers wish to express their grateful thanks for all those who have contributed to the writing and production of this Village Design Statement, see the inside back cover.

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Village Design Statement

PURPOSE AND AIM

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The Village Design Statement (VDS) was originally prepared from questionnaires, interviews, discussions and public meetings begun in 2001 and concluded in 2003. It was then published in 2004 and updated in 2012. It highlights the individual aspects that are most valued by its residents. It has been drafted by the Itchenor Society working closely with many residents, the West Itchenor Parish Council, the Chichester Harbour Conservancy and Chichester District Council.

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The aim of the VDS is to provide local guidance to those taking planning and development decisions for Itchenor in the future so that the gradual changes, which will occur inevitably over time, will not be detrimental to this beautiful village.

To achieve these aims the document was submitted to Chichester District Council and it was subsequently approved as a material consideration in planning decisions by the Council's Cabinet on 4th December 2012.

The Village Design Statement provides more detailed information that supports the policies of the Local Plan and can give more detail on what is suitable in design terms for a particular locality. This VDS also defines the landscape characteristics of Itchenor and the wider local area. Statutory planning advice requires, amongst other things, that area development plans must maintain and enhance the quality and character of the rural area whilst accommodating change to meet the economic and social needs of local people and visitors.

See Appendix 7: Separate leaflet inside back cover, page A7:1 for all current Planning Policies



The Itchenor Society

The Itchenor Society was formed in 1989 by a number of residents to rally support against the construction of an access road from the car park through Itchenor Park to the main road. Approximately three quarters of Itchenor residents are members of the Society. It has intervened only in planning applications which are considered to affect the village as a whole. The Society raises funds from village events for local causes such as the viewing platform on The

Hard, the Church, the Memorial Hall, and the John Davis permissive path from the car park to the harbour.

Chichester Harbour Conservancy

Chichester Harbour Conservancy was charged on 1st October 1971 by Act of Parliament, with the duty to conserve, maintain and improve the harbour and surrounding area, while providing for leisure, recreation and the conservation of nature.

The Conservancy's fifteen members are drawn from the Hampshire and West Sussex County Councils, the Chichester District and Havant Borough Councils, and the Advisory Committee which represents the harbour users. It is managed day to day by the Harbour Director and staff.

An Introduction to West Itchenor

AND ITS HISTORY



The village of West Itchenor is located on the southern coastal plain. Its special attributes are a combination of a protected harbour-side location, highly productive brick earth strata¹, a climate suited to early ripening crops, and abundant fresh water.

It is not therefore surprising that archaeological discoveries² have confirmed the presence of human habitation since the Neolithic period. The likely site of the original village is near to the Church which is an area identified as of particular archaeological potential by the Archaeology Officer at Chichester District Council.

There is evidence of Roman settlements in the harbour since Claudius first landed around 43AD. The climate was benign and the creeks afforded safe anchorage. However the history of the village really began sometime in the early 7th century when a Saxon settlement known as Icca-n-ora or Icca's Bank was established. The village is mentioned in the Saxon Charter. By 1086 it had become a settlement of

some importance. It is mentioned in the Domesday Book and was held by Warin, a henchman of Roger Montgomery who invaded England with William of Normandy. A little under a century later, in 1175, Hugh Esturmy is recorded as being Lord of the Manor of West Itchenor, and it was he who built a small chapel on the site where St Nicholas Church now stands. In those days, the river Haven ran down the east side of the spit of land to join the estuary, and at high tide the chapel was surrounded on three sides by water. Between 1180 and 1197 the chapel was converted into a parish church.

The house today known as the Old Rectory dates from the 15th century and, other than the church, is the oldest building in the village. Itchenor Gate, which in those days lay in the parish of Birdham, dates from the same period. Records from 1617

1. The term applied to buff brown or red alluvial deposits which are essentially fine sands or silts with some clay and are so called as they have long been used for making bricks.

2. See Chichester District Historic Environment Record held by Chichester District Council.



show it to be a smallholding with barns and livestock. At that time, the population of the village seems to have been about 50.

In 1665 the Great Plague carried off most of the inhabitants of the village of East Itchenor, thought to have been between the copse at the end of Spinney Lane and Westlands Farm. From that time West Itchenor became more commonly known as Itchenor.

The Royal Yacht 'Fubs' named after King Charles II's mistress Louise, Duchess of Portsmouth, was stationed in Itchenor. Louise was the mother of Charles Lennox, the first Duke of Richmond. It was Charles Lennox who purchased the Goodwood Estate in 1697.

By the early 1700's, shipbuilding was Itchenor's principal employment and a thriving shipyard was established near the site of Northshore Yachts. HMS Chichester was launched from the Hard in 1785, a fifth rate 44-gun warship, and in 1800 the Transit, a revolutionary fore and aft rigged vessel, was built at the yard and was said to demonstrate an impressive sailing performance for its day.

Between 1782-87, the 3rd Duke of Richmond, who lived at Goodwood, built Itchenor Park which a contemporary historian reported that he "greatly frequented"; he also

built a "hot sea bath" which is now Jetty House on the Hard. Apparently, whenever the Duke was due to visit Itchenor from his seat at Goodwood House, signals were flashed from the top of the Trundle to Jetty House to alert the household of his impending arrival.

The population rose from 161 at the beginning of the 19th century to 232 in 1841, and shipbuilding continued to be the mainstay of the village. The Customs House was established in Jetty House and leased from the Duke of Richmond. From 1852 Itchenor had the only Customs House in the harbour. It was moved in recent years into a small office next to Little Anchor and was then closed and converted to an annexe.

With the death of Lord John Lennox of Goodwood House in 1873, Itchenor Park Estate was sold by Wyatt and Son on 20th June 1876 at the Mart in Tokenhouse Yard in London. Included in the sale particulars was the House itself, described as a "commodious residence" with four reception rooms and eight bedrooms, two coach houses and a "prettily timbered" park of 55 acres. In addition there were nearly 300 acres of farmland and some 24 further houses and cottages in which must have lived about half of the entire village at the time. Less than half the houses were of

brick, most being described as "boarded and thatched".

Towards the end of the 1800's, shipbuilding declined. With the expansion of the railway system and, in particular, the arrival of the motor car, Londoners quickly discovered Itchenor's unspoilt harbour and the delights of sailing. Boat building was re-started at Haines Yard in about 1912. The maps in Appendix 4 on page 66, show the rapid growth of the village since that time.

Stearns, a long-established Itchenor building family, designed and constructed many of the houses in the village during the early 20th century and a list of these can be found in Appendix 5 on page 72. Most were thatched and had distinctive "eyebrow" windows which remain a feature of the village.

Itchenor Sailing Club was founded in 1927 and brought about a physical change in the size and character of the village as new houses were built; many were used by holiday makers in the sailing season or at weekends. This was to become an important feature in the continuing life and character of the village.

The outstanding natural beauty of the harbour made Itchenor a haven for marine artists. In the 1930's Charles Dixon RA built Pierpoint, next to the Sailing club. David

Cobb, a past President of the Royal Society of Marine Artists, who lodged in The Street before and after the war, was an eminent artist responsible for many high quality seascapes including several oils of Chichester Harbour.

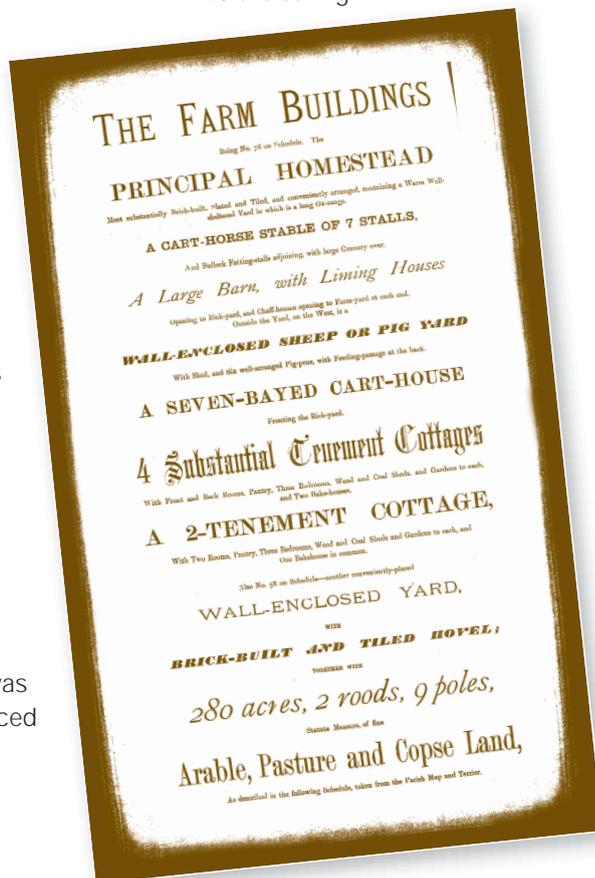
The sea wall was built in 1931 and the River Haven was contained by a sluice. Before that, the water used to come up as far as the church wall, where barges were moored. The Church of St Nicholas now stands partly surrounded by water meadows. The sea wall runs between the Sailing club and Harbour House.

In 1934 Itchenor lost its original Public House, when the old Ship Inn was demolished, to be replaced by its larger and very popular successor.

In 1935 Itchenor and Birdham church parishes were united, and in 1986 West Wittering was added under a scheme of Pastoral Reorganisation which created a new benefice.

Mr Alan Stearn recalls that in 1936 his father built the Itchenor Shipyard for Mr RC Graseby. The war years saw renewed activity at the Shipyard. Itchenor became a restricted area before D-Day, with residents having to show identity cards to enter the village. The Admiralty took over the Shipyard where the 112 foot Fairmile motor launches were built by some eighty employees under the direction of Mr Graseby. The yard was enlarged and a slipway built. The site is now occupied by Northshore Yachts which is the

largest employer in the village. In the 1940's the Sailing Club was requisitioned by the Army and subsequently passed over to the Royal Navy. An anti-aircraft gun was mounted on the platform that is now used for starting races. By 1948 the sailing



club had become one of the most active dinghy sailing clubs on the South Coast. It was then that Stewart Morris OBE won an Olympic gold medal in the Swallow Class keelboat. Itchenor Sailing Club has continued to produce Olympic medallists and world champions.

The War Memorial for the two World Wars is in the churchyard, and the Memorial Hall which was built in 1952, has a roll of honour. There is also a plaque on a seat by the Hard in remembrance of those from the Royal Navy and Royal Marines who did not return from the D-Day landings.

The Memorial Hall is regularly used for a variety of village functions,

and was extended with the help of a Lottery grant in 2001.

The Itchenor Sailing School, which ran from 1950 to the early 1980's, enabled many children to improve their sailing skills on Itchenor Reach.

In the years since the end of the First World War the village has steadily grown. Mains water was connected in 1933 and electricity two years later in 1935. Main drainage arrived in 1982 and gas in 1989.

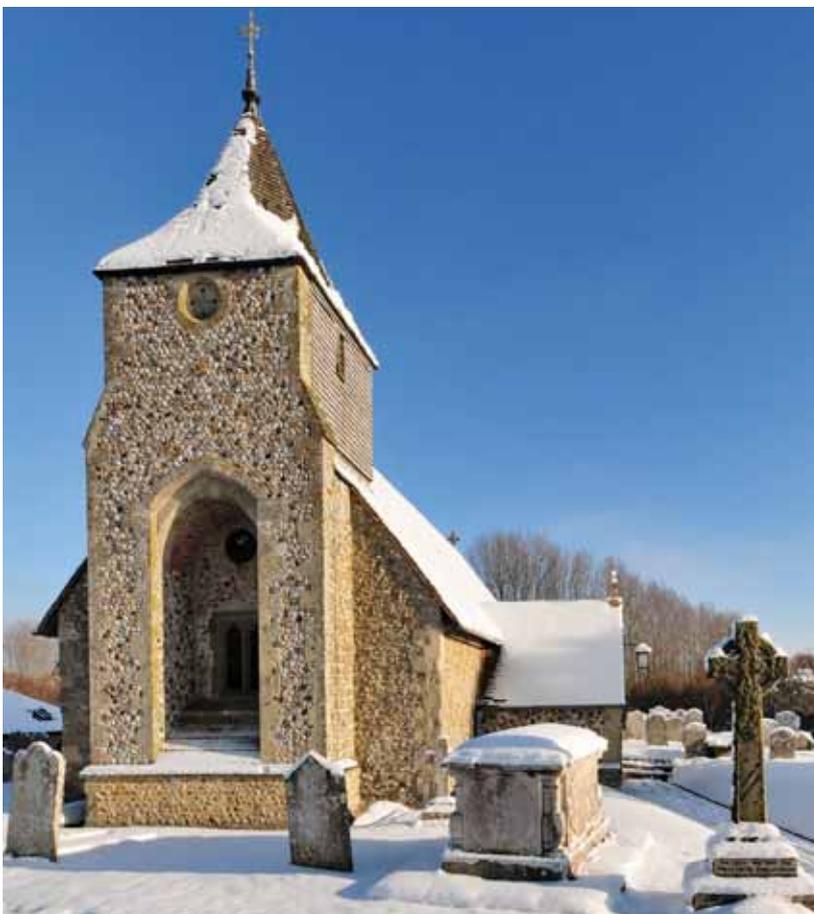
The village general store and Post Office was closed in 1974 and in 1994 the chandlery, run by the Darley family, was sold and developed into yachtsman's cottages. The parish boundary, which used to follow the line of ditches between Itchenor and Birdham, was redrawn in 1978 to allow Spinney Lane and part of Shipton Green to become part of Itchenor.

In 2012, Itchenor had a population of around 500, and the number of private houses had increased to about 300, of which about 40% are second homes. The Church, the Memorial Hall, the Ship Inn and the Sailing Club remain the focal points of village life. Chichester Harbour Conservancy is based at the Harbour Office on the Hard. Chichester Harbour Water Tours, the Solar Boat and the ferry to Bosham Hoe run daily during the summer months.

In Autumn when the sailing season is over and The Street is empty, one can see that the look and special character of Itchenor village has changed surprisingly little over the last 50 years.

The Parish Church of St Nicholas

St. Nicholas occupies one third of an acre and stands on high ground along Itchenor Road. It is Grade 1 listed, the oldest building in Itchenor and evolved from the first chapel built in 1175. Between 1180 and 1197 Bishop Seffrid II allowed the chapel to be converted into a parish church with its own churchyard



The church of St. Nicholas, the patron saint of children and seafarers, is a rectangular building 15.25 metres (50 feet) long and 5 metres (16.5 feet) wide with no structural division between nave and chancel. The walls are of rubble, mostly plastered. The roofs are tiled and there is a stone gable cross at the east end. The church is much valued by the village and is one of the best kept churches in Sussex.

The spire houses 3 bells, the Treble dated circa 1530, the Second dated 1665 and the Tenor which was replaced in 2001 after the original bell cracked. This has now been returned to Whitechapel foundry for melting down as it was of no value. The Treble bell is listed



for preservation by the Council for the Care of Churches. The wooden chiming wheels were removed in 1989 when the bells were re-hung on a headstock with chiming hammers.

The entrance to the churchyard is via a handsome lych-gate that was erected in 1950. Within the church there are some 18th and 19th century decorated headstones and the freestone font is a good example of 13th century work, interesting for the way in which the bowl and columns are joined. The three lancet windows are also 13th century and have contemporary design glass depicting the seasons of the year (in memory of Sir Andrew Caldicott, 1884-1951). The attractive stained glass in the

west window and modern roundel were installed in 1992.

The church has an Elizabethan chalice circa 1568 made by a local silversmith. The chalice is inscribed "FOR ECH.ENE.RPAR.IESE" (For Itchenor Parish). The chalice is kept in the Chichester Cathedral Treasury under a loan agreement dated 26th April 1976.

The parish of West Itchenor was united with the parish of Birdham as a single parish in 1935. Under a Scheme of Pastoral Reorganisation on 25th December 1986, a new benefice was created by the union of the parishes of Birdham and West Itchenor with the parish of West Wittering. The Vicar of West Wittering became the Rector of

West Wittering and Birdham with West Itchenor.

The field to the north of the church that is used as an occasional car park by parishioners of St Nicholas has been made available to the parish in perpetuity.

Itchenor's Geography and Boundaries

The village of Itchenor is situated to the north-west of the busy road connecting Chichester and the coast at West Wittering (B2179). The northern boundary of the village is formed by Chichester Harbour and the whole of the parish is designated as an Area of Outstanding Natural Beauty (AONB).

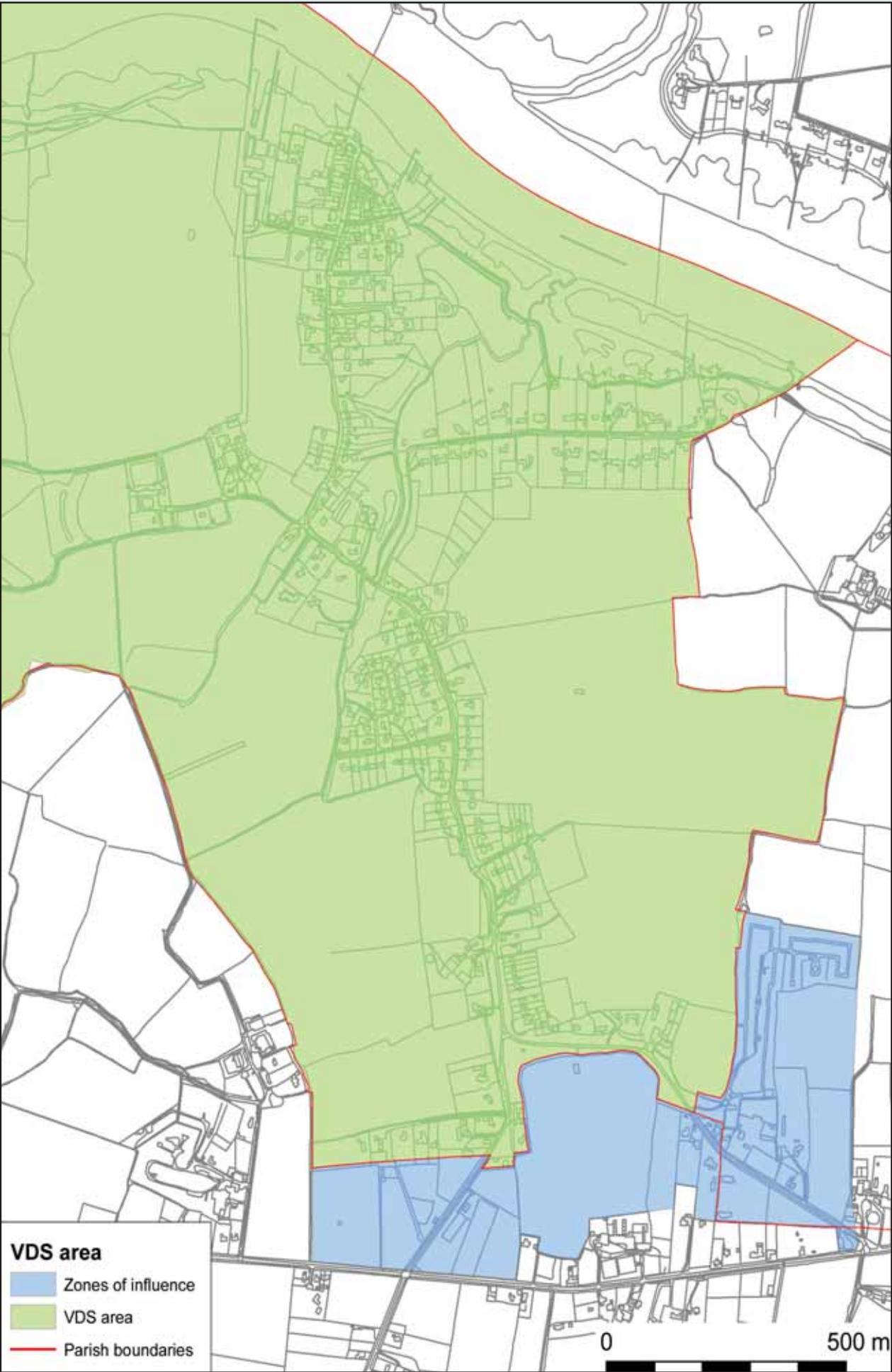
The area covered by the VDS is shown on the map opposite (see page 13); it should be noted that the area extends beyond the parish boundary. Birdham Parish Council has agreed that the VDS includes land each side of Shipton Green Lane as far as the B2179. West Wittering Parish Council has agreed to the inclusion of the land each side of Itchenor Road as far as the Itchenor crossroads. These areas remain outside the Parish boundary but both Parish Councils have agreed that West Itchenor Parish Council can be consulted on town planning issues that may arise in these areas in the future.

The northern half of the village is within a Conservation Area. Over the years additional housing has been built on either side of the road and also along the attractive harbour frontage. The presence of several farms within the area of the village breaks up the line of

houses where the fields border the road or the harbour. Part of the beauty of the village is its tranquillity and in some ways this is brought about by the many and varied spaces of open countryside and cultivated land. These blend into the overall scene in a natural way and provide the precious rural character of the village. These spaces should be preserved and form a crucial part of the Design Guidance in the VDS (see page 54).

Part of the land alongside the harbour (including the land known as the Rabbit Field) consists of water meadows which lie below the high tide level. The area is protected by a sea wall with a sluice gate at low tide which releases the build-up of water from the village pond along the River Haven (also known as the rife). The impact of climate change on the village and harbour in general is the subject of much discussion.

Village Design Statement Boundary Map including Zones of Influence



Economic Activities

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Itchenor is a harbour-side village and a number of village businesses are marine related. These are vital to the economy and character of the area. They should continue to be protected from changes of use.

.....

From its headquarters at the Harbour Office (originally known as Ferryside), near the Hard, the Chichester Harbour Conservancy administer the whole of Chichester Harbour.

Since 1980 it has expanded its interests to include the environment of the harbour and the AONB, employing specialist staff to advise on key matters and to carry out a programme of improvements. It employs some 16 people on a full-time basis and 5 on a part-time basis to cover its remit. During the sailing season they employ one further full-time member of staff and 6 additional part-time members to cover the extra harbour duties. The Conservancy also have a base in Emsworth run by a permanent member of staff. In addition it runs a classroom at Dell Quay with a permanent member of

staff and a second on a part-time basis, together with 7 supply teachers and volunteers.

As perhaps the South Coast's premier yachting harbour, a good deal of water-borne activity is focused on Itchenor. The Hard has the special benefit of being the only public launch point in the harbour that is available at all states of the tide. The boating facilities in the village include two of the most important boatyards; good access to over 600 swinging moorings; the public jetty which provides electricity, water and pump-out facilities as well as safe loading and off-loading of crew and supplies; public toilets; and the ferry which provides a special service in linking the villages of Itchenor and Bosham. These services, together with the presence of the Chichester Harbour Water



Tours, and the Solar Boat, which is run by the Conservancy, bring obvious pressures on the village and will continue to require careful management as demand for these resources increases.

Itchenor Sailing Club was established in 1927 and is one of the more prestigious sailing clubs in the country. It currently has approximately 1652 members, including past and present Olympic medal winners and national and international champions. Many village residents are members of the sailing club. The club employs eight full-time staff, some of whom live in, and on occasions this number rises to nearly 30 during the sailing season.

Haines Boatyard is situated adjacent to the public jetty with

access to the Hard. The Haines family has been in Itchenor for several generations and this business was started by George Haines in 1912 and then acquired, on the retirement of his two sons, Kenneth and George, by members of the Itchenor Sailing Club in 1984. Haines Boatyard has 10 full-time employees and 1 part-time employee. It provides services to maintain the boats of the club, the club members and also to many other boat owners. Haines offers repairs, classic yacht restoration including new traditionally built wooden boats, swinging moorings on Itchenor Reach and year round open and undercover boat storage. It has recently expanded its facilities within the village to meet demand for its services and has permanent

buildings at the entrance to the village on Shipton Green Lane.

George Haines, born in 1880, was also the ferryman for the public ferry plying between Itchenor and Bosham Hoe and his family continued to run the ferry until 1950. This ferry service was taken over by the Conservancy in 1976 and closes in the winter months. Nowadays it is operated privately, and provides not only a very busy ferry service for cyclists and walkers, but also for yachtsmen needing a taxi service to their boats lying in the Itchenor Reach.

Since 2004 Chichester Harbour Water Tours has been run by Adam Shaw who took over from Peter Adams that year. It was Peter who began the company in 1984. It operates from the public

jetty. In good weather on a busy weekend when there are 4 trips each day, it can carry up to 160 people a day on informative tours around the harbour. The tour boat is also available for private and corporate charter. In addition to Adam and his wife who run the business together, Chichester Harbour Water Tours employs two fully qualified skippers, each on a part-time basis, and 6 local young people as crew members during the season. This activity is promoted locally by the District and County Councils as a tourist attraction.

Adam Shaw also runs three charter fishing boats from Itchenor. In addition there are two other charter fishing boat operators. There is a capacity between them to take 43 anglers out each day.

There are three full-time commercial fishing boats running out of Itchenor, fishing mainly for lobster, bass, sole, oysters, cod and plaice. During the winter months the Selsey fleet use Itchenor as their base, returning to Selsey in the Spring.

The Conservancy run passenger trips on a Solar Boat. It is often booked by local schools who also use the classroom at Dell Quay. The Solar Boat has increased in popularity in the years since it started. In 2009/10 it ran 179 trips carrying more than 4300 people. Originally it was run partly with volunteers but it now employs 17 part-time staff.

Northshore Yachts Ltd occupies a large part of the water frontage on the west side of the village. Built by Stearns in 1936 as the Itchenor Shipyard, the buildings were taken over by the Admiralty during the Second World War. A slipway was cut, and fast, 112 foot long Fairmile Motor

Launches were built, together with other smaller craft in a second building known as "the tin shed". Northshore now employs over 100 staff, many long serving craftsmen and some living locally. The company is owned by Lester Abbott and was extended in 2007/8 to about 1850 square metres (20,000 sq.ft.) on 2.9 hectares (7.16 acres). It builds world famous cruising yachts and has a capacity to build 60 yachts a year. Its principal product is the Southerly which as a brand has become internationally recognised as the market leader for variable draft cruising yachts.

The former Bailey and Noyce boat sales and engineering business in The Street was demolished and re-built in 2005 by the Lansdale family. They have constructed two marine retail units and a courtyard of cottages and flats. The shops are occupied by Easthead and by Itchenor Training Centre RYA Approved sea school. Easthead is a family run business that opened in August 2010 offering the Easthead brand of clothing, giftware and customised sailing kit. There are 3 full-time members of staff and it is open all year round. Itchenor Training Centre runs as a sea school with one full-time member of staff and two part-time.

As well as being a harbour-side village, Itchenor is also a rural village with farming as an important occupation. The majority of the fields surrounding the village are used for arable farming, making it an attractive place to live with open views across the fields. The village has two farms within its boundaries, Itchenor Gate Farm and Itchenor Park Farm, and part of a third, Hundred Steddles Farm, which lies in Birdham.

The Pick family started farming at Itchenor Gate Farm in 1948 with three farm workers and 20 hectares (50 acres). By 1962 they had 50 hectares (120 acres) and five workers and, at the time of writing, Mr and Mrs Pick farm over 160 hectares (400 acres) with 2 full-time and two part-time assistants.

Itchenor Park Farm has been a major farm in the village for about 200 years. It has approximately 285 hectares (700 acres) of which about 265 hectares (650 acres) are arable and the balance being rough grazing, woodland and saltings. The Duke of Richmond erected the main buildings between 1782 and 1787. The Green family has farmed the land for over fifty years. As with all farming the number of employees has dropped and Itchenor Park Farm has, at the time of writing, only one full-time employee. The majority of the work on the farm is carried out by part-time contractors or by staff from other farms in the Green family ownership. The aim at Itchenor Park Farm, as with other local farms, is to provide viable agriculture within the harbour landscape and it is to be hoped that the changing pattern of farming economics does not make this balance too difficult to maintain in the long term.

There has been an inn in the village since at least 1788. The current one, the Ship Inn, was built in 1933 and has had a long and varied history, but is now a thriving business frequented by many locals as well as visitors, particularly in the summer. It offers a variety of food, beer, wine and accommodation. It currently employs 26 people (of which 15 are full-time). During August weekends the Ship serves up to 250 meals over a lunch period. It is a place in the village where



residents can meet other people from the locality in a congenial atmosphere. The landlord is always happy to join in and contribute to the village events.

Stearns (Shipton Green) Ltd was probably the longest established family-run Itchenor firm having commenced in 1921, before it was taken over by Travis Perkins in 2009. The business started just after the First World War, specialising in purpose-made joinery and quality building work. Between the Wars Stearns built over 60 houses in Itchenor (see Appendix 5 on page 72 which identifies them), some thatched and many of which have the distinctive and attractive “eyebrow” windows. It also built the Itchenor Shipyard in 1936. In the 1960’s, Stearns changed its

business towards the provision of building supplies and D.I.Y retailing. It is now run by Travis Perkins who have 10 employees and buildings extending to about 800 square metres (about 8,600 square feet). Many village residents are regular customers.

The Itchenor Caravan Park lies on the parish boundary with Birdham on the north side of Shipton Green with views of the Downs over the fields beyond Spinney Lane. It was originally an old orchard and now contains 180 caravans in a parkland setting with hedges, a wide variety of trees including many fruit trees creating a popular place for visitors to Itchenor to base themselves. The park extends to 5 hectares (12.3 acres). Most occupants only stay

until the end of October but a few like to remain using their caravans until the beginning of January when the Park is then closed until March. Wildlife is protected within an area of meadow in the park. The park provides work for 2 full-time and 3 to 4 part-time employees.

In addition to the activities above, there are a growing number of small businesses run from houses in the village which also contribute to the vibrancy and economic future of Itchenor and they are to be welcomed.

Facilities and Leisure



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In Itchenor, walking, sailing, cycling, generally 'messaging about' in boats, picnics, fishing and bird watching are all leisure activities that are typically derived from the nature, character and location of Itchenor village. These activities are not just the privilege of residents but are enjoyed by many visitors.

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Walkers benefit from many footpaths which pass through the surrounding farmland, alongside the harbour and connect with neighbouring villages. During the summer season, the ferry from the public jetty carries walkers across the Itchenor Reach to the Bosham shore.

Salterns Way, a permissive cycle path that opened in 2005, passes through the village. It runs southwest from the Memorial Hall to West Wittering and northeast to Birdham, Fishbourne and Chichester from the Caravan Park at Shipton Green. The two sections are connected by Itchenor Road. The cycle path has proved a great attraction to both villagers and visitors.

For sailors, the Hard at the end of The Street provides a facility for trailored boats to be launched at any state of the tide. Itchenor is the only village on the harbour which can provide such accessibility. Boats of all shapes and sizes arrive during the season. Moorings, scrubbing piles, showers and lavatories are available for local and visiting yachtsmen.

Members of Itchenor Sailing Club sail a variety of boats from large cruising yachts to fast dinghies and classic sailing boats such as Solent Sunbeam, National Swallow and 'X' One Design classes. Many village families have several generations who are club members. The Club has a tradition of encouraging children to sail and during the year welcomes schools to participate in racing during



'Schools Week' Additionally the club sets aside two weeks each summer for 'Junior Fortnight'. This provides dinghy racing for junior members of any club belonging to the Chichester Harbour Federation.

Birdwatchers and holidaymakers can embark on passenger boats from the public jetty for a tour of the harbour or on the Solar Boat. Other boats sail regularly from the public jetty taking amateur fishermen on trips out of the harbour into Hayling Bay.

Public facilities in the Village include the viewing platform on the Hard, public lavatories, a large car park close to the waterside, but well hidden from view, and the Ship Inn. The car park requires special mention

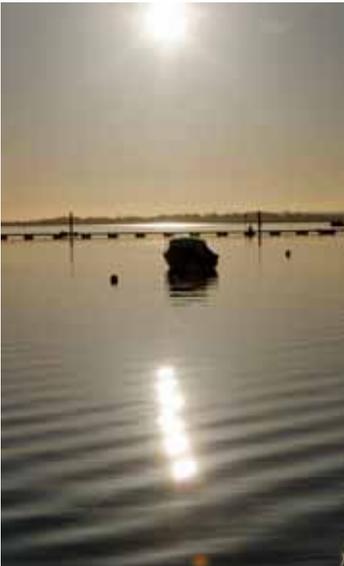
because of the threat upon it of future development. In the Conservation Area Character Appraisal dated September 2010, the car park was recorded as a "much needed facility, essential to the economic and cultural life of the village. It should therefore be protected from future development".

Until 1975 the village had a Post Office and general store at Sunnybrow on The Street. There is now no village shop nor, since the last housing development in The Street, a boat chandlery except in limited fashion from the local boatyards.

The Itchenor Memorial Hall is used by many local groups and there are a variety of classes held there. The hall is owned by a Trust, maintained by volunteers, and provides a venue for village events and celebrations. It plays a vital role to the community of the village and should be protected from redevelopment.

Area of Outstanding Natural Beauty

PROTECTIVE DESIGNATIONS



Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964 because of its unique blend of land and sea and the combination of large open water areas and intimate creeks.

The low lying flat landscape accentuates the significance of the sea and tide and as a result tall spires and tiled roofs are important features, seen as distant landmarks across the land and water, against the backdrop of the South Downs.

One of the overriding impressions of Chichester Harbour is openness. The vast expanse of open water, particularly at high water, contrasts with the narrow channels edged by woodland and the many picturesque harbour settlements which have grown up over the centuries from the small clusters of houses identified in the Domesday Book. The historic parts of these settlements are generally located on or very close to the harbourside because of their early involvement with trade, shipbuilding and fishing.

Itchenor is unique amongst the harbourside villages in that it is the "Port of Entry" for Chichester Harbour. It was until quite recently the location of the Customs House and has been the home of the Harbour Authority for many years, which since 1971 has been Chichester Harbour Conservancy. The Harbour Office and Workshop are the centre for the maritime and environmental management of the entire harbour. All the harbour's navigation marks and a substantial number of its moorings are maintained from Itchenor as are the records of all harbour users.

The whole of the tidal area of the harbour and some of the surrounding land is recognised as being of huge significance for nature conservation. The mudflats, marsh, dune and shingle support substantial

See Appendix 7: Separate leaflet inside back cover, page A7:1 for references to all National, and Local Planning Policies and the AONB Management Plan



populations of waders and wildfowl and are also home to many rare insects and plants. For this reason, Chichester Harbour carries a number of international, European and national designations. At a national level the inter-tidal area and some of the land is designated as a **Site of Special Scientific Interest (SSSI)**. At European level the area is designated under the **'Birds Directive'** as a **Special Protection Area (SPA)** and under the **'Habitats Directive'** as a **Special Area of Conservation (SAC)**. Chichester Harbour is also a **Ramsar** site, a site designated under the Ramsar Convention (held at Ramsar in

Iran) as an internationally important wetland. Chichester Canal is designated as a **Site of Nature Conservation Importance (SNCI)**, one of a number on the peninsula. With these important designations come a variety of regulations and responsibilities that have an impact on all who live and work within the Chichester Harbour area. The way the AONB is managed and planning decisions are made all influence everyday life in Itchenor village. The Harbour Conservancy is also mindful that its day-to-day activities affect the residents of Itchenor. As a result, there is a high level of co-operation between the Conservancy and the residents of the village, largely achieved through close consultation with the Parish Council and the Itchenor Society.

None of the components of the harbour, its landscape or its species and habitats can exist in isolation from the surrounding area and its many uses. Sympathetic land use both in terms of development and agriculture play an important part in protecting and sustaining these special

qualities, which combine to make Chichester Harbour unique.

Landscape character can be difficult to define, particularly in the context of a village such as Itchenor that has undergone many changes through the centuries.

There are a number of key elements that must be protected:

- **Tranquillity** - freedom from noise and light pollution.
- **A sense of space** - the distant views across the harbour, to the Downs and Chichester Cathedral.
- **Our natural heritage** - the duty of sharing this valuable resource with the flora and fauna, and preserving it for the future.
- **A sense of place** - the natural avenues of trees at the entrances to the village, the Common at Shipton Green and Itchenor Green, the Church on the hill, The Street and the Hard all reflecting the fabric and history of the village setting in its rural environment linking the land and the sea.



Conservation Area

Until 2010 the Itchenor Conservation Area comprised only the historic core of the village centred on the Street and the Hard. That year, following consultation with the Parish Council and the Itchenor Society, Chichester District Council, through its consultant, The Conservation Studio, carried out a Character Appraisal which resulted in an extension to the Conservation Area. It now continues south along Itchenor Road as far as the barn conversions to include the pond and St Nicholas Church (see map on page 23).



See Appendix 7: Separate leaflet inside back cover, page A7:1 for National and Local Planning Policies for the Conservation Area and for Listed Buildings, and Appendix 6: Separate leaflet inside back cover, page A6:1 for the Article 4 Direction

The spatial analysis in the Character Appraisal placed emphasis on the open spaces between buildings and the views of open farmland that make such an important contribution to the character of the village.

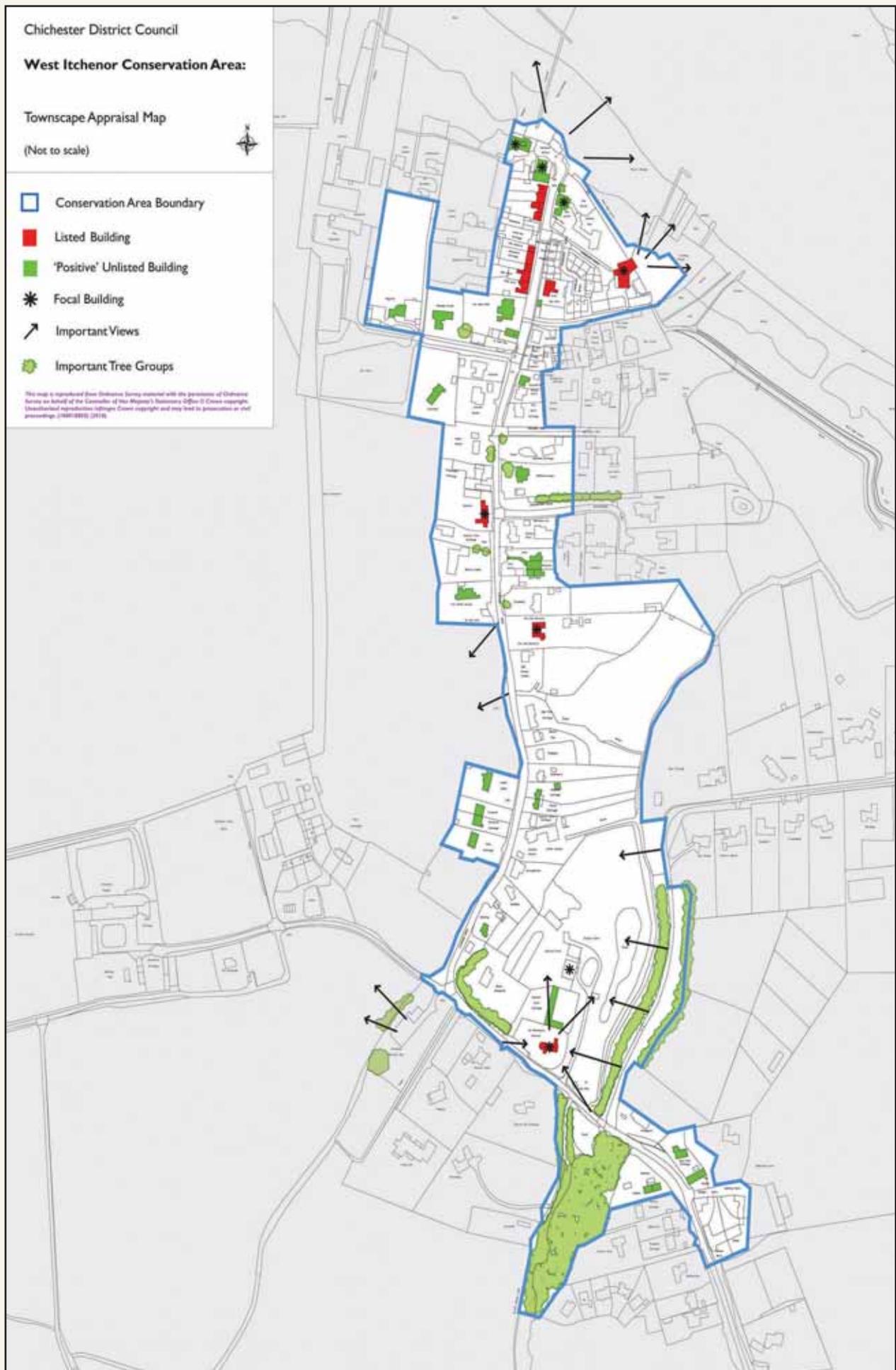
Beginning with the Hard, which it regarded as the prime area, it recorded the importance of maintaining views especially from the Hard and the Sailing Club northwards across the harbour. It emphasised the importance of maintaining or enhancing the appearance of The Street itself and the pavements each side, the forecourt of the Ship Inn which is very busy in summer months, the glimpses of open fields from Itchenor Road, and of views from the churchyard and of St Nicholas Church standing on high ground. It recognised the contribution made by the Village Pond and the area around the River Haven as far as the sea wall. In deciding to extend the Conservation Area it acknowledged the need to secure the character of

much more of the village than it had in the past. It especially wanted to protect the open spaces that remain within the village and to prevent further infilling between existing properties and the intensification of existing sites through over-development.

Within the Conservation Area lie 14 Listed Buildings. In addition to the extension made to the Conservation Area, the Character Appraisal also identified many existing buildings which are regarded as making an important contribution to the character of the Conservation Area. It classified these in two ways, naming them as **Positive Unlisted Buildings** and as **Focal Buildings**. Sometimes buildings were awarded both classifications such as Old Haven, the Harbour Office, once known as Ferryside, and Jetty House. The list of these buildings appears in Appendix 2 on page 64. Chichester District Council is planning to draw up a **'Local List'** to include all **Positive Unlisted Buildings**. The map of the Conservation Area on page 23 also identifies "Important Views" and "Important Tree Groups" which must be preserved.

However, Government policy has made it clear that Conservation Areas are not necessarily 'preservation' areas. "Local planning authorities should look for opportunities for new development within Conservation Areas ...and within the setting of heritage assets to enhance or better reveal their significance" (see planning policies in Appendix 7, a separate leaflet inside the back cover, page A7:1).

Itchenor Conservation Area Boundary Map



Coastal Defences

The overall policy for the long-term management of coastal defences in Chichester Harbour is contained within the North Solent Shoreline Management Plan (SMP). The SMP is a high-level, non-statutory, policy document which sets out a framework for future management of the coastline and coastal defences.



The SMP has identified that for the Itchenor coastline the overall policy should be to “Hold the Line” (HTL) with the important caveat that there will not be Government funding to help any increase in coastal defence schemes. Current defences will need to be patched up or repaired through privately funded schemes. The SMP policy also in principle supports proposals on a wider geographical area provided that any such scheme acquires all the necessary permissions.

The policies of the SMP are interpreted locally through Coastal Defence Strategies. In Chichester Harbour, however, there is a noticeable gap in strategies between Emsworth and Snowhill.



The Environment Agency is currently working on a strategy but at the time of publication this is not complete. It is unlikely however that the overall policy of “Hold The Line” will be altered.

As the coastal defences are located on the edge of the harbour, the Harbour Conservancy should be consulted in the first instance with any proposed alterations. They can then determine the significance and long-lasting impact on nature conservation and the landscape. The Conservancy is preparing detailed guidance notes for defence owners³ and it has confirmed that the preferred sea defence method is darker Purbeck Stone rip-rap⁴.

3. Owners of land fronting the harbour.

4. Material recommended by the Harbour Conservancy for sea defence.

Flora and Fauna



.....

The combination of tidal water and low-lying arable farm and woodland that surrounds the harbour provide a unique combination of habitats for wildlife in Southeast England. The harbour embraces Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI) and Itchenor contains its own conservation areas important for wildlife.

.....

In Itchenor the sites below have been identified as providing a valuable nature conservation resource that should be protected and enhanced:

- **The marshland and mud berths to the east of the sailing club.**
- **The line of trees at the eastern end of Spinney Lane.**
- **Itchenor Common.**
- **The pond opposite the church and the rife to the shore.**
- **The pond on Shipton Green.**
- **The shore and adjacent woodland by Horse Pond (SSSI).**
- **The land and shore at Chalkdock Point (SSSI).**
- **Itchenor Park and its mature trees.**

In 2008 a working party was formed to clear the village pond and surrounding area and install coir rolls around the edge of the pond banks. There followed the planting of Marsh Marigold, Water Forget-me-not, Water Mint, Yellow Flag Iris, Blue Flag Iris, Ragged Robin and Lesser Pond Sedge. Working parties of village residents continue to maintain the area around the pond.

See Appendix 7: Separate leaflet inside back cover, page A7:1 for Local Planning Policies to protect nature conservation and wildlife habitats



Mammals, Amphibians and Reptiles

Itchenor, with its moderate climate and a flat arable countryside, produces abundant mammal life which, as there is little controlled culling, is permitted to prosper. Roe deer are becoming widely established. Muntjac have also been seen.

Hedgehogs, grey squirrels, stoats, weasels, rats, mice, shrews and moles are common throughout the village. Seals are often seen in the harbour.

Grass snakes and slow worms, frogs and toads thrive in gardens and the countryside.

The water vole is a protected species. Some have been seen in

ditches, in the vicinity of the village pond and near the stream to the harbour by Spinney Lane. A collaborative conservation project for water voles, which involves local farmers, has been proceeding well. It has generated unexpected sightings in water filled farm ditches and arable margin habitat. Several varieties of bats, also protected, are present in numbers but their breeding places are not known.

Birds

Chichester Harbour and the surrounding habitats of mud bank and saltmarsh ensure a wide variety of species of birds in and around the village. Several species of water birds are of official international importance because of their relatively

substantial numbers as a percentage of the European and world populations. Wading birds, most are passage migrants and winter visitors, rarely venture far from their feeding grounds on the inter-tidal mud, but many varieties can be seen from the Itchenor shore.

Among unusual sightings of waders are Spoonbill, and Avocet. Mallards and other ducks frequently find nesting sites in gardens. Moorhens and Coot breed on the fresh water ponds and, in winter, Brent Geese migrate to the harbour.

Ospreys are regular visitors in spring and autumn and other raptors may be spotted hunting over the harbour edges and farmland.

The smaller songbirds suffer from predation by domestic cats and Magpies and, more rarely, Jays, taking an annual toll of eggs and fledglings. Nevertheless the village receives a good variety of seasonal visitors.

Both Green and Spotted Woodpeckers can be seen and heard throughout the village and are a vocal feature of the woods.

Some species are a priority for conservation; details of these may be found in the Chichester Harbour Biodiversity Action Plan and on the website (www.conservancy.co.uk).

Farmers can and do play an important role in providing beneficial margins to fields.

Most gardens have bird tables, nest boxes and birdbaths which help to create a bird-friendly environment. It is important though that hedgerows and shrubs are maintained to provide the vital requirements of a healthy birdlife, food, shelter and security.

Insects and Invertebrates

The area supports a wide range of butterflies. In addition to the common varieties such as Red Admirals, Green-veined, Speckled Wood, Comma, Peacock, Common Blue and Cabbage butterflies, there have been occasional sightings of less common species such as Orange Tips, Meadow Brown, and Gatekeeper.

Stag beetles, a protected species, are often seen in village gardens.

The inter-tidal mud is vitally important to the wading birds which feed on worms, shellfish and tiny snails (Hydrobia). Bait-digging on a commercial scale is potentially damaging to this habitat.

Plants and Trees

The tidal area of the harbour provides a habitat for a fairly restricted range of plants that have special features enabling them to survive in or near salt water. There is a natural plant progression starting just below the low water mark. The most noticeable are the green and brown algae. Eel-grass is the only truly marine flowering plant; it is fairly rare but does occur in the harbour on inter-tidal mudflats and is a significant food for Brent Geese. A substantial bed



occurs in the harbour near Horse Pond. This plant could be under threat from poisoning by agricultural weed killer run-off and discarded antifouling from boats.

Higher up, where the mud is out of the water for longer periods, salt marsh plants occur. Salt marsh grass (*Spartina*) is a true grass. The coastal grazing marshes are a significant element of the harbour environment and make up one of

the largest remaining areas on the south coast. Together they support 15 nationally scarce plant species.

Marine oaks are a feature of Itchenor and grow down to the water's edge much as they have for thousands of years. The onshore margin of this ancient woodland is now very narrow particularly where it fronts Itchenor Park Farm, and is under obvious threat from erosion.

Populations of three rare annual plants have been maintained on specially managed field margins near the shore in recent years which emphasises the importance of this habitat. These are the Shepherd's needle (*Scandix pecten-veneris*), Grass poly, (*Lythrum hyssopifolium*) and the Small-flowered buttercup, (*Ranunculus parviflorus*). The seabank outside Chalkdock marsh has a number of interesting plants.

Following Dutch Elm disease a scheme to plant indigenous trees has taken place throughout the village.

It is important to maintain the rural environment of the village. To ensure this continues there must be no reduction in the number of trees and woodland in and around the village. A list of Tree Protection Orders is in Appendix 3 on page 65.

References and Sources:

- *Plants of Chichester Harbour* by Ann Griffiths, Chichester Harbour Conservancy (CHC)
- *Valuing Chichester Harbour* (2001), CHC
- *Birds of Chichester Harbour* by Mrs J. Edom, CHC
- *Chichester Harbour News and Guides*, CHC
- *Chichester Harbour Management Plan* 2009-2014, CHC
- *Chichester Harbour AONB Landscape Character Assessment (2005)*

Access and Roads

.....

The main access to the village is via Shipton Green Lane, which leads from the B2179. Access can also be gained via Itchenor Road, which leads from the B2179 a little further west. The village of Itchenor ends at the Hard (the harbour).

.....

A few private roads, all of which are No Through roads and privately maintained, lead off the main road. These include Glebefield Road, Chalkdock Lane (leading to The Spinney), Spinney Lane, Waterstone Close, Orchard Lane, Club Lane, Northshore Lane (leading to Northshore Yachts, the car park and north alongside Pilgrims) and Chandlers Reach.

Traffic Situation

Itchenor is a pretty, well-maintained, rural location. The main Itchenor Road winds through the village to the harbour, partly flanked by grass verges. However, the very nature of this road means there is no room for pavements or cycling paths. Walkers and cyclists, including young children are, and have always been, extremely vulnerable on this road, particularly where it narrows north of the Church. Road safety needs to be monitored especially along Itchenor Road between Shipton Green and the Memorial Hall where the road forms the connecting link between the two sections of Salterns Way (the permissive cycle path).

A daily traffic survey conducted by Sussex County Council between 30th September 2008 and 14th October 2008, close to Old School House on Itchenor Road, recorded an average of 600 traffic



movements in each direction on weekdays. Daily numbers increased at the weekends to about 750 in each direction.

Future Action

In the Spring of 2002, 30mph limits were imposed on both approach roads to the village. A lower limit may become necessary, particularly between the Church and the Hard.

The existing character and appearance of the roads in the village, with the absence of pavements, kerbs and street lights, is important to the rural appearance of the village. These features should not be introduced as a result of any further development. Grass verges should be protected during building works (see Design Guideline 12 for all Character Areas on page 56).

Footpaths and Cycle Ways



.....
Itchenor is fortunate in having many maintained footpaths but unfortunately these can be damaged by bicycles.
.....

The footpaths are mainly natural, but in some areas are reinforced with shingle or coarse gravel. It is important that a balance is kept between the footpaths being passable and the gradual urbanisation of these essentially natural paths.

The village is now linked both to Chichester and to West Wittering by the Salterns Way cycle path. It has proved a great attraction and is very necessary to keep the cycles off both the dangerous narrow roads and the footpaths in order to preserve their fabric and peaceful atmosphere.

In 2011 a permissive path was built between the Conservancy car park

and the harbour path just west of Northshore Yachts. To enable wheelchair access to the path, parking bays for the disabled were installed in the car park.

Memorial benches have been provided at intervals along the stretch of the harbour path leading west from Itchenor.

The wonderful scenery which extends the length of the 50 mile walk around Chichester harbour is unrivalled. The foreshore at Itchenor forms part of the walk and a well used viewing/resting platform on the Hard provides magnificent views over the harbour to Chichester Cathedral Spire and a wide expanse of the South Downs beyond. However, in a few places, the rural views from the footpaths are to some extent marred by a lack of screening of caravans and houses.



See Appendix 7: Separate leaflet inside back cover, page A7:1 for Local Planning Policies to protect Rights of Way

The Common

.....

The Common comprises Shipton Green and Itchenor Green. The Common should, as far as possible, be a traditional, open grass village green. Commoners' rights attach to some of the properties.

.....



The Parish Council maintains and manages the Common in the interests of all the residents. The time and effort put in by the homeowners, whose houses border the common in cutting the grass, is

appreciated and it is hoped that they will continue a service that benefits both themselves and the village as a whole.

The Parish Council has a Policy for the Management of the Common, the objectives of which are to maintain the Common as a pleasing open space both for the residents who live adjacent to it and for the wider village community.

Any development which would result in the destruction of any part of the Common will not be accepted. Encroachment into the open space

of the Common will be opposed and this includes the parking of vehicles, the planting of trees or shrubs, and the erection of fences, sheds or other structures.

The surface of any access across the Common should be of shingle or stone and any kerb or edging should be as unobtrusive as possible, level with the Common, and this policy should be adhered to when the need for replacement of existing driveways is being considered.

House names and agents' boards should be located within private land and not on the Common.

The south side of Shipton Green was planted before the war with trees and hedging plants with a wide grass border. Tree planting on the west side of the Itchenor Road extending to Itchenor Gate Farm entrance is a continuation of the planting scheme opposite Shipton Green and was initiated in 2003.

Layout and Growth

Before the building of the Birdham Straight at the end of the 18th century, the original layout of Itchenor was a single road leading to the Hard from Shipton Green Common.



Extract from 1778 Map of Sussex by Gardner and Yeakell (prior to the building of the Birdham Straight)

© The British Library Board (Shelfmark: Maps 183.02 (2))

In the area covered by this VDS there were less than 50 houses recorded in the 1839 West Itchenor Tithe Map and the 1847 Birdham Tithe Map. These are reproduced as one map in Appendix 4 on page 67 by kind permission of the West Sussex Record Office.

Old Ordnance Survey maps of the village have been supplied by Chichester District Council dating from 1875 and are also included in Appendix 4 on page 66. They show the rapid growth that took place from that period. The fastest pace of growth was between 1933 and 1965.

Increasing interest in recreational boating activities in the 1930's brought pressure on the village to expand. Some infilling took place along the Itchenor Road. The following seven subsidiary housing areas became established from the dates shown below.

- | | |
|-----------------------------|---------------|
| - Orchard Lane (1920's) | 5 properties |
| - Glebefield Road (1930's) | 8 properties |
| - Spinney Lane (1930's) | 30 properties |
| - Chalkdock Lane (1950's) | 15 properties |
| - The Spinney (1960's) | 22 properties |
| - Waterstone Close (1970's) | 6 properties |
| - Chandlers Reach (1990's) | 13 properties |

At the time of this statement, there are approximately 300 houses in total and a population of about 500. It is believed that 40% of the houses are second homes.

Architecture and Buildings

The houses illustrated on the following pages are as follows

- 1 **Itchenor Park**, built by the Duke of Richmond in 1784. Storage buildings on the farm believed to have been built to house artillery to protect the area from invasion by the French. The Duke was appointed the Master General of the Ordnance.
- 2 **Jetty House**, built in 1830 by the Duke of Richmond and Gordon as a waterside house for bathing. Later used as a Customs House.
- 3 **The Harbour Office**, (originally known as **Ferryside**) built pre-1910, originally with a thatched roof. Once owned by George Haines, the local boat builder, and is now the Chichester Harbour Conservancy office.
- 4 **Old Haven** was built on land purchased from the Darley family by Joseph Harker, the theatrical scene painter, in about 1901. As originally designed it was smaller than today, with a steep catslide roof, a gabled dormer on the south side and a hipped roof on the east side. The house was enlarged (and a garage added) at a later date, possibly 1949. The date of the name change from The Haven to Old Haven has not been established.
- 5 **Itchenor Sailing Club** was originally two 17th century fishermen's cottages which have been refaced with stucco. It has two storeys with attics, and a tiled roof.
- 6 **Gordon Cottages** are on a site that was sold in 1876 by Wyatts as 'Nine boarded and thatched tenements, five being empty'. They were rebuilt in 1877 in their present style as fishermen's cottages.
- 7 **Chandlers Reach**, a development of 13 cottages built in 1996 by Priestmere in traditional materials of brick and flint. They are mainly used as weekend retreats for yachtsmen.



-
- 8 **Richmond Cottages** were built by the third Duke of Richmond in the early 1800's in solid 'Monk Bond' brickwork (two stretchers then a header brick) in a style similar to the Itchenor Park Farm buildings.
-
- 9 **Over The Way**, an early 19th century cottage built in coarse cobbles with red brick dressings, quoins and eaves cornice and a hipped tiled roof, casement windows and gabled trellised porches. It was originally four cottages, now converted into one.
-
- 10 **Ship Cottage** and **Red Door**, early 19th century terraced cottages, coarse cobbles, faced with cement and painted elevations beneath tiled roofs and porches with square wooden columns.
-
- 11 **The Ship Inn**, rebuilt in 1933 and set back from The Street, built in red brick beneath a pitched hipped and tiled roof.
-
- 12 **Emmets**, originally built in Queen Anne period and added to in Victorian times. It is built in red brick (once painted), with grey headers, modillion eaves cornice, tiled roof and with a trellised wooden porch.
-
- 13 **Waterstone Close**, a 1970's development of six fairly substantial houses built to a contemporary architectural theme, typical of its period.
-
- 14 **The White House**, a period house with slate roof once used as the Rectory and also as a bakery.
-
- 15 **The Old Rectory**, the original part was built in the 15th century, restored in the 16th century with a chimney stack added. It is a timber framed building with brick infilling, a hipped tiled roof, casement windows with one oriel window on brackets on the first floor. It has a modern porch.
-
- 16 **Old School House**, a painted weatherboard house under a tile roof on the site of the original village school.
-
- 17 **The Oast**, an unusual 1940's house.
-
- 18 **Harbour House**, a substantial house built on the waterfront in Spinney Lane in the 1930's with leaded windows and stone mullions.
-
- 19 **River House**, built in 2007 in Spinney Lane by Yeates Design and Architecture. On a site of 1.39 hectares (3.4 acres) the contemporary style uses a steel frame with glass, brick, flint and timber cladding to its elevations, and cedar shingles covering a large overhanging roof with long spans and wide window openings.
-
- 20 **The Spinney**, 22 houses built on this estate in the 1960's as starter homes, now mainly used as second homes.
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21 **Grapnel** is a typical Stearn house built in the 1930's with leaded windows and a thatched roof.

22 **Itchenor Gate**, probably the oldest cottage in the village, circa 1650, of painted brick with thatched roof.

23 **Itchenor Green Cottages**, Stearn built houses with "eyebrow" features, stucco finish and leaded windows.

24 **Mulberry Cottage**, built circa 1780, with Victorian and present-day additions.

25 **Shipton Cottage**, originally thatched, the main part was built circa 1683 with later additions.

26 **Gramercy**, Stearn built house dating from the 1920's, still inhabited by the Stearn family.



21



22



23



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25



26

Village Character Areas



A description of each area is set out here. Design guidance to protect their distinctive characteristics appears separately starting on page 54.

The Character Areas are numbered on the map opposite (see page 39) as follows:

.....

The character of Itchenor Village derives from its harbourside location and its strong attachment to marine activities. It continues to maintain a number of marine based businesses which makes it a working village with direct access to the water. This VDS has sought to take these factors into account and sets out guidelines for future design and building construction appropriate to the village. It also seeks to identify the components that contribute to its unique character

.....

The village can be subdivided into seven distinct sections, which have similar characteristics (see map opposite on page 39). These Character Areas are described in order to identify specific issues and potential problems that might either strengthen or threaten the features that give each area its character. There are sufficient similarities in the properties in each of these character areas to provide a basis for design guidance.

Area 1 The Waterfront and Boatyards

Area 2 The Street (the historic core)

Area 3 Itchenor Road (from Anchor Cottage to the barn conversions)

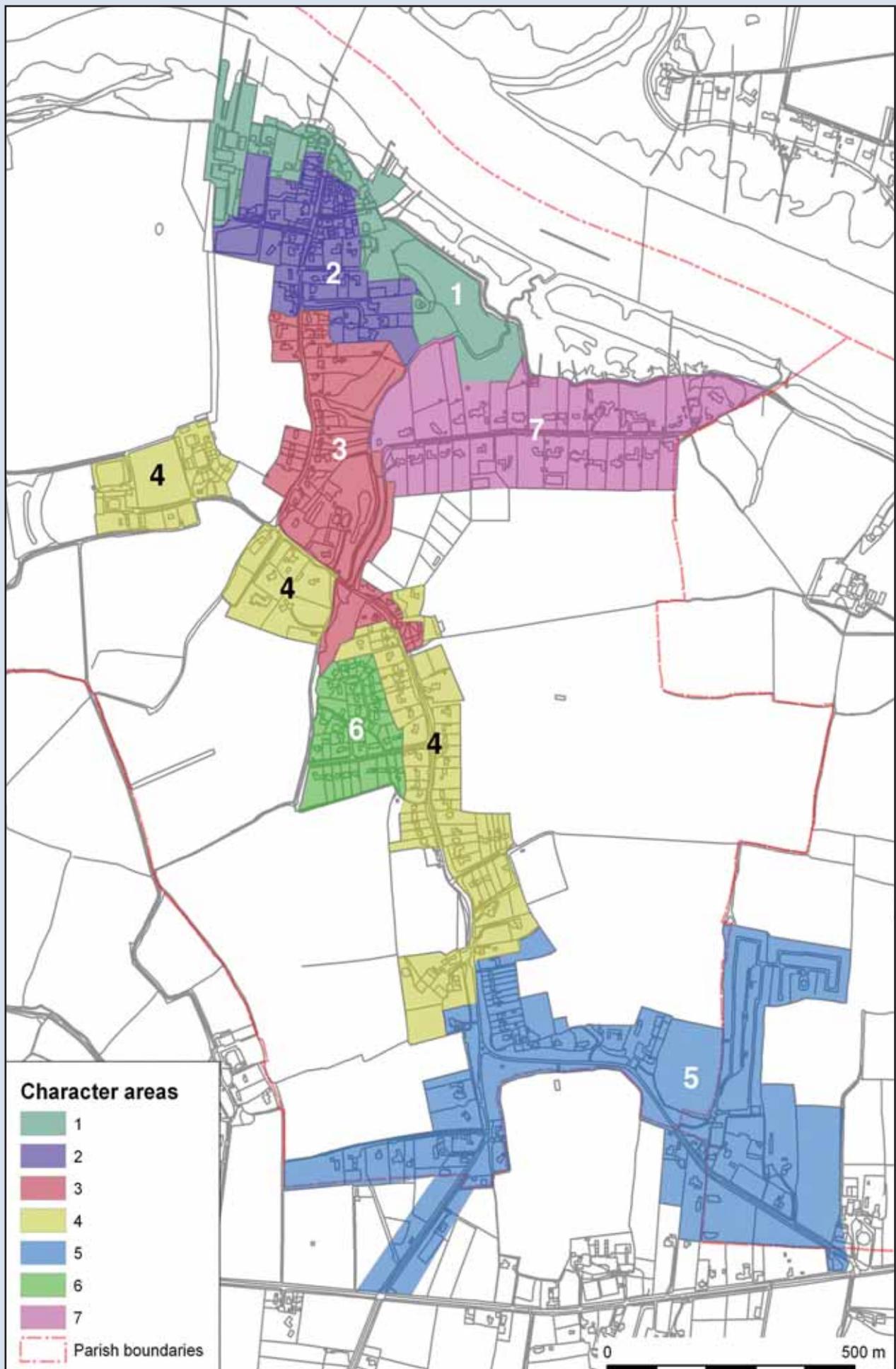
Area 4 Itchenor Road (from Goose Barn to Itchenor Gate House) including Itchenor Park Farm

Area 5 Itchenor Green and Shipton Green (The Common)

Area 6 Chalkdock Lane and The Spinney

Area 7 Spinney Lane

Map of Village Character Areas





Area 1. The Waterfront and Boatyards

This area overlooks Itchenor Reach and extends from Northshore Yachts to the west as far as the water meadows below Spinney Lane in the east.

Landscape Characteristics

This area is generally more marine related in character than the rest of the village. The principal characteristic of this area is the Hard with its attractive views over the water to Bosham and the Downs beyond. It provides a dinghy launching area flanked by a public pontoon and by jetties and a slipway belonging to the sailing club. The Hard has been greatly improved by the provision of a platform and seating area funded by the Itchenor Society and the Harbour Conservancy in 1990. The views include long stretches of open water, moored boats and boats drying on the mud at low tide.

The area to the west of the Hard includes two boatyards, and the offices of the Harbour Conservancy. The village has supported boat building and boat repairs from the earliest days of the history of Itchenor. These activities are among the most important in the village and both provide an essential constituent of the local economy. Part of the Hard is used as a working area for these boatyards.

To the east is the sailing club which has a large decked area for tender and dinghy storage. Beyond lies the sea wall with a water meadow behind it, privately owned but made accessible to all by kind consent of the owner, with views of houses in Spinney Lane beyond.

Building Characteristics

The two houses to the east of the Hard are constructed with two storeys beneath timber pitched and tiled roofs above sea walls. Old Haven occupies a key location to the east side of The Street and is connected by back ranges⁵ to Wakes Way. Both houses overlook the water.

Further to the east is the Sailing Club partly formed from 17th century cottages with more recent additions which surround an enclosed garden overlooking extensive timber decking. The cottages are white painted buildings, with clay tiled roofs and traditional small-paned windows which are characteristic features of this part of the village.

The waterfront buildings all focus their layout and design on the availability of sea views. The properties have numerous glazed openings on the waterside elevation, including French windows, balconies, and dormer windows.

The buildings to the west of the Hard are more mixed in character and include a number of larger properties, some in commercial use. The first is Ferryside which is now occupied by the Chichester Harbour Conservancy as offices and a workshop. Immediately beyond, lies Haines Boatyard with its offices, boatshed and its area of working foreshore. To the west is Jetty House united with the western half (the old Custom House) in the 1950's. Further to

the west the houses are set well back from the harbour until the buildings of Northshore Yachts appear.

Northshore Yachts occupies over 2.9 hectares (7 acres). The buildings are set back from the harbour by a wide concrete yard with slipways. Two of the buildings that face the water were built in the late 1930's and are constructed in brick beneath timber pitched and gabled clay tile roofs embellished with timber and rendered panels. Adjoining them is a more modern high eaves steel framed industrial building which runs south. The western boundary is formed by a permissive path constructed in 2011 to provide disabled access from the car park to the harbour path. Beyond lies open arable land as far as Horse Pond and Chalkdock Point.

Key Economic Activities

- Chichester Harbour Conservancy
- Northshore Yachts Ltd
- George Haines (Itchenor) Ltd
- Itchenor Sailing Club
- Chichester Harbour Water Tours
- Solar Boat trips run by the Conservancy
- Seasonal ferry and water taxi between Itchenor and Bosham

Key Nature Conservation Interests and Landscape Features to be Protected

- The most important open space is the Hard, with its attractive views over the water to Bosham Hoe
- Mudflats and saltmarsh: part of a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (EU Habitat Directive), a Special

Protection Area (EU Designation) and a Wetland of International Importance (Ramsar Convention)

- Marine Oaks
- The shore and adjacent woodland by Horse Pond (SSSI)
- The land and shore at Chalkdock Point (SSSI)
- Rural Gap 15 (see map on page 50); the water meadows between the sea wall and Spinney Lane

Leisure and Recreation Activities / Facilities to be Protected

- Sailing and boating
- Itchenor Sailing Club
- Mud berths
- Public footpaths
- Fishing
- Bird watching



Area 2. The Street (the historic core)

This area starts at No 3 Gordon Cottages and extends south to Emmets and Waterstone Close. It also incorporates the private cul-de-sacs of Orchard Lane, Club Lane, Northshore Lane and Waterstone Close.

Landscape and Streetscape Appearance

At the northern end closest to the Hard, the streetscape is of a densely built appearance due to terraced houses on both sides which in turn leads to a unique and attractive view of Chichester Harbour, Bosham Hoe and the South Downs beyond. These terraces date from the 18th and 19th centuries on the western side and the 20th century on the eastern side. The houses are situated close to the road. The front porches follow a consistent trend of being situated either directly onto the back of the pavement or within a few feet of

the pavement behind cobbled areas. This allows for little or no front garden, although planting has been incorporated which softens the appearance between street and house.

On the eastern side of The Street is a modern gated development built in the 1990's called Chandler's Reach which also extends to a cul-de-sac at the rear incorporating further terraced housing. The elevations are mainly brick with only two houses facing The Street incorporating flint. This was also used in the neighbouring listed property "Over the Way" (four 19th century terraced flint cottages, now united as one dwelling). Generally, the windows of Chandler's Reach do not relate to the historical context of this particular area, primarily because of their proportion and location. Some of the first floor windows break into the eaves line, a design feature not synonymous with the historical houses located opposite or adjoining it.

To the south is the Ship Inn, a dominant building by virtue of its size with an unfenced seating

area to the front providing a large open space. Its architectural style of Tudor revival was popular in the 1930's and it was largely influenced by fashion led trends of the time rather than a considered influence of the local vernacular. The front elevation remains unchanged since its construction and shows herringbone brickwork and exposed stained beams.

Further south, the houses are an eclectic mix of architectural styles which includes those in Club Lane and in the roads leading towards Northshore Yachts, Orchard Lane and Waterstone Close. Their ages typically date from the 1930's to present day many of which have undergone substantial renovations within the last decade. There is a wide variety of elevation materials which include painted render, timber cladding, brick and flint. Plot sizes tend to be larger incorporating detached houses. The front gardens are either fenced or enclosed by low brick walls and they range in depth to include a variety of planting (some with trees) and parking spaces. The west side of The

Street has a wide open grass verge which contributes to the rural nature of the village. A large public car park essential to the economic and cultural life of the village is approached from the lane that leads to Northshore.

Building Characteristics

The buildings close to the Hard are all of modest size and are formed by terraces with a strong sense of enclosure onto The Street contrasting with the view of the Downs to the north across the harbour. Those lying further south towards Emmets form a mix of architectural styles and construction and it is a challenge to identify common characteristics. However, the historical buildings (18th and 19th centuries) do share some architectural features.

On the western side there are three groups of terraced housing consisting of listed buildings dating from the 18th and 19th centuries. The elevations of Gordon Cottages (3,4,5 and 6 The Street) comprise painted lime plaster whilst the construction of Richmond Cottages (The Bollard, Richmond Cottage and 10 The Street) is of higher quality incorporating brickwork enlivened by the use of blue headers and decorative eave dentils⁶. Richmond Cottages were built by the Goodwood Estate and compare with buildings at Itchenor Park Farm. Both these terraces incorporate painted casement windows which typically line up vertically and horizontally across the façade. The Red Door and Ship Cottage are also in painted render but are of slightly grander proportions with painted sash windows. They demonstrate a sense of symmetry typical of

their Georgian appearance although they date from the 19th century.

Common characteristics that are shared by all the notable buildings include:

- Handmade clay roof tiles
- Steep hipped roofs that run parallel to The Street
- Painted window frames (both sash and casement)
- Window reveals⁷ typically of a minimum depth of 50mm (2 inches) and more often 100-150mm (4 to 6 inches)

Key Characteristics of The Street

- North: Densely built-up area of traditional historic buildings, predominantly terraced
- Narrow pavements, no front gardens, houses front directly onto the road with cobbled area
- Lime plaster render or brick and flint construction with clay tiled roofs and painted timber casement windows
- South: Larger detached properties located on more generous plot sizes
- Houses set back further from the road providing front gardens and parking
- Wide grass verges with no pavements
- Front boundary fences or walls mostly kept to a low unobtrusive height providing a greater feeling of space

Key Economic Activities

- The Ship Inn
- Two marine related retail units
- Public car park

6. Series of small, projecting, rectangular bricks at the eaves

7. Term that describes the brick opening into which windows frames are fitted



Area 3. Itchenor Road (from Anchor Cottage to the barn conversions)

This area forms the southern section of the Conservation Area and starts at Anchor Cottage on the corner of Waterstone Close and extends southwards past St Nicholas Church to the barn conversions. This Character Area has seen the most development since the 1920's with many of the additional houses being built before 1940 and very few since the 1960's.

Landscape and Streetscape Appearance

Itchenor Road was developed with small detached houses, a number of bungalows and some semi-detached houses mainly built in the early 20th century by Stearns. It has narrow areas of grass embankment.

There are a number of important views shown on the Conservation

Area Boundary Map (see page 23) including those across the fields to Itchenor Park and those of the church and churchyard.

Building Characteristics

Many of the houses were built by Stearns and most properties have distinctive "eyebrow" windows with tile or thatched roofs. Many are on sizeable plots set well back from the road with deep front gardens, with grass or hedge boundaries. A Schedule of all the houses built by Stearns in Itchenor appears as Appendix 5 on page 72.

In addition to the Stearns houses there are a few older buildings of special note:

- St Nicholas Church is a Grade 1 Listed 12th century church which sits on a slight ridge in an elevated position above the River Haven. Prior to the sea wall being built in 1931 it was not uncommon on spring tides to see the church almost completely surrounded by sea water.
- The Old Rectory was built in the 15th century and restored in the 16th century and is timber framed. Its most recent

extension was completed in the 1980's.

- The White House is a substantial period house and was once used as the Rectory and also as the bakery.

Key Characteristics of Itchenor Road

- A linear development with important rural gaps and views over farmland
- Residential buildings set back from the road with grass verges and hedged front boundaries
- Differing boundary styles, ornamental hedging and trees in the front gardens
- A predominance of attractive Stearns houses with their "eyebrow" windows
- St Nicholas Church, its churchyard, the adjoining Church Field, and the ancient lay-by in front of Church Hill Cottage
- The village pond opposite the church

Key Nature Conservation Interests and Landscape Features to be Protected

- The village pond and the River Haven beyond
- Church Field adjacent to St Nicholas Church used as a car park by parishioners
- Trees and hedgerows

Rural Gaps (see map on page 50):

1. White House to Lower Field
2. Pink Cottage to Itchenor Park Farm Gate
3. Black Bungalow to St Nicholas Church

Leisure and Recreation Activities / Facilities to be Protected

- Public footpaths
- Cycling (Salterns Way)



Area 4. Itchenor Road (from Goose Barn to Itchenor Gate House)

Beginning at the southern end of the Conservation Area and ending to the south at Itchenor Green, this forms a linear development of houses mainly built in the 1930's. It includes Itchenor Park Farm, the Memorial Hall and the houses between the Hall and the village pond on the south and west side of Itchenor Road. It also includes Old House Farm and the agricultural buildings behind the Barn Conversions that are part of Hundred Steddles Farm.

Landscape Appearance

South of the Barn Conversions there is a marked change to the character of Itchenor Road. Starting at The Oast, the houses and a few bungalows, are typically set well back from the road with wide grass verges and hedged front boundaries.

Building Characteristics

The oldest house is the thatched Itchenor Gate (c 1650) which is unusually close to the road. Otherwise there is an assortment of designs many featuring Stearns "eye-brow" windows at first floor or attic level. In recent years there has been some unsympathetic infilling where the ratio of house size to plot size is disproportionate to the character of this area.

The Itchenor Memorial Hall, with its adjoining open space, provides a meeting place for community groups and indoor events.

Itchenor Park was built in 1782-1787 by the 3rd Duke of Richmond as a yachting lodge with a centre block of three stories and flanking wings all in painted brick under a slate roof. Adjoining it lie farm buildings forming a courtyard in red brick with grey headers and slate roofs with pediments. In addition there is a row of cottages in matching style.

Key Characteristics of Itchenor Road

- A linear development
- House sizes are rather larger than in the northern part of Itchenor Road
- Wide verges each side of Itchenor Road

Key Economic Activities

- Itchenor Park Farm
- Itchenor Gate Farm
- Part of the Hundred Steddles Farm lies on the east side of Itchenor Road

Key Nature Conservation Interests and Landscape Features to be Protected

- Itchenor Park and its mature trees
- Mature trees and hedgerows
- Footpaths

Rural Gaps (see map on page 50):

7. Goose Barn to The Oast
8. Itchenor Gate to Itchenor Gate Farm

- The grounds of the Memorial Hall

Leisure and Recreation Activities / Facilities to be Protected

- The Itchenor Memorial Hall



Area 5. Itchenor Green and Shipton Green (The Common)

This area starts at Itchenor Gate House and extends south along Itchenor Green and Itchenor Road to the cross roads on the B2179 and east across Shipton Green to Blue Gates where it joins the B2179.

Landscape Appearance

These parts of the village are identified by the Common that lies mainly on the north and east side of the road and also by the views across open countryside. Some properties enjoy commoners' rights. This area is in many ways the most rural part of the village. Both Shipton Green Lane from the east and Itchenor Road from the south have established tree corridors that immediately signify the rural setting of the village and these trees should be protected. Beyond the trees lie open fields. Many of the oldest houses in the village are located in this area and are generally set back from the road behind trees and gardens in a random fashion. Some of them pre-date the

construction of the Birdham Straight (circa 1780). The wide grass expanse of Shipton Green is a reminder of the much larger areas of common land that once existed.

Building Characteristics

Some of the houses in this area are set within large plots behind common land and are approached by shingled driveways over the Common. Mulberry Cottage and Shipton Cottage stand out as an important contribution to the character of Shipton Green. They are both set in gardens of some 130 feet (40 metres) in width with views of open countryside in between. Gramercy is characterised by its projecting timber windows and gables that date from the early 1920's and was constructed by Stearns as a fine example of their skills. Among the other notable houses that lie close to Shipton Green Lane is Fir Tree Cottage, a listed 18th century building set far back from the road. On the east side of Itchenor Green lie 4 pairs of largely original Stearns semi-detached houses. Each has an "eyebrow" window. The southern stretches of both Itchenor Road and Shipton Green Lane contain detached houses backing onto farmland.

Key Characteristics of Itchenor Green and Shipton Green

- Open common land with houses set back from the road
- Fields that extend to the roadside
- Houses widely spaced allowing glimpses of agricultural land in between
- Mature trees south of the Common flanking open fields on each side of the two roads leading into the village from the main road
- Salterns Way which crosses the northern part of Shipton Green beyond Gramercy, where it passes out of Itchenor towards Birdham

Economic activities

- Travis Perkins Ltd (previously Stearns Ltd)
- The Caravan Park
- Haines Boatyard occupy buildings at the Triangle for boat storage and at Blue Gates for boat storage and maintenance

Key Nature Conservation Interests and Landscape Features to be Protected

The Common

Rural Gaps (see map on page 50):

9. Itchenor Gate Farm to Larkrise
10. Larkrise to Itchenor Cottage
11. Trees on the south side of Shipton Green
12. Trees north of Shipton Green between Gramercy and the entrance to the Caravan Park
13. The natural avenue of trees eastwards on both sides of Shipton Green Lane as far as the B2179
14. The natural avenue of trees southwards on both sides of Itchenor Road as far as the B2179



Area 6. Chalkdock Lane and The Spinney

Landscape and Building Characteristics

Chalkdock Lane was designated for development just before the Second World War. Many of the houses were built in the 1950's. The houses are all detached and are set back from the lane behind low garden walls and hedges. Trees along Chalkdock Lane and the footpath beside the village pond (once known as Blackhorse Lane) help to enclose and shelter this area. At the end of Chalkdock Lane, the loss of hedgerow has exposed the houses adjacent to the footpath to open farmland.

The Spinney leads off Chalkdock Lane and is an open plan development of detached bungalows and houses in small plots that were built in the 1960's. It has an overall impression of space due to the absence of hedges and fences marking boundaries in the front of the properties.

Key Characteristics of Chalkdock Lane and The Spinney

- A secluded residential area
- Open plan front gardens in The Spinney
- Residents in The Spinney have their amenity protected to their mutual advantage by restrictive covenants that result in open plan front gardens. Furthermore, they accept that any building alterations require both planning approval and agreement from their management company.



Area 7. Spinney Lane

Landscape Characteristics

Spinney Lane is a private road, the entrance to which is located opposite the village pond. The wide verged lane runs parallel with the rife before turning east into the residential area. To the west there are pleasing views across the Haven towards St Nicholas Church.

Within the residential area, the properties on the north side have harbour views whilst those on the southern side enjoy the wide landscape of open fields. The well-spaced buildings allow glimpses of the harbour from the lane. There is a preponderance of mature trees and hedges producing a leafy aspect.

Building Characteristics

The first dwellings were erected in the 1930's and the area of development continued to extend until 2002. At the date of publication nearly half of the 30

houses had been either rebuilt or extended at some time. More recently the trend has been to demolish older properties and replace them with contemporary designs. The plots vary in size from just under an acre to over 2 acres.

Key Characteristics of Spinney Lane

- It comprises low density housing in a mixture of styles and materials. However in recent years the size of houses has increased significantly with the footprint of some new dwellings extending across almost the full width of the plots.
- Leafy aspect with large plots, ornamental trees, boundary hedges and generous grass verges to the lane
- Generally a low building to plot ratio which allows wide landscape views

Key Nature Conservation Interests and Landscape Features to be Protected

- Marine oaks
- Mudflats and saltmarsh
- Rural Gap 15 (see map on

page 50); water meadows behind the sea wall and Spinney Lane

Leisure and Recreation Activities / Facilities to be Protected

- Walking (public footpaths)
- Mud berths

Important Local Views and Rural Gaps

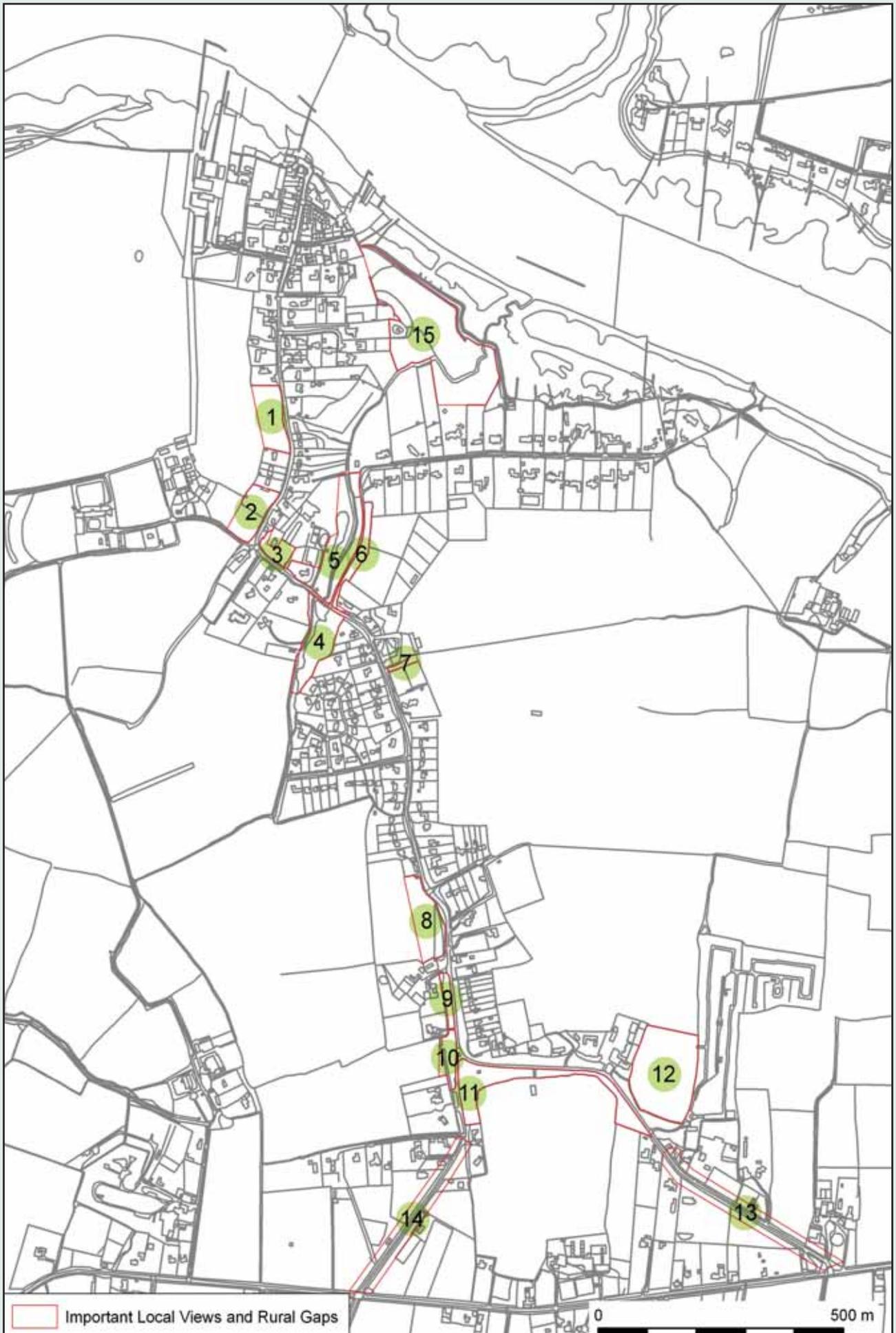


There are thirteen important gaps within the village and a further two that are located in the parishes of Birdham and West Wittering on the approach roads into Itchenor. Those two are the natural avenues of trees that flank both roads. The gaps give Itchenor its rural character and they prevent the creation of ribbon development:



See Appendix 7: Separate leaflet inside back cover, page A7:1 for National, and Local Planning Policies to protect the AONB and nature conservation interests

Map of Important Local Views and Rural Gaps



1 White House to Lower Field

Rural landscape views over farmland.
Hedgerows replanted with indigenous trees replacing dead elms



2 Pink Cottage to Itchenor Park Farm Gate

Rural, tree-filled view with fields behind



3 Black Bungalow to St Nicholas Church

Tree-lined bend leading to Church Field and the churchyard providing an open setting for the church



4 Church Hill Cottage to Rosiane

The trees surrounding the village pond



5 St Nicholas Church to Rye Cottage (Spinney Lane)

Important landscape setting for the church with pasture and the rife flowing to the harbour



6 Field Gate to Sea Urchin (Spinney Lane)

The tree-lined private road with fields behind



7 Goose Barn to the Oast

Open view of fields on the east side of Itchenor Road with access to a public footpath



8 Itchenor Gate to Itchenor Gate Farm

Rural landscape view of open farmland



9 Itchenor Gate Farm to Larkrise

Common land with rural views and trees planted by village residents



10 Larkrise to Itchenor Cottage

Common land with open views to farmland beyond and trees planted by village residents



11 Trees on the south side of Shipton Green Lane

Common land with woodland facing Shipton Green with agricultural land behind



12 Trees north of Shipton Green between Gramercy and the entrance to the Caravan Park

Common land with an established tree screen and with views of fields on the north side of Shipton Green as far as the entrance to the Caravan Park



13 The natural avenue of trees eastwards on both sides of Shipton Green Lane as far as the junction with the B2179

Continuous avenue of mature trees making an important contribution to the character of Itchenor when entering or leaving the village along Shipton Green Lane.



14 The natural avenue of trees southwards on both sides of Itchenor Road as far as the B2179

Natural avenue of mature trees making an important contribution to the character of Itchenor when entering or leaving the village along Itchenor Road.



15 Water Meadows between the Sea Wall and Spinney Lane.

Area of land that is extremely low lying and tending to be waterlogged and is known as the Rabbit Field.



Design Guidance



.....

Itchenor is wholly located within the Chichester Harbour Area of Outstanding Natural Beauty. An AONB is considered to be the equivalent of a National Park and is subject to the highest level of planning control.

.....

See Appendix 7: Separate leaflet inside back cover, page A7:1 for National, and Local Planning Policies and AONB Management Plan policies of relevance to Itchenor

See Appendix 6: Separate leaflet inside back cover, page A6:1 for the guide to the Article 4 Direction

Chichester Harbour Conservancy acts as the joint Advisory Committee for the AONB. Consequently, Chichester District Council consults the Harbour Conservancy in relation to planning applications. This Village Design Statement has therefore taken into account advice and assistance provided by the Harbour Conservancy in offering the following guidance on design of future developments, buildings and building materials.

Parts of Character Areas 1, 2, and 3 lie within the Conservation Area and all property within it is subject to special protection afforded by an Article 4 Direction.

Many buildings in the village are listed and have statutory protection. Any alterations affecting their special character or interest will require Listed Building Consent.

Design Guidance for all Character Areas

Many alterations and developments require planning permission and most alterations to Listed Buildings require Listed Building Consent.

Within the Conservation Area there are further restrictions. It is always advisable to consult Chichester District Council Planning Department when considering any works to a property in order to check if any formal approvals are required. Parts of the village, particularly around the church, are also archaeologically sensitive with potential hidden

archaeological remains of the historic village centre. When works are planned that could involve disturbance of these deposits Chichester District Council Planning Department should be consulted.

The area's character, views and open spaces, together with the open farmland should be preserved in order to prevent the roads and harbour frontages resembling an urban sprawl. It is important to protect these spaces from infill development that would be detrimental to the character of the village or harm important local views.

Guidelines

1. Further infilling between houses will be discouraged where this special character would be harmed.
2. Any new development, changes of use, or extensions to buildings should be well designed to suit the character of the area in terms of materials, scale, proportions, roof forms, fenestration and size. Design guidance is set out below for each Character Area.
3. If redevelopment is appropriate, the height of the roof ridge should not exceed the ridge height of adjoining properties and the overall mass of the existing building should not be increased disproportionately.
4. The positioning of future extensions should avoid increasing the width of existing houses where this would harm the character of the village. Such schemes are intrusive and detrimental to this area which lies within the AONB. Future extensions to houses should be located at the back rather than at the side to prevent the loss of gaps between houses.
5. The guidance contained in the "AONB Design Guidelines for New Dwellings and Extensions" should be referred to for further advice on the appropriate size, designs, and materials.
6. The Common, and important Local Views and Rural Gaps, are particularly important in the context of preserving the rural character of the village. Loss of trees that would result in harm to this character should be avoided.
7. Views of the village from the water and from footpaths need to be protected from development which detracts from the rural or historic character of the village.
8. The removal of harbour-side trees should be discouraged. The planting of native trees in harbour-side plots should be encouraged. As much as possible, the landscape and harbour-side settings should be preserved.
9. New power lines, telephone lines and cable TV should, wherever possible, be set underground.
10. Boundary fencing, hedging, and tree planting should be in sympathy with the rural character of the village. Natural screening should be encouraged where this would enhance rural views. The use of hard boundary treatments adjacent to the road or shoreline should be discouraged (see Design Guidance for Boundary Treatments on page 60). The use of large gates across the entrances to future high density housing schemes is discouraged.
11. The installation of solar technologies including small arrays of solar panels, heat exchange systems and other renewable energy technologies, is supported provided there is no detrimental impact on the AONB, its setting, and nature conservation interests. Proposals should:

See Appendix 7: Separate leaflet inside back cover, page A7:1 for policies of relevance to infilling and to extensions

- take opportunities to site equipment discreetly or out of view from public vantage points;
- be designed as far as practicable to minimise their impact on the appearance of the site and/or building;
- be of an appropriate scale in relation to the site and/or building and its setting in the wider landscape; and
- operate at noise levels appropriate to their location.

This policy comes from the AONB Management Plan (see Appendix 7, a separate leaflet inside the back cover, page A7:1). The Harbour Conservancy publish updates to these and other policies from time to time ([see www.conservancy.co.uk](http://www.conservancy.co.uk)).

12. During building operations, arrangements should be made for all materials, contractors' vehicles and

visitors' cars to be accommodated within the site boundaries. This is in the interests of road safety and to protect the grass verges and common land throughout the village.

13. There are four major businesses in Itchenor: Northshore Yachts Ltd, Haines Boatyard, Travis Perkins and Itchenor Caravan Park. Residents understand and support the need for these companies to remain viable and to provide employment and they have in the past demonstrated their support over planning applications relating to them. However, very large and prominent sites raise a particular problem in a sensitive environment that is largely flat. Therefore substantial expansions or changes of use that detract from the ambience of the AONB need to be approached with particular care.

Area 1 Guidance: The Waterfront and Boatyards

The boatyards are an important part of the working harbour and help to support the local economy. They provide employment for local people and a service to visitors.

They are also an important feature of the heritage of the village and the harbour and need to be retained. They must not be lost to further housing development, which is a potential threat. Redevelopment of the remaining boatyards with housing will therefore be opposed.

Guidelines

Please note that part of this area lies within the Conservation Area

- 1.1 Future alterations and the redevelopment of houses that face the harbour should follow the Chichester Harbour residential guidelines. Particularly:

- existing ridge heights of houses should not be increased
- any significant increase in the glazed areas facing the harbour should be avoided
- windows and conservatories should be in timber; other materials such as uPVC are not characteristic of the village
- a disproportionate increase in size or mass should be avoided

See Appendix 7: Separate leaflet inside back cover, page A7:1 for policies of relevance to wildlife habitat, trees and hedges, and also of relevance to renewable energy.

Also for National and Local Planning Policies of relevance to the Conservation Area, Listed Buildings, Chichester Harbour AONB and Appendix 6: Separate leaflet inside back cover, page A6:1 for the Article 4 Direction

Area 2 Guidance: The Street (the historic core)

Guidelines

Please note that most of this area lies within the Conservation Area

- 2.1 At the northern end of the Street, areas within residential curtilages at the front of properties should be allocated to garden and provide only pedestrian access. Car parking within areas facing the Street is not a characteristic and will be discouraged where it would be harmful to the character of the area. Low hedges and fences to the front of the properties should be retained in order to maintain a rural and open aspect.
- 2.2 To the south of the Ship Inn, building densities reduce with larger detached properties in larger plots as the norm, enabling vehicular access and parking to be provided.
- 2.3 The use of uPVC windows visible from the Street will be discouraged. Timber windows should be used. When replacing windows, existing window patterns should be followed; single panes of glass should be avoided. Glazing bars in either sash or casement windows should be retained and the depth of the reveal should be maintained. Windows of identical size and proportions should line up vertically and horizontally across the facade.
- 2.4 Dormer windows and velux windows that can be seen from the Street or other public areas will be opposed.
- 2.5 The raising of ridge heights or the alteration of the angle of roof pitches should be avoided where this would harm the character of the area.
- 2.6 Service pipes, flues, vents, meter boxes, satellite dishes, and solar panels should be located away from main elevations and roof slopes, and where possible concealed from view.
- 2.7 A limited palette of building materials is used for the walls and roofs of characteristic buildings in the Street and should be adopted where changes are proposed:
 - Lime plaster
 - Local red brick
 - Brick and un-knapped flint/beach flint
 - Painted brick
 - Cambered plain clay tile roofs
- 2.8 Tile hanging and prefabricated flintwork on the main elevations will be discouraged.
- 2.9 The public car park should be protected from future development because it performs a vital role in supporting public access to the harbour and to the local economy. Its boundary is formed by established trees to adjoining arable land. In addition to its use as a car park, part of it is used for boat and trailer storage in the winter months by Haines Boatyard.

See Appendix 7: Separate leaflet inside back cover, page A7:1 for National and Local Planning Policies of relevance to the Conservation Area, Listed Buildings and Appendix 6: Separate leaflet inside back cover, page A6:1 for the Article 4 Direction

Areas 3 and 4 Guidance: Itchenor Road from Anchor Cottage to Itchenor Gate House

Guidelines

Please note that Area 3 is within the Conservation Area and Area 4 lies outside it.

3/4.1 Alterations to the front elevations of houses which harm their character will be discouraged. The Stearns "eyebrow" windows are part of the character of Itchenor and should be retained.

3/4.2 Materials and design should be sympathetic to the existing house and neighbouring properties. Extensions should be to the rear of existing buildings so that gaps between houses are preserved.

3/4.3 Views of and from the church and churchyard should not suffer as a result of any new development.

3/4.4 Maintain all existing roadside verges by cutting back vegetation so that safe refuges are maintained for walkers and cyclists.

3/4.5 Improvements to boundary treatments (e.g. hedges) along the roadside which are of an appropriate rural character will be supported. The use of bricks, panel fences and other hard boundary treatments should be discouraged.

3/4.6 Ensure that important views are maintained by keeping trees and vegetation in check. This is especially important in the vicinity of St Nicholas Church and churchyard where views of and from the church and churchyard should not be obstructed by trees and vegetation.

3/4.7 Encourage sympathetic boundary treatment of a rural nature.

3/4.8 Extensions forward of the main building line should be discouraged.

See Appendix 7: Separate leaflet inside back cover, page A7:1 for National and Local Planning Policies of relevance to the Conservation Area (Area 3 only), Listed Buildings, infilling, and extensions Appendix 6: Separate leaflet inside back cover, page A6:1 for the Article 4 Direction (Area 3 only)

Area 5 Guidance: Itchenor Green and Shipton Green (The Common)

Guidelines

The Common is a special feature of the village and any widening of houses that encircle the Common will reduce the open nature of this part of Itchenor.

- 5.1 Future extensions to houses in this area should be located at the back rather than at the side to prevent the loss of gaps between houses.
 - 5.2 The VDS supports the West Itchenor Parish Council (WIPC) Management Plan for the Common, and in particular the following policies:
 - The use of any part of common land to park vehicles will not be supported.
 - 5.3 All parking should be located within the boundaries of each property.
 - No planting should be allowed to take place on any part of the Common.
 - Existing planting should not be replaced.
 - Additional driveways across the Common will be opposed.
- 5.3 If the boat storage use at the Triangle site ceases the land should be returned to agricultural use.

Area 6 Guidance: Chalkdock Lane and The Spinney

Guidelines

- 6.1 Any proposed enlargement or extension of the houses in The Spinney requires sensitive and careful design and the approval of the Management Company.

Area 7 Guidance: Spinney Lane

Guidelines

- 7.1 Preserve gaps between houses so that existing views are maintained both to the harbour and fields.
- 7.2 Extensions or rebuilding that bring the building line forward from the existing house should be avoided in order to protect the character of the front gardens.
- 7.3 Existing trees and hedges should be protected so that the rural and wooded setting is conserved and enhanced. Trees along the wooded shoreline should also be protected.
- 7.4 Infilling between houses on large plots and the subdivision of plots will not be supported where these would harm the character of the area.
- 7.5 Windows facing the harbour should be in timber. The use of white uPVC will not be supported
- 7.6 High walls, security installations, e.g. high fencing and CCTV, that can be seen from the harbour, fields, or footpaths will be discouraged.

See Appendix 7: Separate leaflet inside back cover, page A7:1 for National and Local Planning Policies of relevance to Chichester Harbour AONB, infilling, extensions, and wildlife habitat, trees and hedges

Design Guidance

for Boundary Treatments and External Elements

NOT NORMALLY REQUIRING PLANNING PERMISSION

The table below illustrates the preferred design of features which have an effect on the appearance of the village so as to maintain its rural character.

Feature	Appropriate to Rural Character	Inappropriate to Rural Character
Gate	Simple timber 5-bar	Arched decorative steel with finials
Gateway	Simple opening in hedge Timber gateposts	Brick or stone gate pillars surmounted by ornamental coping balls or pre-cast concrete lions
Garden boundary	Timber post and wire or rail with mixed native hedge	Larch lap panels, tall brick walling, precast concrete screen walling panels, aggressive security fencing
Driveways	Loose, or bound gravel	Tarmac, concrete and brick pavements or coloured and textured concrete
Detached garages	Timber, pitched roof with swinging timber doors	Flat roofed, precast concrete with up and over coated aluminium doors
Hedging	Beech, Hornbeam, Field Maple, Yew (not near livestock)	Leylandii, variegated purple or golden evergreens eg. Eleagnus
Garden walls	Simple stock brick or brick quoins with flint pebble infill and brick coping	Pre-cast artificial stone blocks, unbedded stone, elaborate brick pillars and panels
External lighting	Simple external bulkhead fittings fixed to building Recessed wall fittings	Mock gas lanterns (circa 19th century London) and high powered security lights

Appendix 1:

Statement of Consultation

Date	Detail	Action
27th October 2010	Preliminary meeting with Harbour Conservancy	Review methodology
12th November 2010	Proposal to update the VDS agreed at the Itchenor Society AGM	Full support given
10th January 2011	First meeting with Chichester District Council	Introduction and advice
20th January 2011	Traffic census provided by West Sussex CC	Analysed and reviewed
4th February 2011	Allocation of work to Committee members	Sub-Committee formed
March-May 2011	Draft update undertaken area by area	Villagers involved
16th May 2011	Address given to Parish Council on progress	Advice from WIPC
8th June 2011	Detailed response from Parish Council received	Analysed and reviewed
21st June 2011	Historic maps received from District Council	Tithe Maps requested
23rd June 2011	Meeting with Harbour Conservancy for advice	Character Areas altered
12th July 2011	Letter delivered to all households on progress	Feedback requested
13th July 2011	Further update address to Parish Council	Analysed and reviewed
15th July 2011	Discussion with author of Bosham VDS	Analysed and reviewed
July-August 2011	Informal meetings held with villagers	Comments noted
18th September 2011	Sub-committee meeting held to review progress	Text redraft began
Sept-October 2011	Consultation with village employers	Input received
20th October 2011	Review of our redraft from Harbour Conservancy	Comments noted
Nov-December 2011	Redraft continues with all input discussed	Map content agreed
3rd January 2012	Draft proof read by committee	Amendments made
9th January 2012	Parish Council addressed on Design Guidance	Analysed and reviewed
2nd February 2012	Meeting with District Council to review progress	Update presented
29th February 2012	Harbour Conservancy select Planning Policies for inclusion in the VDS	Draft prepared
2nd March 2012	District Council suggests layout of Guidelines	Text prepared
11th March 2012	Draft given to Parish Council	Feedback requested
24th March 2012	Zones of Influence shown to adjoining Parishes	Full support given
26th March 2012	Newsletter with Public Consultation printed	Distributed village wide
9th April 2012	Public Consultation begins	Feedback requested
April-June 2012	Eleven responses received, analysed and reviewed	Amendments made to the draft VDS
3rd June 2012	Public Consultation ends	Responses replied to
June-July 2012	VDS Update altered with changes recorded	Amendments made
1st August 2012	All responses and amendments made	Reviewed by CDC and CHC
24th September 2012	District and Harbour comments received	Further changes made
4th December 2012	Final draft reviewed by Chichester District Council Cabinet	VDS 2nd Edition approved

SU 70 SE
15/678

West Itchenor

The Street (west side)
Nos 3, 4, 5 & 6 (No 6 called Twittens⁸)
Grade II

One building. C18. No 6 has an inscription on it 'Built 1700'. Modernised by Thomas Wyatt 1877. Restored by John Cobden 1972. Two storeys. Eight windows. Stuccoed. Hipped tiled roof. Casement windows. Four small gabled porches.

SU 70 SE
15/679

West Itchenor

The Street (west side)
The Bollard, Richmond Cottage and No 10.
Grade II

One building. Early C19. Two storeys. Eight windows. Red brick and grey headers alternately. Modillion eaves cornice. Hipped tiled roof. Casement windows. Doorways with sloping tiled hoods.

SU 70 SE
15/680

West Itchenor

The Street (west side)
Red Door and Ship Cottage
Grade II

One building. Early C19. Two storeys. Five windows. Faced with cement. Tiled roof. Original marginal glazing to the windows. Two small porches with square wooden columns.

SU 70 SE
15/681

West Itchenor

The Street (east side)
Over the Way Grade II

One building. Early C19. Two storeys. Five windows. Faced with coursed cobbles with red brick dressings, quoins and eaves cornice. Hipped tiled roof. Casement windows. Gabled trellised porches.

SU 80 SW
16/682

West Itchenor

The Street (east side)
The Itchenor Sailing Club Grade II

Probably C17, refaced with stucco. Two storeys and attic. Three windows. One modern dormer. Tiled roof. Glazing bars intact. Addition of one window bay in painted brick at an angle to the north east.

No 1026484
Listing NGR: SZ8079799478

Birdham

Itchenor Road
Fir Tree Cottage Grade II

C18. Two storeys and attic. Two windows. One dormer. Painted brick. Hipped tiled roof. Glazing bars intact

No1228839
Listing NGR: SZ8108699382

Birdham

Itchenor Road
The Thatched Cottage, Holt Place Grade II

Formerly two or more cottages. C18. One storey. Five windows. Painted brick. Hipped thatched roof. Casement windows.

Focal Buildings and Positive Unlisted Buildings in Itchenor

Focal buildings that are also Nationally Listed, are marked with an asterisk:

Focal Buildings

- Jetty House
- Ferryside (the Harbour Office)
- Old Haven
- Itchenor Sailing Club*
- Emmets*
- The Old Rectory*
- Church Farm Cottage
- St Nicolas Church*

Positive Unlisted Buildings

- Jetty House
- Ferryside (the Harbour Office)
- Old Haven
- The Ship Inn (with the flint building within its curtilage)
- The Flint Barn opposite the Ship (next to Over The Way)
- Meadow Cross
- Pilgrims
- Fairfield
- Sunnybrow
- Oldfield House
- Iona, Magnolia and Butt End
- The White House
- Lower Field
- Grapel
- Rathane Cottage
- Pink Cottage
- Wayside Cottage
- Fosse Cottage
- The Sheiling
- Church Farm Cottage
- St Nicholas Barn
- Old Farm Cottage
- The Studio
- Rosiane
- Limpet Cottage

Ferryside



Appendix 3:

Tree Preservation Orders in force in Itchenor

	TPO ref		Date served	Address/location	Date confirmed
	BI/72 / 0015	TPO	22/08/1972	Land to the west and south of Sea Urchin, Spinney Lane, West Itchenor	16/11/1972
	WI/67 / 1082	TPO	03/05/1967	Land East of Itchenor Road, West Itchenor, Part Northern bound OS Parcel 10008	28/06/1967
	WI/67 / 1083	TPO	03/05/1967	Land East of Itchenor Road, West Itchenor OS Parcel 1309	28/06/1967
	WI/90 / 1084	TPO	19/07/1990	Larkfield, Spinney Lane, West Itchenor	15/10/1990
	WI/91 / 1085	TPO	21/01/1991	Land to the North of Spinney Lane, West Itchenor	31/02/1991
58	WI/92 / 1086	TPO	11/09/1992	Land at Old Tyles, Glebefield Road, Itchenor	01/12/1992
97	WI/93 / 1087	TPO	23/02/1993	Land at Orchard House, West Itchenor	15/06/1993
132	WI/93 / 1088	TPO	23/02/1993	Land to the Rear of Pilgrims, West Itchenor	15/06/1993
24	WI/95 / 1089	TPO	04/01/1995	Land South of Glebefield Road, Itchenor	24/05/1995
383	WI/95 / 1090	TPO	08/08/1995	Land at the Mizzen Top, Itchenor Road, Itchenor	18/10/1995
536	WI/97 / 1091	TPO	02/10/1997	Land at the Anchorage, Spinney Lane, Itchenor	09/12/1997
25	WI/98 / 1092	TPO	07/10/1998	Land South of Cedar House, The Street, Itchenor	30/11/1998
876	WI/99 / 1093	TPO	02/12/1999	Pierpoint House, West Itchenor	21/01/2000
59	WI/00 / 1094	TPO	30/03/2000	Fairway, Itchenor Green, Chichester	03/07/2000
98	WI/00 / 1095	TPO	10/11/2000	Anchor Cottage The Street, Itchenor	09/01/2001
	WI/07 / 7	TPO	18/01/2007	Land at Fairfield, The Street, Itchenor	20/06/2007
	WI/09 / 00068	TPO	16/06/2009	Land at the north boundary of Itchenor car park, West Itchenor (Group Order)	08/10/2009
	WI/11 / 119	TPO	16/08/2011	Land at Meadow Cross, The Street, Itchenor	26/10/2011
	WI/12 / 241	TPO	5/12/2012	Land at Blue Waters, The Street, West Itchenor	TBC

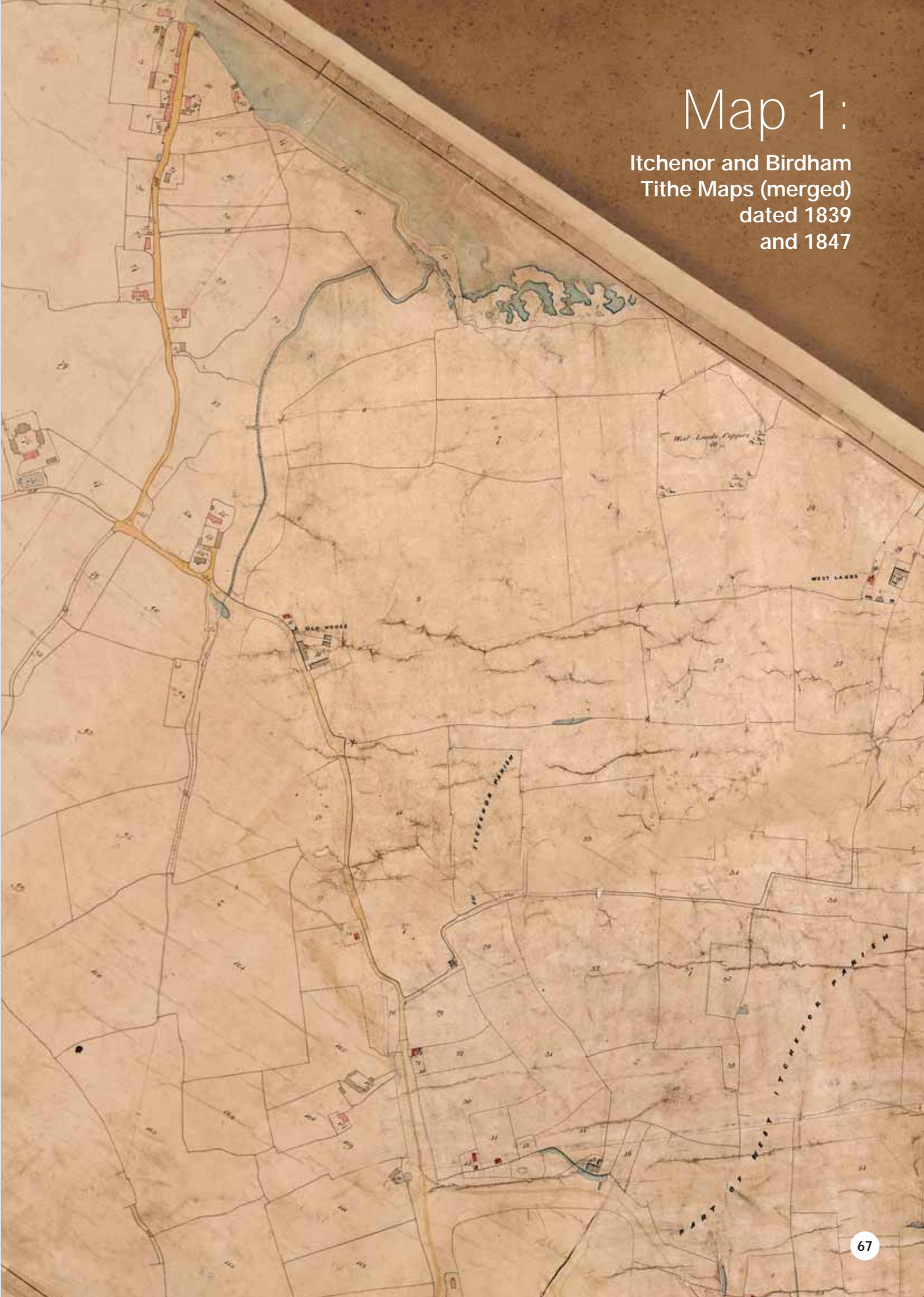
Appendix 4:

Historic Maps

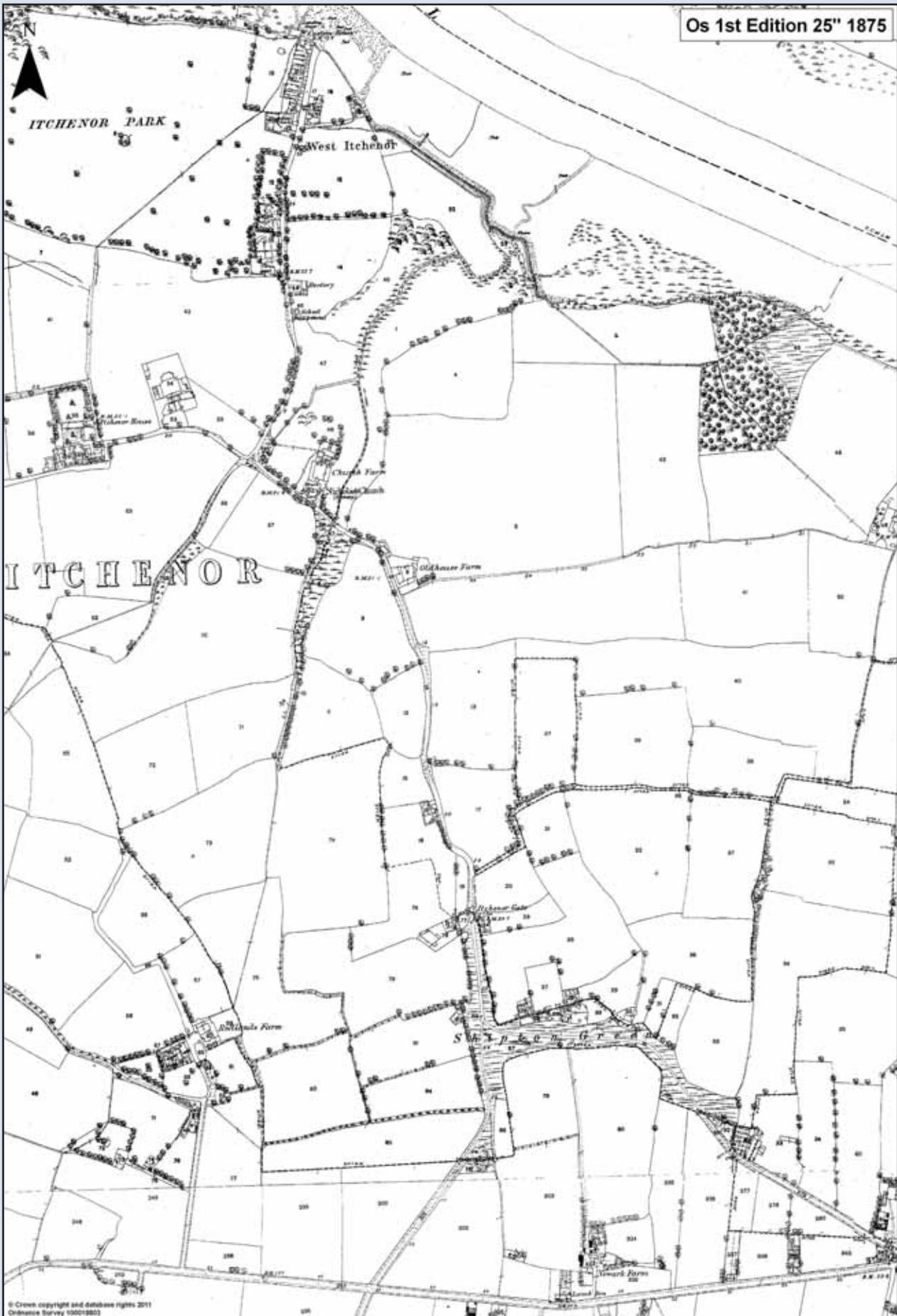
1. Itchenor and Birdham Tithe Maps (merged) dated 1839 and 1847
2. Ordnance Survey Map 1875
3. Ordnance Survey Map 1912
4. Ordnance Survey Map 1933 (partial survey)
5. Ordnance Survey Map 1965-66

Map 1:

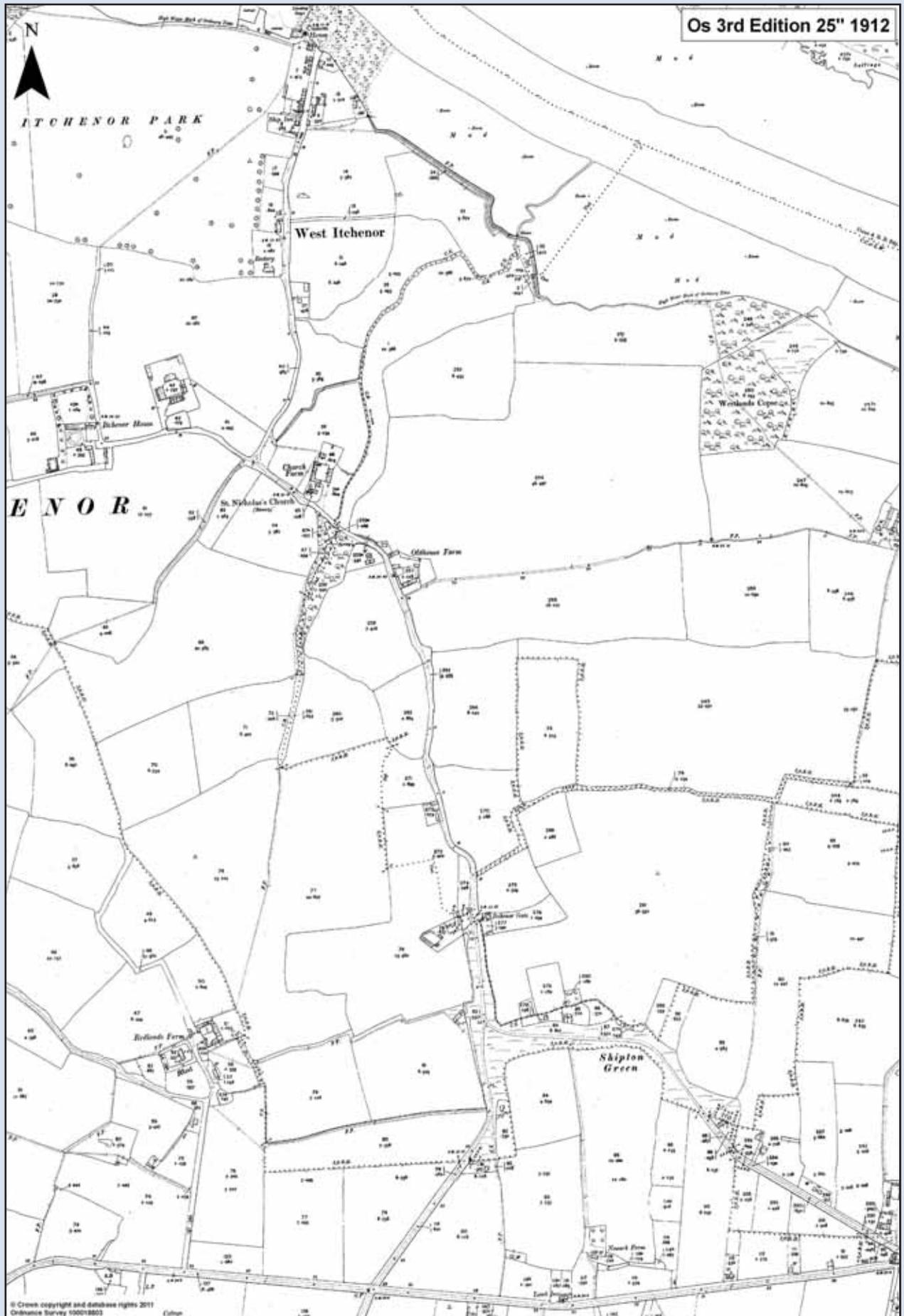
Itchenor and Birdham
Tithe Maps (merged)
dated 1839
and 1847



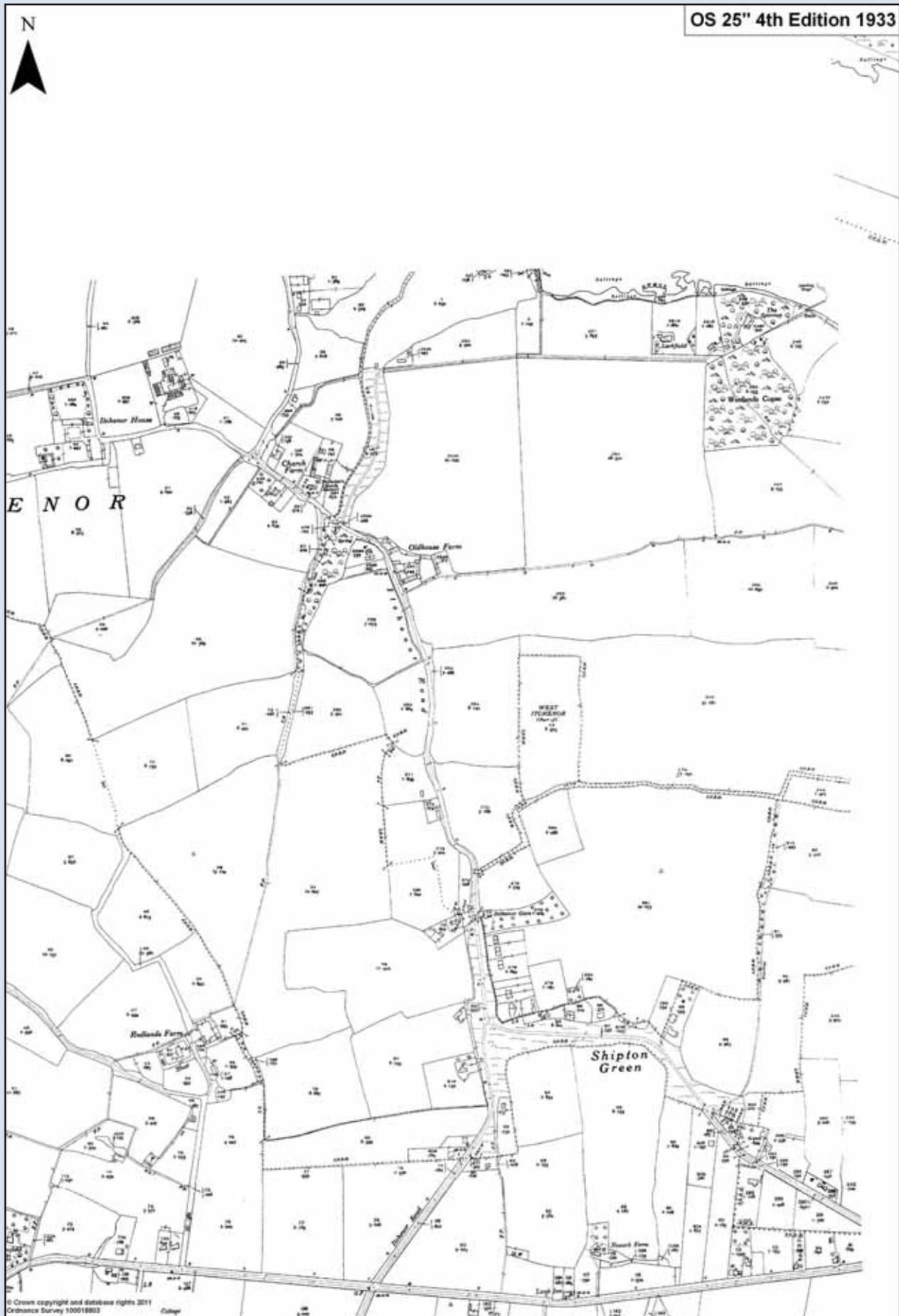
Map 2: Ordnance Survey Map 1875



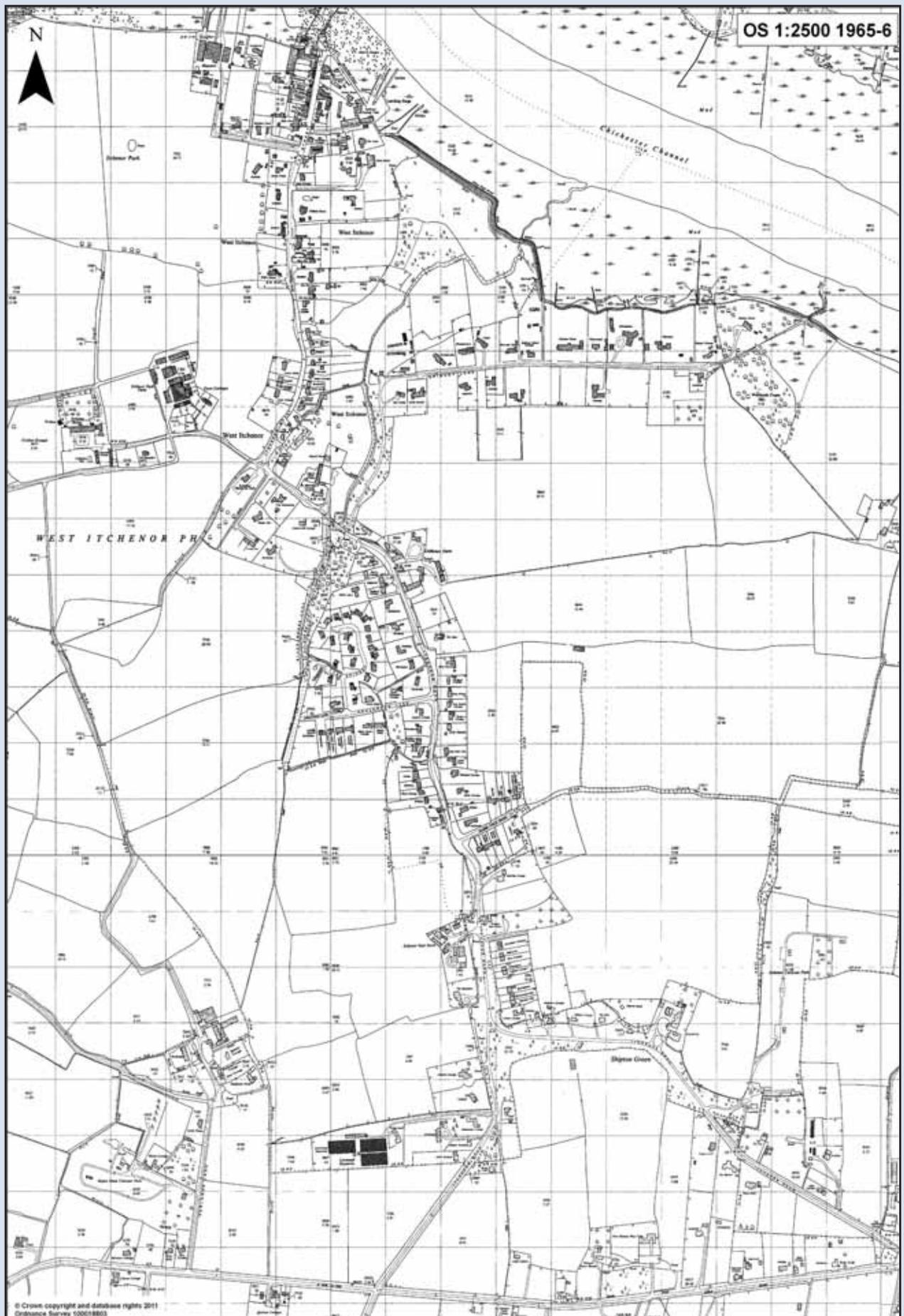
Map 3: Ordnance Survey Map 1912



Map 4: Ordnance Survey Map 1933 (partial survey)



Map 5: Ordnance Survey Map 1965-66



Appendix 5:

Houses and Other Buildings constructed by the Stearn family in Itchenor

Road	House Name	Commissioned by	Architect
Club Lane	Pierpoint	Mr Charles Dixon	Mr Gill
Orchard Lane	Fonab House (Nab House)	Mr Peters	Mr Gill
Lane next to Shipyard	Creek House	Mr Marshall	A W Stearn
	Fairfield	M Jacques	A W Stearn
	Little Haven	Capt Grenfell	A W Stearn
The Street	Vivenda	Mrs M Mitchell	
	Post Office (Sunnybrow)	Mrs Haines	A W Stearn
	Ship Cottage	Mr Darley	Whiteheads
	Hove-to	Mr Matson	
	The Shipyard	Mr Graseby	A W Stearn
Itchenor Road	Woodger's Estate Office (opposite Emmets now Anchor Cottage)	Mr Crane	A W Stearn
	Gate Cottage	Mr Graham	A W Stearn
	Oldfield House	Mr Houghton	A W Stearn
	Lebanon (Cedar House)	Mr Duckworth	Mr Wallace
	Five Acres (now Iona/Magnolia/Butt End)		
	Steddles	Mr Kelly	A W Stearn
	Bradwell (now Lower Field)	Mr Dirkin	A W Stearn
	Rathane	Miss Williams	A W Stearn
	Grapnel	Mr Clive	A W Stearn
	Pink Cottage	Mr Ellam	A W Stearn
	Custom House (converted from office and now part of Jetty House)	Mr Woodger (senior)	A W Stearn
	Itchenor Park	Farm Cottage (Bailiff) (on the left towards the main House)	Capt Russell
Two Farm Cottages (Nos 1 & 2)		Mr P Green	
Itchenor Road	Timbers	Mrs Parkhouse	Mr Barnet
	Fieldgate	Mrs Skeggs	A W Stearn
Spinney Lane	Rye Cottage	Mr R Harker	Mr Gill
	Summers Day	Mrs Hornsby Wright	Mr Osbourne
	Woodpeckers	Mr Pepper	Whiteheads
	Gardners Cottage	Mr Greville Williams	A W Stearn
	Wheelhouse	Mr Schermuly	A W Stearn
	Tidemark	Mr Schermuly	Mr Osbourne
	Spinney Cottage	Mr Hughes	Mr Osbourne
	The Spinney	Mr Small	A W Stearn
	Larkfield (Tidemark)	Mr Beeton	Mr Osbourne
	Larkfield Cottage	Mr Mitchell	A W Stearn

Road	House Name	Commissioned by	Architect
Itchenor Road south from entrance to Spinney Lane			
	Old House		Mr Goodchild
	Farm House		
	Thatch Cottage		A W Stearn
	Glebe Cottage		A W Stearn
	Stoptide	Mr Lawton	A W Stearn
Glebefield Road: This was developed by R C Graseby for his employees at the Shipyard			
	No 1 (Farleigh Cottage)	Mr Graseby	A W Stearn
	No 2 (Meadow Cottage)	Mr Graseby	A W Stearn
	No 3 (The Beach House)	Mr Graseby	A W Stearn
	No 4 (The Glebe)	Mr Graseby	A W Stearn
	Old Tyles	Mr Grainger	A W Stearn
	Havenwood	Mr Gilbert	A W Stearn
	Willow Cottage	Mr Harker	A W Stearn
	Veltrusy	Mr S Grainger	A W Stearn
Chalkdock Lane			
	Black Horse Cottage	Mr Jenkins	Mr Roth
	Greenleas	Capt Mckye	A W Stearn (jnr)
Itchenor Green			
	No 1 Hawthorn Cottage	Mr Ferry	A W Stearn
	No 2 Hawthorn Cottage	Mr Firey	A W Stearn
	No 1 Rose Cottage	Mr Huggins	A W Stearn
	No 2 Rose Cottage	Mr Robinson	A W Stearn
	Green Gates	Mr Hughes	A W Stearn
	Galleon	Mr Huggins	A W Stearn
	Rovenden (Sea Fever)	Mr Tapkensi	A W Stearn
	Oakside	Mr Wheatley	A W Stearn
	Shipton Villa	Mr Hague	A W Stearn
	Corner Cottage	Mr Martin	A W Stearn
Shipton Green Lane			
	House in Caravan Park (Copsefield)	Mr Knowles	A W Stearn
	Ockenden (re-built as Home)	Mrs Jones	Mr J K Clark
	Coney Croft	A W Stearn	A W Stearn
	The Beacon (Camelot)	Dr Stoddart	A W Stearn (jnr)
	Nasib (The Willows)		
Itchenor Road			
	Lowmead	Mr Sullivan	A W Stearn
	Abinger Cottage (Windsong)	Mrs Kirk	

Additions and Alterations

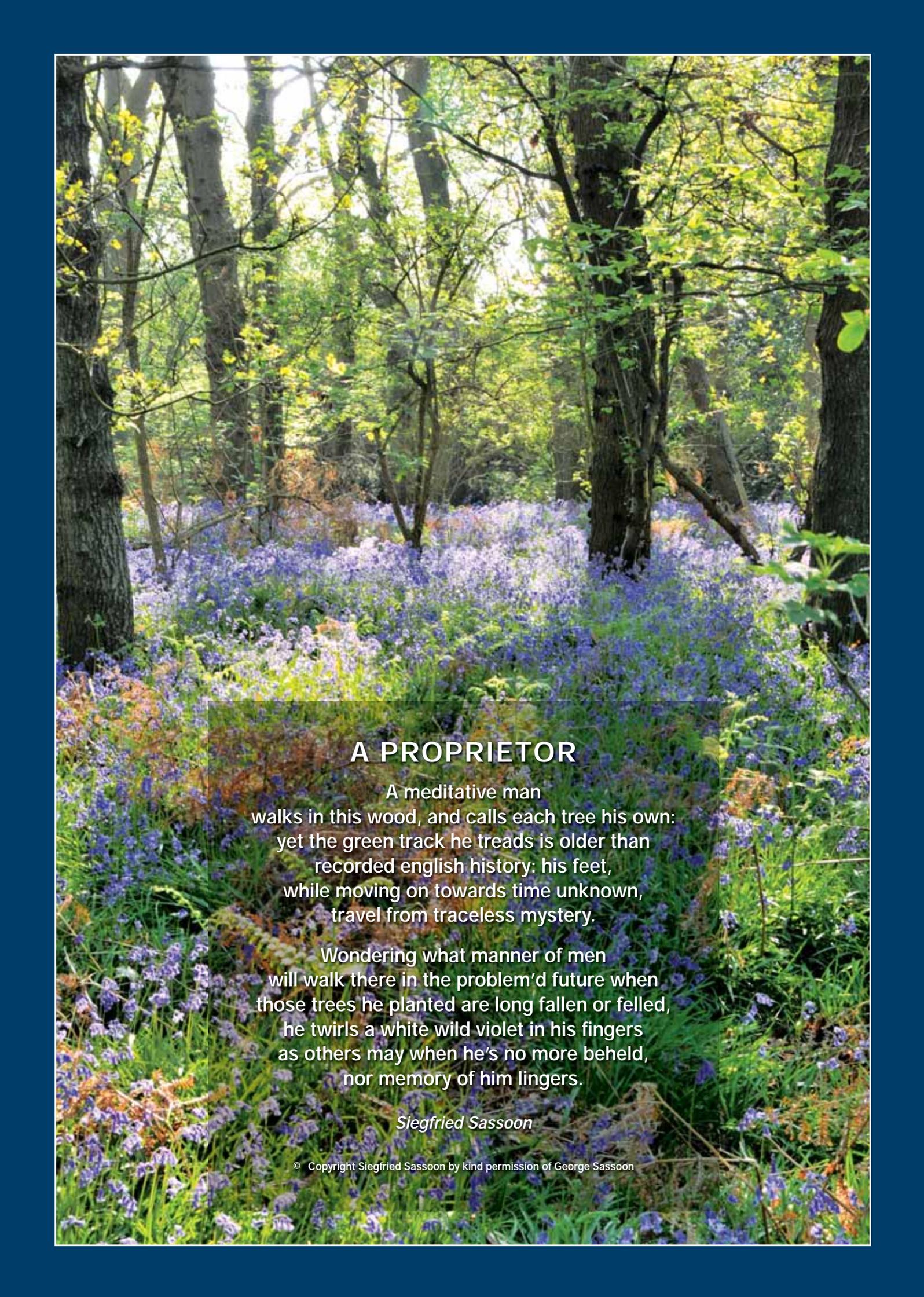
House Name	Commissioned by	Comment	Architect
The Haven (Old Haven)	Mr Allison	extensive	A W Stearn
Itchenor Sailing Club	Mrs Wake	renovation	A W Stearn
Three Decks (Orchard House)	Mr Graham	renovation	A W Stearn
Five Acres (Iona, Magnolia, Butt End)	Mrs Crane		A W Stearn
The Old Rectory	Mr Graseby	extensive	A W Stearn
Delft Cottage (Old School House)	Mrs Pennymore		A W Stearn
The White House	Mrs Barrett		A W Stearn
Emmetts	Mrs Duckworth		A W Stearn
Meadow Cross	Mrs Wilkinson		A W Stearn
Little Haven	Mrs Ridley		A W Stearn
Blue Waters	Mrs Stewart		A W Stearn
Jetty House and Jetty Cottage	Mrs Porter and Mr Sampson (brother and sister)		A W Stearn
Itchenor Park Cottage No 1	Mr Holt		Whiteheads
Itchenor Park Cottage No 2	Capt Russell		Whiteheads
Itchenor Park Cottage No 3	Mr Green		Whiteheads
Tidemark	Mr Beeton		



VDS Acknowledgements

The Itchenor Society would like to thank the following for their help in producing this document:

- The many residents of Itchenor, local business owners and farmers who have responded to our requests for help and assistance.
- West Itchenor Parish Council who have firsthand experience of using the original edition and wished for the document to be updated. A number of councillors contributed to the update. The Parish Council also made a financial contribution to its design.
- Chichester District Council who advised us from start to finish and prepared the maps showing the VDS boundary, the Character Areas and the Important Local Views and Rural Gaps.
- Chichester Harbour Conservancy who gave detailed input throughout the re-drafting and who contributed so much thought, expertise and use of their images.
- Peter Arnold for his photographic contribution to this edition.
- The Chichester Harbour AONB Sustainable Development Fund, who made a financial contribution to the design.
- George Sassoon for permission to include Siegfried Sassoon's poem 'A Proprietor'



A PROPRIETOR

A meditative man
walks in this wood, and calls each tree his own:
yet the green track he treads is older than
recorded english history: his feet,
while moving on towards time unknown,
travel from traceless mystery.

Wondering what manner of men
will walk there in the problem'd future when
those trees he planted are long fallen or felled,
he twirls a white wild violet in his fingers
as others may when he's no more beheld,
nor memory of him lingers.

Siegfried Sassoon

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