



OVING CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

SEPTEMBER 2006

Appendices updated March 2012 to reflect legislative changes

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On the 5th September 2006 Chichester District Council approved this document as planning guidance and therefore it will be a material consideration in the determination of relevant planning applications.

Cover: Map of Oving 1875



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PART 1 OUVING CONSERVATION AREA APPRAISAL

- 1 INTRODUCTION
- 2 LOCATION AND LANDSCAPE SETTING
 - 2.1 Location
 - 2.2 Topography
 - 2.3 Relationship of the conservation area to its surroundings
 - 2.4 Geology
 - 2.5 Biodiversity
- 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY
 - 3.1 Historic development
 - 3.2 Surviving historic features
 - 3.3 Archaeology
- 4 SPACIAL ANALYSIS
 - 4.1 Character areas
 - 4.2 Plan form, building types and boundaries
 - 4.3 Open spaces, trees and views
- 5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA
 - 5.1 Activities and uses
 - 5.2 Listed buildings
 - 5.3 Positive buildings
 - 5.4 Building materials and colours
 - 5.5 Public realm
- 6 ISSUES

PART 2 OUVING CONSERVATION AREA MANAGEMENT PROPOSALS

- 1 BACKGROUND
- 2 RECOMMENDATIONS
- 3 MONITORING AND REVIEW
- 4 CONTACT DETAILS

APPENDICES

- | | |
|------------|------------------------|
| Appendix 1 | Legislative background |
| Appendix 2 | Community involvement |
| Appendix 3 | Good Practice Guidance |
| Appendix 4 | Bibliography |



I INTRODUCTION

This document has been produced for Chichester District Council following consultation with the local community. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is the production of a character appraisal to explain what is important about the area.

Part I of this document therefore defines the key elements that contribute to the special historic and architectural character of the Oving Conservation Area, and identifies negative features (the issues) that might be improved. Part 2, the Management Proposals, sets out a programme for further work, based on the issues identified in Part I. This process involves a thorough review of the existing conservation area boundary and provides a number of suggestions for change.

The character appraisal concludes that the most significant features of the Oving Conservation Area are:

(i) Gribble Lane - key characteristics:

- Narrow country lane with high hedges and fields along western boundary;
- Glimpses through gaps in hedges over fields towards Chichester and South Downs;
- Mainly late 20th century development along eastern side, comprising detached houses set in spacious gardens, set back from road;
- Gribble Inn and its adjoining skittle alley dates to the 16th century and is timber-framed and thatched;
- Rushmans is built from brick and dates to the 18th century.

(ii) Church Lane – key characteristics:

- Curving, narrow country lane defined by flint or stone walls;
- Strong tree belts or hedges in several places, further enclosing the street;
- Irregular plots with large gardens often concealed by planting or walls;
- Informal and spacious layout of the buildings;
- Graveyard on east side leading to open fields;
- St Andrew’s Churchyard another significant open space;
- Outstanding collection of listed buildings:
 - On the west - St Andrew’s House, St Andrew’s Church, and Oving Manor and farm;
 - On the east - the almshouses, The Old School and Oving Lodge;
- The church, almshouses and former school form an important group;
- Oving Manor discreetly set well back from Church Lane;
- Single storey barn with conical slate roof turns the corner into High Street;

- Use of knapped flint, galletting, and Roman cement on the almshouses and former school;
- Use of cast iron railings and gates;
- Well detailed extension to Greenacres Cottage;
- Sensitively detailed modern houses facing Drewitts Mews and the churchyard;
- Briarcroft (1958) and Wykeham (possibly 1970s) are the only other modern buildings and have little visual impact.

(iii) High Street – key characteristics:

- Gently curving country lane;
- Flint walls form the front boundary to many properties;
- Mature trees and hedging gives rural feel;
- Overgrown plot on north side contributes to spacious character;
- Former agricultural buildings: East Tithe Barn (residential) and Madam Green Farm (residential and offices/workshops);
- Grassy verges and traditional sign post create “village green” at eastern end;
- Group of Victorian Gothic listed cottages along south side, detached or semi-detached;
- Single storey barns and outbuildings on north side confirm former farm uses;
- Use of sandstone, flint and red brick for walls; clay tiles for roofs;
- Some low key modern development, set back and reasonably well concealed;
- Madam Green Farm is an 18th century farmhouse with long ranges of single storey 19th century barns, mostly converted into offices/workshops.

The management proposals make the following recommendations:

- Ensure that the rural qualities of the conservation area are preserved, particularly by discouraging development on the fields and gardens to the west of Oving Manor;
- All new development should follow the “Good Practice Guidance” included in the Management Proposals;
- Amend the conservation area boundary in a number of places:
 - Amend the northern boundary to follow modern plot boundaries;
 - Include the whole of the graveyard in Church Lane;
 - Add nos. 23-27 (consec) High Street;
 - Add the whole of Madam Green Farm car park;
 - Delete no. 9 Briar Close;
 - Delete part of Highfield Lane.

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Oving is located in a rural setting about three kilometres to the east of Chichester, close to the villages of Tangmere to the north and Runction to the south.

2.2 TOPOGRAPHY

Oving lies on the flat plain that stretches eastwards from Chichester towards Arundel and Bognor Regis. There are no noticeable changes in ground level, with an area to the north of the village being used for many years as Tangmere Airfield. The flatness of the topography provides long views towards the cathedral spire in Chichester and, to the north, to the South Downs. The eastern and western boundaries of the modern village are defined by deep ditches that follow the edge of the farming land and drain southwards.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Oving is one of several villages that lie around Chichester and that rely on the much larger city to provide local goods and services. The village lies within open landscape which forms an important break between Chichester and Tangmere. Around Oving are open fields with low hedges comprised of native species – hawthorn, holly and beech particularly – with the occasional group of mature trees. One footpath crosses these fields, from the end of Marlpit Lane to the north. To the east and south-east of the village, an area of 20th century housing has been added, with a recreation ground lying beyond the drainage ditch.



View over the farmland which surrounds Oving

2.4 GEOLOGY

Oving lies over deposits of London clay, composed of fossiliferous calcareous sandstone representing the remains of extensive sandbanks. Extensive deposits of brick earth lie over this clay, providing the raw material for brick making, and this is confirmed by the local historic maps that include sites with names allied to brick production, such as “Brick Kiln Farm”, near Merston. The rich soils are suitable for agricultural purposes, and around Oving are still a large number of farms that provided the original impetus for development.

Further away, to the north and west around Westhampnett and the modern A27, large areas of land have been affected by gravel extraction, with the former quarries now transformed into attractive lakes used for leisure purposes. Further gravel extraction, closer to Oving, is an unpopular possibility.

Beneath Chichester are the Reading Beds, a layer of red and orange clays that were deposited as alluvial mudflats. Beyond the city, the South Downs provide a source of flint (much used in Oving) and chalk for lime.

2.5 BIODIVERSITY.

Oving is situated in the middle of agricultural land that has been extensively farmed for many centuries. The fields are used for both arable farming and grazing, and tend to be regularly shaped, suggesting that their form results from planned enclosure in the late 18th or 19th centuries. Deep drainage ditches cut across the landscape, providing good habitats for a variety of small mammals. The lack of any large areas of woodland means there is little cover for foxes, badgers, or other wild animals. There are no special designations of any of the land in the immediate vicinity.

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORIC DEVELOPMENT

The Romans established a city at Chichester that became one of their principal settlements. After the 4th century AD the city and the surrounding countryside was largely abandoned until Caedwalla, King of the Saxons, granted land, including the Manor of Aldingbourne in which Oving was situated, to Wilfred of Northumbria. He built a monastery at Church Norton on the Selsey Bill, which became the centre of the new diocese in the 8th century. In the periods of relative peace that followed, small agricultural settlements were developed by the Saxons around Chichester, making full use of the rich soil, one of which was probably Oving. The name Oving is possibly derived from the name *Offa*, King of Mercia in AD 780, or more likely from the Old English *oves*, meaning a sheep.

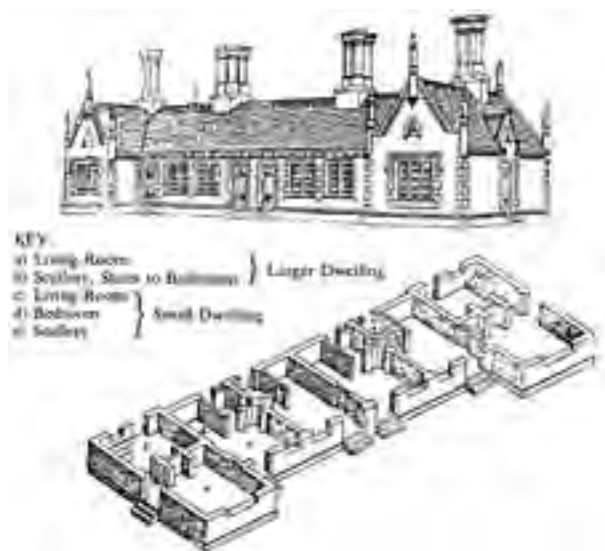
Following the Norman Conquest, the English church underwent a radical reorganisation and in 1075, the see (the bishop's seat) was transferred from Selsey to Chichester. In the Domesday Book of 1080 no specific mention is made of Oving, but it is likely that a hamlet existed based on a manor, a farm and possibly a church. Records confirm that, in 1220, Bishop Ralph II provided funds for a vicar at Oving, so it is not surprising that the chancel arch and north doorway of St Andrew's Church date to the 13th century. However, this was not the first religious building on the site, as during the 19th century the foundations of an earlier Norman building were discovered underneath the tower and some of the features in building appear to be of this period. Otherwise the arches to the transepts are 14th century, and the whole was thoroughly restored in 1840 and again in 1881.

From the Saxon period onwards, the Manor of Oving remained in the ownership of the church, rented out to various incumbents. One notable Lord of the Manor was Henry Edes, who built Ede's House in West Street,



St Andrew's Church

Chichester, at the end of the 17th century. Until the 19th century most of the land and property in the village was still in the ownership of the Church Commissioners but gradually sites have been sold off. However, Shopwyke Manor, (named from the Saxon *Shaep* and *wyck*, meaning "sheep village") was never owned by the church, although it lies to the immediate north-west of Oving. In 1811 it was purchased by Edmund Woods, who left it to his only surviving daughter Katherine when he died in 1833. She promptly set about a programme of improvements in the village, using a Chichester-based architect, John Elliott. In 1839 she built six almshouses in Church Lane, and she also paid for a new school on the adjoining site and for a new vicarage. St Andrew's Church was also comprehensively restored. These schemes were considered important enough to be illustrated in Loudon's *Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture*, published in 1842.



Plan and perspective of the almshouses built by Miss Woods from J C Loudon, *An Encyclopedia of Cottage, Farm and Villa Architecture and Furniture* (1842)



Former village school

Other properties in the village, nos. 1-5 (consec.) and nos. 23-27 (consec.) High Street, have very similar details and were almost certainly designed by Elliott and paid for by Miss Woods. In 1841 she demolished the existing Shopwyke Manor, and rebuilt the house in the late Georgian classical style, completing this in c.1848 and remodelling the gardens. She also purchased further farming land, primarily from the Duke of Richmond.

The Tithe map of 1838 therefore does not show the almshouses and school, but does provide an interesting plan. The village is, as now, arranged in an almost circular layout with the church, manor and associated farm buildings on the south-east side. Cottages and another farm lie to the south. To the north, the area which now lies outside the conservation area boundary is still gardens and a large field.

By 1874 the churchyard around the church was full and a new churchyard, on the eastern side of Church Lane, opened on land owned by Lord Zouch. The map of 1932 shows the village much as it would have appeared in the 19th century, but by the 1960s the land to the north of St Andrew's House had become covered in sheds and outbuildings, demolished in recent years for an extensive new housing development which is now located between the church and Gribble Lane. A large housing estate was added to the east of the village in the 1970s, and further development in the same area followed in the 1980s and later.



1838 Tithe map



1875 First Edition 6" Ordnance Survey



1932 25" Ordnance Survey



1932 6" Ordnance Survey (showing relationship to Shopwyke Park)

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Continuous occupation since Oving first developed as a Middle or Late Saxon farmstead;
- Unusual layout of streets forming a circle, possibly Saxon in origin;
- St Andrew's Church, with Norman and 13th century details;
- Oving Manor and farm, dating to 16th century and later;
- The Gribble Inn, dating to the 16th century;
- Katherine Wood's gifts to the village: the almshouses, school, vicarage, and cottages of c.1840-48;
- Oving Farm, now Madam Green Farm, dating to the 18th and 19th centuries.

3.3 ARCHAEOLOGY

Because of its particularly rich natural resources the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c.500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later prehistoric deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth.

Oving lies close to Roman Staine Street and Roman pottery was found when Briarcroft House in Church Lane was built in 1958. St Andrew's Church retains fabric of the 11th century although the principal features are 13th century and later. It was somewhat over-restored in 1881. The whole of the churchyard is an *Archaeologically Sensitive Area (ASA)*.



New housing to the north of Drewett's Mews

4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The principal feature of Oving is the almost circular layout of the main streets – Gribble Lane to the west and north; Church Lane to the east; and High Street to the south. Within this box lie most of the historic buildings, most notably St Andrew’s Church with its churchyard, which forms the centrepiece to the conservation area. Close to the church are the other important buildings – Oving Manor and its farm buildings, the almshouses, and the former school, all of which have a close relationship to the church. Of note is the large amount of open land in the centre of this circle; the spaciousness of the plots, with large gardens and mature trees often hidden from public view; and the very informal layout of the whole. The northern part of the land within this circle is excluded from the conservation area as all of the development is recent.

Each of the three streets has a slightly different character according to the historic form of development, including the road layout and plot boundaries; the relationship of the buildings to the street; the types of buildings and their use of materials; and the uses and activities within each area. These “Character Areas” are: Gribble Lane; Church Lane; and High Street.

(i) Gribble Lane - key characteristics:

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- Glimpses through gaps in hedges over fields towards Chichester and South Downs;
- Mainly late 20th century development along eastern side, comprising detached houses set in spacious gardens, set back from road;
- Gribble Inn and its adjoining skittle alley dates to the 16th century and is a timber-framed and thatched;
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(ii) Church Lane – key characteristics:

- Curving, narrow country lane defined by flint or stone walls;
- Strong tree belts or hedges in several places, further enclosing the street;
- Irregular plots with large gardens often concealed by planting or walls;
- Informal and spacious layout of the buildings;
- Graveyard on east side leading to open fields;
- St Andrew’s Churchyard another significant open space;



Gribble Lane



Church Lane



The Gribble Inn



The Almshouses, Church Lane

- Outstanding collection of listed buildings:
 - On the west - St Andrew's House, St Andrew's Church, and Oving Manor and farm;
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(iii) *High Street – key characteristics:*

- Gently curving country lane;
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- Madam Green Farm is an 18th century farmhouse with long ranges of single storey 19th century barns, mostly converted into offices/workshops.



East Tithe Barn, High Street

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

The most significant feature of the plan form of the conservation area is the almost circular shape created by the three principal roads: Gribble Lane; Church Lane and High Street. These enclose the oldest buildings: St Andrew's Church, Oving Manor and The Gribble Inn. The 1838 Tithe map shows a very similar layout but with a lane leading off Gribble Lane to Rushmans and thence to the edge of the churchyard. This is now largely subsumed within private gardens.

The historic buildings within the conservation divide neatly into four types. Firstly, the church, almshouses and former school are all "public" buildings, attractively detailed and well preserved. Despite their variation in date, they form a significant group in the village centre. Secondly there are two large houses, Oving Manor and St Andrews, both completely different but both set in large gardens although sadly St Andrew's House now lies within the new housing development on the northern side of the conservation area. Thirdly, there are a number of cottages and more modest houses mainly along High Street and off Gribble Lane including the inn which is domestic in scale. Finally there are two sites with strong agricultural connections: Madam Green Farm with its late 18th century farmhouse and long single storey ranges of late 19th century barns; and the Tithe Barn, just south of Oving Manor, which is a much earlier building, large enough to convert into two houses.



St Andrew's House



Listed cottages in High Street



Sandstone wall to Oving Lodge, Church Lane

Boundaries are usually defined by flint walls, but stone or brick is also used, as at Oving Lodge (sandstone) and next to Chippins (modern brick). Heights vary – low (just over a metre) along the south side of High Street, but higher in Church Lane (nearly two metres). The flints can be used whole or knapped, and are strengthened by string courses of brick, such as the wall on the north-west side of Church Lane, which presumably dates to 1840 when St Andrew’s House was built. Brick half-round copings and brick gate piers are also common. The flints are generally laid in courses, historically in lime mortar. Mature trees and dense shrubbery are also common, providing, for instance, Oving Manor with a high degree of privacy. In front of Post Cottage in the High Street, a white-painted timber palisade fence is not out of place.

4.3 OPEN SPACES, TREES AND VIEWS

There are five significant “spaces”, of very different character, within the conservation area:

(i) St Andrew’s Churchyard

The only “public” open space in Oving is the churchyard, which fulfils an important role in providing the village with a central core around which the attractive buildings and landscape sits. It is itself enclosed by the mature trees which mark the boundaries to Oving Manor and by high flint walls, allowing glimpses to the west to adjoining gardens. The row of new houses (Drewitts Mews) which mark the northern boundary has been carefully designed and



St Andrew’s Churchyard

detailed and, though clearly modern, they fit in well with the historic setting. A path leads across the churchyard to the manor but no longer connects through to Gribble Lane.

(ii) Village green, Drewitts Mews

North of Drewitts Mews, facing St Andrew’s House and part of the recent housing development, is an area of grass with an attractive pond, creating a village green for the residents of the adjoining properties. However, this is not easily visible from Church Lane and remains a relatively private space. It does, however, provide an appropriate setting for St Andrew’s House, now sadly compromised on its northern edge by the close proximity of a number of new houses and garage blocks.



Drewetts Mews

(iii) Graveyard, Church Lane

On the eastern side of Church Lane, and currently only partly within the conservation area, the 19th century graveyard stretches towards the boundary of the village with views over open fields at its very end. The long, thin shape of the graveyard provides great privacy particularly because of the trees which create a visual barrier across the centre.



Entrance to graveyard

(iv) Eastern end of the High Street

Where the High Street turns southwards, on the edge of the conservation area, a wide verge, with a traditional finger post, creates a vestigial village green, reinforcing the rural character of Oving, which from this point on becomes dominated by Post-War housing.

(v) Private land north of High Street

Two areas of somewhat neglected land lie to the north of the High Street, presumably still owned by Oving Manor. They are visible from the street and, although in private ownership, they contribute positively to the rural qualities of the conservation area.



Wide verge in High Street



Traditional finger post reinforces village character



Trees in High Street



Trees in Church Lane

Trees are important throughout the conservation area but particularly so in Church Lane, where they frame the view northwards from High Street, and on the northern side of High Street towards Oving Manor.

The most significant trees and tree groups are marked on the Townscape Appraisal map.

Oving is a very enclosed village due to the closely knit buildings and their mature trees and hedges. Long views over the surrounding flat fields can be seen from several locations, but most notably from Gribble Lane and the graveyard in Church Lane. From various points just outside the conservation area, on the edges of the village, can be seen the spire of Chichester Cathedral (to the west) and Tangmere Church (to the north-east). The spire of St Andrew's Church is a very important focal point. The most important views are marked on the Townscape Appraisal map.



The spire of St Andrew's Church from High Street

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

Oving is a rural, residential village with only one commercial premises, the Gribble Inn, although in the past there have been strong connections to agriculture - hence the survival of two farm groups at Madam Green Farm and Oving Manor. The former has been comprehensively converted into homes, offices and workshops with a large car park marking the western edge of the conservation area. The Tithe Barn at Oving Manor has also been converted into two houses. Miss Wood's almshouses are still in use, but the former school is now a home and part of it is used as a private clinic.

Oving remains a relatively peaceful village (apart from the rookery in Church Lane!) and a much favoured residential location. The close proximity of Chichester, which provides a comprehensive range of goods and services, adds to its popularity. However, it is regrettable that The Gribble Inn is the only commercial premises in the village and that even the former Post Office in High Street has long since closed. The impending closure of St Andrew's Church is another regrettable fact, although the grade II* listing of the building will protect it from any unsympathetic alterations.

5.2 LISTED BUILDINGS

Despite being a relatively small conservation area, Oving is notable for its listed buildings, most of which are located in Church Lane or on the south side of High Street. There are 14 listed buildings altogether, all listed grade II, of which the best group is formed by St Andrew's Church, the almshouses and the former school. Parts of the church are 13th century, with remnants of a Norman building, but it was heavily restored in the 19th century. Opposite the church, Miss Wood's Tudor Gothic almshouses are built from knapped flint and are single storey, with a slate roof and prominent stone chimneys. The windows are also defined by stone architraves and the boarded doors

have curly wrought iron hinges. Spear-head cast iron railings define the front boundary. Next door, the former school is more substantial, and once contained a schoolmaster's house with classrooms adjacent. Of interest is the same use of knapped flint for the walling, with tiny flint chips (galletting) in the joints. Cast iron windows with latticed panes add variety. Both the almshouses and school were designed by John Elliott and were completed in 1839.

Further along Church Lane, John Elliott almost certainly also designed St Andrew's House, built as a vicarage in 1840 (date on porch). Although much larger than the almshouses or school, the building has many similar details including the use of flint, stone and slate.

Oving Manor is mainly of the late 17th century, although it incorporates an earlier building. Two storeys high, it is constructed from red brick with a clay tiled roof. The porch is 16th century with a studded front door below. If the owners were prepared to sanction a full archaeological evaluation, it would be interesting to find out more about this clearly very ancient building.

Almost opposite Oving Manor, Oving Lodge is a plain, slightly asymmetrical farmhouse with three windows to the first floor and a large central entrance porch. The irregularity of the chimneys and the strange arrangement of windows suggests that there might be a much earlier building below the 19th century render.

On the south side of High Street is a collection of estate workers' cottages built from knapped flint with red brick dressings. Some retain their lattice windows, similar to those in the former school, and it is possible that these buildings were also designed by John Elliott and may similarly date to c.1840. Post Cottage is earlier, possibly late 18th century, and is faced in brick which has been painted white. At the other end of High Street, Madam Green Farmhouse is also late 18th century and built from red and blue bricks in a chequer pattern, the front elevation unfortunately painted white.



The former school and St Andrew's Church are both listed buildings



Oving Manor



Barns at Madam Green Farm



Post Cottage, High Street



Estate workers' cottages in High Street



Madam Green Farmhouse

Finally, The Gribble Inn in Gribble Lane is the only obviously timber-framed building in the conservation area, although this has been encased in brick, probably in the early 19th century. The central brick chimney stack, indicating a lobby entry house of the 16th century, and the steeply pitched thatched roof, all add to its interest.

5.3 POSITIVE BUILDINGS

There are a small number of key unlisted buildings within the Oving Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and, with the listed building described above,

form an important part of the special architectural and historic interest of the area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map.

There two main groups of “positive” buildings are centred around the former farm yards. The first, at Madam Green Farm, comprises a number of long rows of mainly single storey brick structures with clay tiled pitched roofs. Despite modern alterations, they retain their rural architectural character. At the other end of the High Street, the barns which turn the corner into Church Lane are another notable group, and possibly worthy of statutory listing.

5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, of which knapped or boulder flint, often with galletting to the joints, is the most visually significant. Imported stone is also represented, most notably on St Andrew's Church where limestone, possibly from Bembridge in the Isle of Wight, is used for the window and door surrounds. Sandstone also features occasionally, such as the boundary wall to Oving Lodge. Otherwise, local clay has provided the raw material for bricks, clay roof tiles and chimney pots. To summarise:

Roofing:

- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally e.g. St Andrew's Church, Church Lane;
- Grey slate (shallower pitches) – imported from Wales or the West Country e.g. Tithe Barn complex, Church Lane;
- Thatch – made from straw rather than water reed – the only example is The Gribble Inn.

Walling:

- Timber framing, faced in later red brick e.g. The Gribble Inn;
- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar e.g. Boundary wall to Oving Lodge; barns at Madam Green Farm;
- Red brick, often enlivened by the use of blue brick headers to create a chequer pattern e.g. side elevation of Madam Green Farmhouse;
- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick; dressings e.g. many of the buildings but especially the former barns at Madam Green Farmhouse;
- Fine quality flint work with flint chipping (galletting) to the joints e.g. The almshouses and former school, Church Lane;
- Good quality knapped flint on the modern houses facing Drewitts Mews;
- Roman cement details e.g. The almshouses and the former school, Church Lane.

Windows (all timber and usually painted white):

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter e.g. St Andrew's House;
- Side opening casement with six or eight lights e.g. Post Cottage, High Street;
- Lattice patterned cast iron casements e.g. nos. 1-5 High Street.

Front doors (all timber and painted):

- Six panelled either with raised and fielded panels or flush panels e.g. Oving Lodge;
- Modest ledged and braced "cottage" doors e.g. The almshouses, Church Lane.



Stone and knapped flints on St Andrew's Church



Former School, Church Lane

Colours in the conservation area are therefore very varied, with the grey/brown of the various flint and rendered buildings predominating. The grey theme is continued by the use of natural slate for many of the roofs, especially the Tithe Barn complex which turns the corner into High Street. Otherwise, a variety of clay products - roof tiles, bricks and chimneys - all provide a strong contrast of reddish browns.



Modern control box in High Street

5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, the pavements of which are generally covered in black tarmac with modern concrete kerbs. The simplicity of these materials suits the rural conservation area, which is enhanced by wide grass verges in some of the streets. Simple traditional street name posts made from aluminium, with white lettering on a black background, are barely 500 mm tall and therefore have little visual impact.

Generally, there is no street lighting in the village, which some residents consider to be a positive feature. The street lighting in Drewitts Mews, provided as part of the larger development to the north, has been blamed for some anti-social behaviour. Timber telegraph poles are mainly hidden by the many mature trees. The traditional finger post at the junction of Church Lane and High Street is an appropriate detail in this rural setting. Close by, a rather battered public bench with a modern waste bin are less attractive features. On the other side of the road, a large green metal cupboard houses control equipment, possibly for pumping water. Although only just over one metre high and about 1.5 metres long, this box is a regrettable feature.

6 ISSUES

Oving is a well preserved rural village with few obvious threats to its character. The buildings are generally in good condition and it is clearly a desirable location in which to live, particularly because of its proximity to Chichester. There are few serious threats to the character of the conservation area, although the following “negative” features have been identified:

6.1 ON-STREET CAR PARKING FOR THE GRIBBLE INN

Despite a large car park behind the pub, many customers park on Gribble Lane, and sometimes this causes traffic congestion.



Car parking in Gribble Lane

6.2 LAND IN THE CENTRE OF OIVING

The somewhat overgrown gardens/fields to the south-west of Oving Manor make an important contribution to the rural qualities of the conservation area, and should be protected.

6.3 NEW DEVELOPMENT

A very large area to the north of St Andrew’s House, which lies outside the conservation area but which abuts up to it, has recently been developed for new housing. Generally the site layout and choice of new building types has been carefully considered, but some of the units are possibly over-sized for the village location, particularly on the western side of the development. A mixture of small and larger properties would have fitted in better with the character of the village.



Land to the south next to Oving Manor

6.4 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary often cut across gardens and failed to follow legal boundaries. Additionally, some of the green spaces and buildings, which make a very positive contribution to the conservation area, are not included. The proposed changes are included in Part 2 Chapter 2 Recommendations.

6.5 GRAVEL EXTRACTION

The threat of further gravel extraction, which might impinge on the immediate boundary of the village, was mentioned by several of the responses received as a result of the public consultation.

6.6 ST ANDREW’S CHURCH

The impending closure of the church was mentioned by many residents as a major concern.



New development in Oving

I BACKGROUND

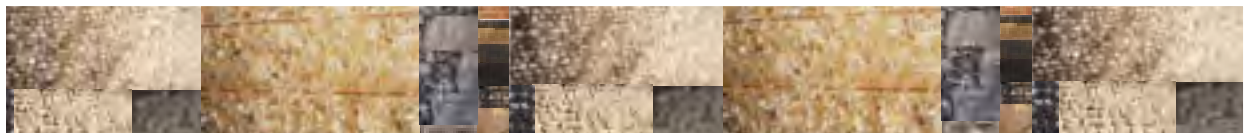
The designation of a conservation area is not an end in itself as under Section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* the District Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

Part 1 of this document, the Character Appraisal, therefore assesses the character of the Oving Conservation Area and identifies the positive features which make the conservation area special. Additionally, the character appraisal also notes the less attractive, negative features and these are discussed in Chapter 6 “Issues”.

Part 2 of this document, the Management Proposals, presents proposals to achieve the preservation and enhancement of the conservation area’s special character, by providing a series of recommendations for future action based on the issues raised in Chapter 6.

This document reflects government guidance as set out in *Planning Policy Guidance 15 ‘Planning and the Historic Environment’*, English Heritage guidance titled *Guidance on the management of conservation areas* (August 2005), Best Practice guidelines, and policies within the *Chichester District Council Local Plan - First Review* adopted in April 1999.

It is recognised that the Oving Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. Some of the actions itemised in Chapter 2 *Recommendations* will have to be financed by the District Council, the Parish Council or West Sussex County Council, and it is accepted that of necessity they will need to be prioritised according to the availability of funds. Others may need to be financed by private landowners who may be reluctant to invest in any improvements. The purpose of this document is to provide the District Council with a possible programme which could be implemented with the help of the community over a five year period, although it may not be possible to achieve all of the actions within this timescale.



2 RECOMMENDATIONS

2.1 ON-STREET CAR PARKING FOR THE GRIBBLE INN

Despite a large car park behind the pub, many customers park on Gribble Lane and sometimes this causes traffic congestion.

This issue was mentioned within several of the responses received as a result of the public consultation. Generally it was felt that, although there were occasional problems, the existing situation should be maintained. Therefore no recommendations are made for any changes.

2.2 LAND IN THE CENTRE OF O Ving

The somewhat overgrown gardens/fields to the south-west of Oving Manor makes an important contribution to the rural qualities of the conservation area, and should be protected.

Recommendation:

Ensure that the rural qualities of the conservation area are preserved, particularly by discouraging development on the fields and gardens to the south-west of Oving Manor.

2.3 NEW DEVELOPMENT

A very large area to the north of St Andrew's House, which lies outside the conservation area, but which abuts up to it, has recently been developed for new housing. Generally the site layout and choice of new building types has been carefully considered, but some of the units are possibly over-sized for the village location, particularly on the western side of the development. A mixture of small and larger properties would have fitted in better with the character of the village.

Recommendation:

All new development should follow the "Good Practice Guidance" included at Appendix 3.

2.4 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary often cut across gardens or modern development and failed to follow legal boundaries. Additionally, some of the green spaces, which make a very positive contribution to the conservation area, are not included. These proposed changes are:

(i) Northern boundary

The northern boundary of the conservation area should be adjusted slightly in four places to reflect the boundaries created by the new housing development.

(ii) Graveyard, Church Lane

The entire graveyard should be included within the conservation area as it is significant historically and socially and the graveyard makes a positive contribution because of the trees, grass and monuments.



Graveyard, Church Lane

(iii) Delete part of Highfield Lane

This is an area of late 20th century housing which should not be in the conservation area.

(iv) High Street

Add nos. 23-27 (consec) High Street to the conservation area. These are well preserved cottages, probably built by Katherine Woods in the 1840s to the designs of John Elliot.



Nos. 23-27 (consecutive), High Street

(v) Delete no. 9 Briar Close

This is a late 20th century house which should not be in the conservation area.

(vi) Madam Green Farm car park

Extend the conservation area to reflect modern boundaries, and to protect the setting of the former barns.



Madam Green Farm car park



St Andrew's Church

2.5 GRAVEL EXTRACTION

The threat of further gravel extraction, which might impinge on the immediate boundary of the village, was mentioned by several of the responses received as a result of the public consultation.

This issue is noted but there is no further action that can be taken within the remit of this appraisal.

2.6 ST ANDREW'S CHURCH

The impending closure of St Andrew's Church, and the threat posed by the uncertainty about its future, was mentioned by many residents during the public consultation period. As the church is listed grade II*, and the churchyard and the gravestones are also protected by the building's listed status, it seems unlikely that development in any form would be allowed by the authorities.

No action is proposed within the remit of this appraisal.

3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Chichester District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising;

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.



4 CONTACT DETAILS

For queries on planning matters or general conservation advice, you are encouraged to consult the District Council's planning officers who will be pleased to assist.

Telephone 01243 785166
Fax 01243 534558
Or write to: Conservation and Design Officer,
Development and Building
Control Services,
Chichester District Council,
East Pallant House,
East Pallant,
Chichester,
West Sussex PO19 1TY.



APPENDIX I LEGISLATIVE BACKGROUND

NATIONAL PLANNING POLICY

Government advice on the control of conservation areas and historic buildings are set out in Planning Policy Statement (PPS) 5. Further advice about conservation area control, including the production of management proposals, has recently (March 2011) been produced by English Heritage.

LOCAL PLAN CONSERVATION POLICIES

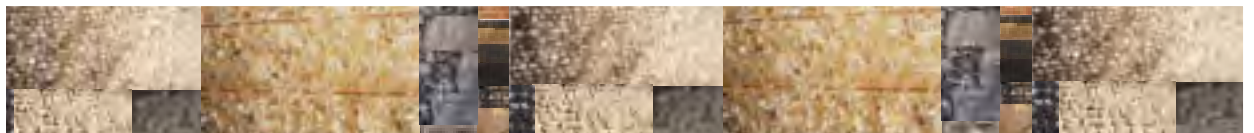
There are several relevant policies in the *Chichester District Council Local Plan- First Review* adopted in April 1999. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under *Built Environment: policies BE4 and BE5 (historic buildings) and BE6 (conservation areas)*.

The Oving Conservation Area was designated in January 1981. The Local Plan insert map which is relevant is no. 54. This confirms the following designation:

- A conservation area is based on Gribble Lane (part), Church Lane (part) and High Street;
- Outside the conservation area, there are no special designations.

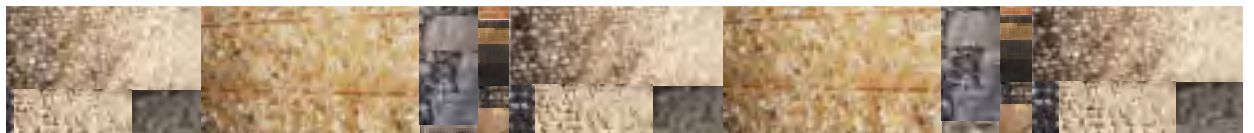
LOCAL DEVELOPMENT FRAMEWORK

In due course the Local Plan will be replaced by the Local Development Framework. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.



This Character Appraisal, with its Management Proposals, has been prepared in close partnership with Chichester District Council. Public consultation commenced with a public exhibition at the Jubilee Hall, Oving, on Friday 10th March 2006 and the document was also put on the Council's website for four weeks until the 7th April with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

This document has been approved by Chichester District Council for development control purposes and will be a material consideration when making decisions about applications for development within, or on the edges of, the Oving Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Oving Conservation Area, such as West Sussex County Council, Oving Parish Council, local traders and householders.



APPENDIX 3 GOOD PRACTICE GUIDANCE

CONTENTS:

- 1 CONSERVATION AREA DESIGNATION
- 2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA
- 3 ARTICLE 4 DIRECTIONS
- 4 NEW DEVELOPMENT
- 5 LISTED BUILDINGS
- 6 POSITIVE BUILDINGS
- 7 ROOFS
- 8 FRONT BOUNDARIES AND DRIVEWAYS
- 9 TREES
- 10 SATELLITE DISHES
- 11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

1 CONSERVATION AREA DESIGNATION

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These are as follows:

- The District Council is under a general duty to ensure the preservation and enhancement of the conservation area, and has a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;
- Extra publicity is given to planning applications affecting conservation areas and the District Council must take into consideration the desirability of preserving and enhancing the character of the conservation area when determining such applications. This is usually achieved through the use of advertising in the local newspaper;
- *Conservation Area Consent* is required for the demolition of any unlisted building in a conservation area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that all positive buildings within the conservation area (as annotated on the Townscape Appraisal map) will automatically be preserved unless a very good case for demolition can be made.

- Written notice must be given to the District Council before works are carried out on any tree in the area;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The District Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair (similar to the powers which protect listed buildings);
- Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

In a conservation area, certain works to houses within the designated area, which are normally considered to be “permitted development”, will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a house or within its grounds without a planning application is smaller in a conservation area than elsewhere.

These are:

- Planning permission is needed for extensions to houses in conservation areas where they are on the side of a property or more than one storey to the rear of a property (front extensions require planning permission);
- Planning permission is needed for external cladding to houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for roof extensions;

- Planning permission is needed for the erection of any structure within the curtilage which is located to the side of a house.
- Planning Permission is needed for the installation of chimneys, flues and soil and vent pipes on the principal or a side elevation that fronts a highway.

It is worth noting that where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation (flats) have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

3 ARTICLE 4 DIRECTIONS

Designation as a conservation area means that the District Council can consider whether serving an Article 4 Direction is appropriate, by withdrawing permitted development rights for unlisted dwellings. This could affect all of the “positive” dwellings where unsympathetic change would be most detrimental. The changes that are commonly controlled by an Article 4 Direction are:

- The enlargement, improvement or other alteration of a dwelling (this includes new windows and doors);
- Alterations to the roof (such as changing the roof material);
- The construction of a porch;
- The provision of a building or enclosure, such as a swimming pool;
- The construction of a hardstanding and the creation of a new means of access;
- The painting of external walls.

The District Council can consider serving an Article 4 (2) Direction, which does not require an application to the Secretary of State, although thorough public consultation is needed. In many of the conservation areas in the District, Article 4 Directions would help to protect the historic character of the area and the District Council will consider their use as and when resources are available.

4 NEW DEVELOPMENT

All applications for new development within Chichester’s conservation areas are considered in the light of policies contained within the adopted Local Plan and central government guidance. For conservation areas, it is especially important to maintain the historic form of development, such as buildings lines, plot ratios and building form and uses. There is a general presumption that all listed buildings, and buildings marked as “positive” on the Townscape Appraisal maps, will be retained, and their setting protected. There is also a presumption that existing open spaces, especially those which are defined within the Character Appraisal for each conservation area, will be protected. Gardens, fields and other landscape features all make a vital contribution to the conservation area’s “special character or appearance” and should therefore be retained.

Where new buildings are to be allowed, their design should be carefully considered in terms of their context, so that they fit in with their surroundings in terms of scale, density, massing and bulk. Over dominant, cramped development is usually inappropriate in a conservation area.

For Bosham, Sidlesham Quay, Sidlesham Church and West Wittering, new development should follow also the guidance contained within the Village Design Statements.

5 LISTED BUILDINGS

Listed Building Consent is required from the District Council for all alterations or extensions which affect the character of the listed building. The interior, as well as the exterior, of the building is covered by the listing, so changes to such features as fitted cupboards, panelling, staircases and even floorboards all require Consent. The listing description is merely a tool for identification so the exclusion of any particular feature does not mean that it is not “listed”. It is a criminal offence to alter a listed building without having first obtained Consent so owners should always check first with the District Council before commencing work.

6 POSITIVE BUILDINGS

As part of the appraisal process, and as recommended by English Heritage “Positive” buildings have been identified and are marked on the Townscape Appraisal maps for each conservation area. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the 19th century, but some are early 20th century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. The District Council may also, as resources permit, consider serving an Article 4 (2) Direction on the positive buildings which are dwellings, to control unsympathetic alterations such as the installation of uPVC windows.

7 ROOFS

In all of Chichester’s conservation areas, but most particularly in the more urban areas, roofs play an important part in contributing to the area’s special character. Their pitch, shape and materials are all important and should not be compromised by the insertion of over-dominant rooflights or dormers. The loss of chimney stacks and chimney pots will be resisted by the District Council, particularly on listed and positive buildings within the conservation area.

Thatch, handmade clay tiles and natural slate are the traditional materials for roofs within the conservation areas. For thatched roofs, the District Council will continue to encourage the use of long straw thatch and traditional details. Historically, long straw would have been sourced from local farmers as a waste product from grain production, and roughly shaped before fixing, often over the top of old thatch. This gave the buildings a

characteristically shaggy outline which the modern “combed wheat reed” roofs tend to lack. Combed wheat reed is also straw, but it is a more processed material which when fixed produces a much flatter, thinner roof than long straw. It has also become usual for the ridges of thatched roofs to be repaired using *raised* ridges, with decorative swirls and crescents, rather than the much simpler but historically more correct *flush* ridge which continued the outside face of the main roof. The use of water reed results in an even greater change of character, as this material is laid in thinner layers, given a crisper, more angled outline, with raised ridges adding to the difference. Organic long straw is now being grown commercially in Kent, so it is possible to source the correct material.

Handmade clay tiles are another material which would have been made locally, but which can still be purchased from brick makers in West Sussex. They are notable for their curved shape, producing a softly undulating roof shape which machine-made tiles, which tend to be almost flat, cannot emulate. Their soft reddish-brown colour is another important local feature. Ridges are created by rounded clay tiles, sometimes crested.

Natural slate was rare in West Sussex before the mid-19th century but its use became almost ubiquitous after the 1840s when slate became more fashionable and also far more affordable due to the coming of the railways. Welsh slate is preferable to imported slate as its colour is a better match for existing roofs and because of tighter quality controls it lasts much longer. Lead flashings, simply detailed (no curves or cut-outs) is traditional with slate.

Cast iron rainwater goods are required on listed buildings, but cast aluminium, which is cheaper and which almost replicates the sections of cast iron, is acceptable on non-listed buildings within the conservation area.

8 FRONT BOUNDARIES AND DRIVEWAYS

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a conservation area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries

and the creation of hardstandings, often using modern materials such as concrete or tarmacadam. For many of the conservation areas in Chichester District, the front boundary walls, made from a variety of materials - brick, flint, sandstone or limestone - make an important contribution to the character and appearance of the area and they should be retained as far as possible.

Generally, the District Council therefore wishes to discourage private owners from carrying out such alterations. Permission will usually be required from the County Council for the creation of a new crossover onto a public highway, and for listed buildings, Listed Building Consent will be required for the demolition of any existing walls. For non listed buildings in a conservation area, Conservation Area Consent may also be required to demolish a front boundary wall. For the rural conservation areas, new driveways should be covered in a "soft" material, such as gravel or resin-bonded gravel, rather than tarmacadam or concrete blocks or slabs.

Where there is a real threat to the conservation area, the District Council can control the creation of hardstandings and the removal of more minor walls through the imposition of an Article 4 (2) Direction. This can be allied to a Direction to control other unsympathetic changes, such as the installation of uPVC windows or front doors.

9 TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100 mm diameter at 1.5 metres above the ground, must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

10 SATELLITE DISHES

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a house in a conservation area is only permitted development if the following conditions are met:

For building less than 15metres high

- No more than 2 antennas are installed on the property overall
- The dish does not exceed 100 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- Where two antennas are installed, one is not more than 100 centimetres in any linear dimension, and the other is not more than 60 centimetres in any linear dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- the cubic capacity of each antenna is not more than 35 litres
- No part of it must exceed the highest part of the roof;
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- It is not on a wall or roof slope fronting a highway or footway;

For buildings exceeding 15 metres in height

- No more than 4 antennas are installed on the property overall
- The dish does not exceed 130 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- No part of it must exceed the highest part of the roof by more than 300cm;
- It is not on a wall or roof slope fronting a highway or footway;

If you live in a flat these limits apply to the building as a whole and not to each separate flat.

If any of these do not apply, a specific planning application will be required,

and it is unlikely that permission will be granted.

11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

Within conservation areas there are tighter rules on renewable energy installations that can be installed without planning permission.

These are

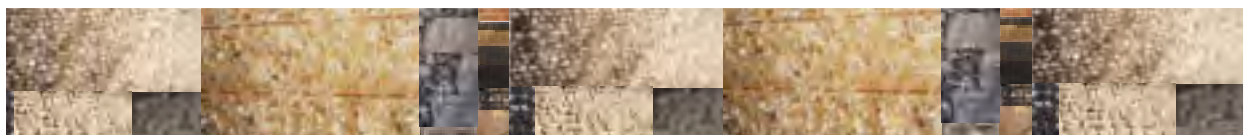
- Planning permission is needed to fix a solar panel to a principal or side elevation visible from a public road or space
- Planning Permission is needed to fix solar panels onto an outbuilding within the curtilage of a dwelling house where it is visible from a street or public place.
- Planning permission is also needed to fix a wind turbine to the roof.
- Free-standing solar arrays within the curtilage of the building must not be visible from a public street or place

It is permitted development to install solar panels on the roof slope even if it is visible from the road, but is only permitted if the following conditions apply.

- **The panel should not extend materially beyond the existing plane of the roof.**
- **Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building.**
- **They should be sited, so far as is practicable, to minimise the effect on the amenity of the area.**
- **When no longer needed for micro-generation they should be removed as soon as possible.**

APPENDIX 4 BIBLIOGRAPHY

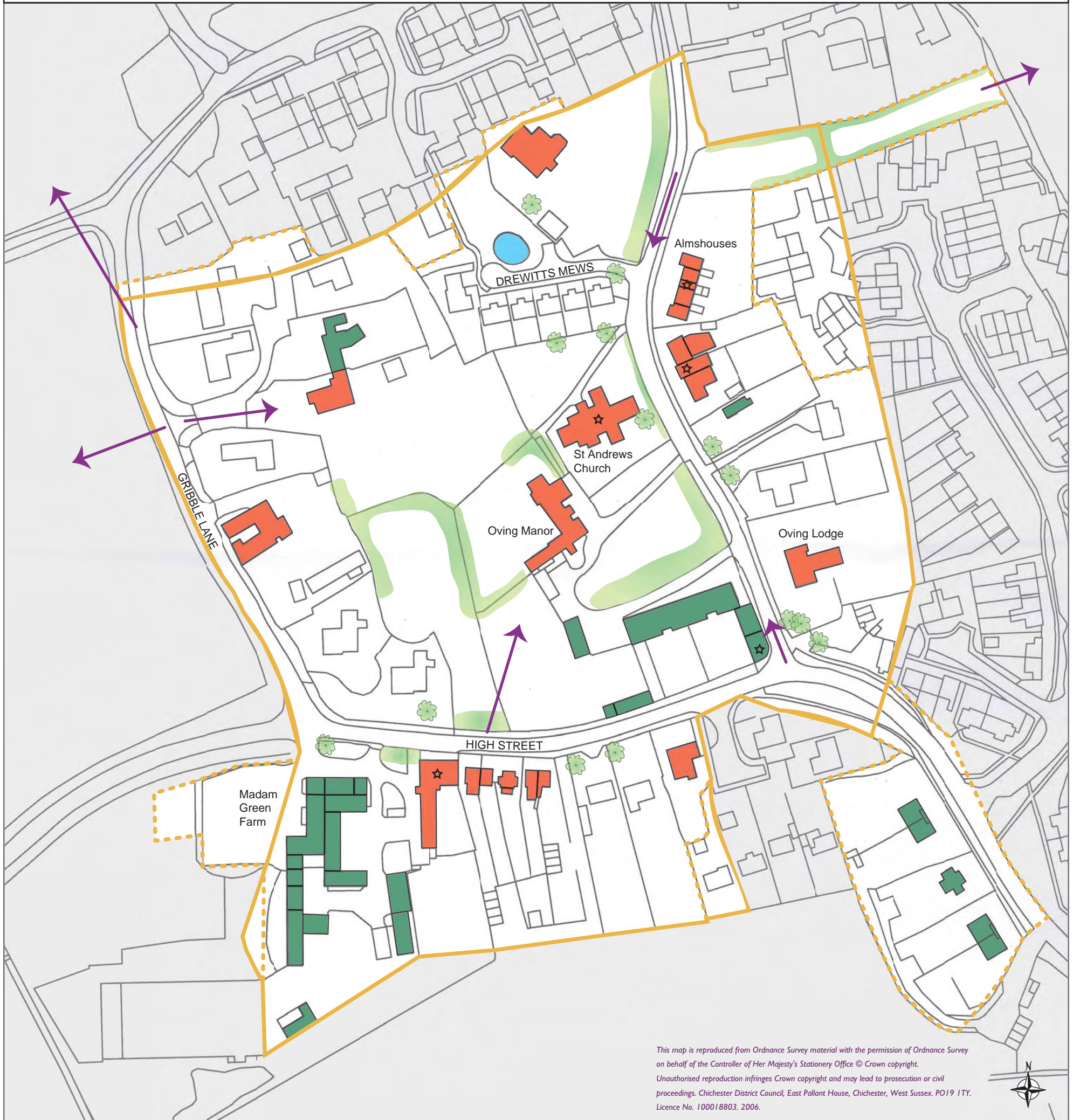
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Oving Conservation Area

Townscape Analysis Map

(Not to scale)



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|--|---|---|---|--|
|  Listed buildings |  Important views |  Focal buildings |  Proposed conservation area boundary |  Pond |
|  Positive buildings |  Significant tree groups |  Significant trees |  Existing conservation area boundary | |