

West Wittering Neighbourhood Plan 2019 – 2029

Post examination version
October 2023

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Foreword

Dear Resident of West Wittering Parish,

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

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

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

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

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

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

West Wittering Neighbourhood Plan Steering Committee

1.0 Introduction

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

Map 1 - West Wittering Neighbourhood Plan Designation Map



National and Local Planning Context

1.3 The West Wittering Neighbourhood Plan must have regard to national policies and be in general conformity with local strategic planning policies. The legal basis for the preparation of Neighbourhood Plans includes:

- The Localism Act 2011;
- Neighbourhood Planning (General) Regulations 2012;
- Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations); *and*
- The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).

National Planning Policy Framework

1.4 The National Planning Policy Framework (NPPF) 2021 sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.

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

Local Planning Context

1.5 The West Wittering Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029' (adopted in July 2015), with due regard given to the emerging Local Plan Review. It is anticipated that the Neighbourhood Plan will be examined ahead of the adoption of the emerging Chichester Local Plan and that the 'general conformity' basic condition will therefore relate to the Local Plan adopted in 2015. Planning Practice Guidance states that neighbourhood plans

"can be developed before or at the same time as the local planning authority is producing its local plan... Although a draft neighbourhood plan ... is not tested against the policies in an emerging local plan the reasoning and evidence

*informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested"*¹.

The Link Between Development and Infrastructure

1.6 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 to help local authorities deliver infrastructure to support the development of their area. Chichester District Council adopted a CIL Charging Schedule on 26 January 2016, and this charge is now in place. It requires developers of residential and retail uses to pay a set charge per square metre of additional floorspace which can be spent on transport, education, health and social infrastructure, green infrastructure and public services like police and emergency services. Most of this CIL charge is retained by the District Council or passed to the County Council. However, a percentage of the CIL collected is passed directly to the Parish Council for the area where the development takes place. For those parishes with a made² neighbourhood plan this is 25% of the charge collected for each site within their parish.

1.7 The CIL is intended to address the burdens placed by a development on the community infrastructure in the general area. For site specific impacts (such as access and on-site open space) and the provision of affordable housing where relevant, Chichester District Council may negotiate a legal agreement with the developer (known as Section 106 or Section 278 agreements) to cover these impacts.

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

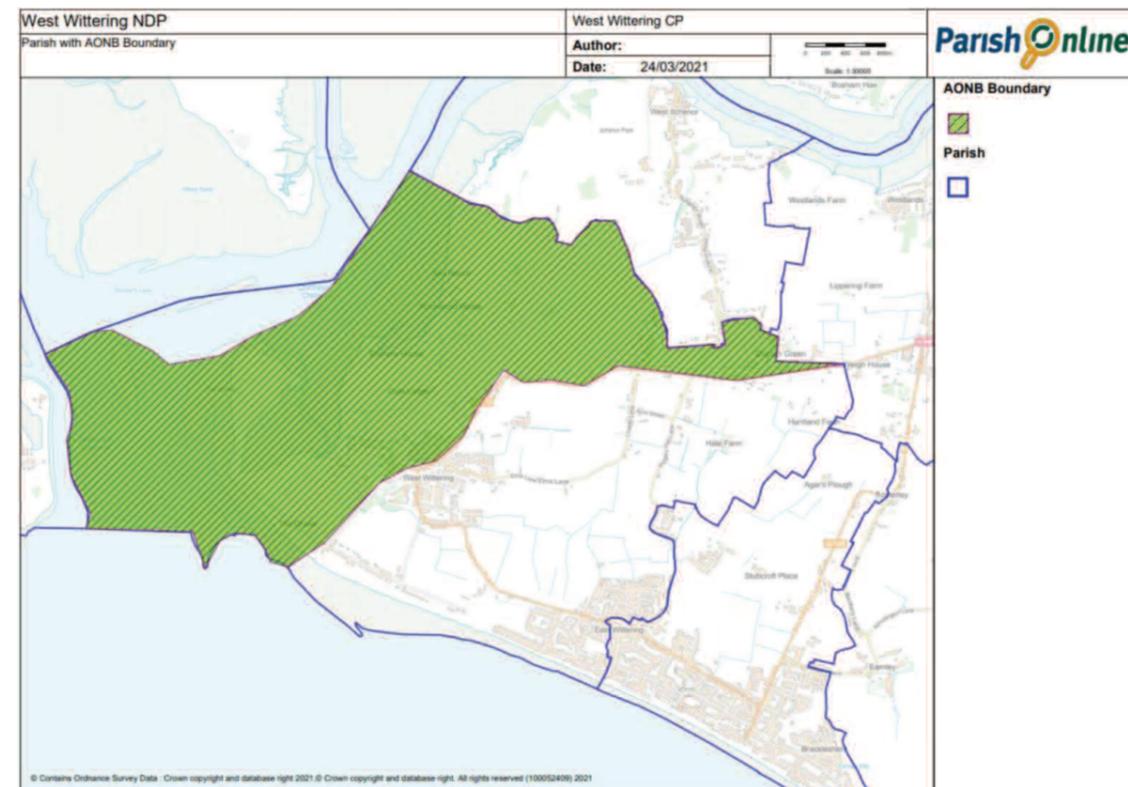
² 'Made' part of the statutory Development Plan by the District Council after a successful examination and referendum – a similar process to the adoption of Local Plans.

2.0 The Parish of West Wittering

Landscape and History

2.1 West Wittering is a rural seaside village one half of which is part of the Chichester Harbour Area of Outstanding Natural Beauty (AONB). It is bordered on two sides by water on the western extremity of the Manhood Peninsula facing Hayling Island across the entrance to Chichester Harbour. It is 7 miles south west of the city of Chichester in the county of West Sussex. The only main road access to the peninsula is from the A27 Chichester bypass and the A286 (which becomes the B2179). The coastal edge of West Wittering is part of the Solent Maritime Special Area of Conservation (SAC).

Map 2 - West Wittering showing AONB boundary



2.2 The Chichester District Historic Environment Record has 116 entries, including 31 designated (1 Scheduled Monument and 30 Listed Buildings) and 85 non-designated (including 31 farmsteads). Of particular interest are entries 7759 and 7986, which record the discovery of Roman pottery and a Neolithic axe head at Walnut Tree Caravan site. The archaeological evidence from West Wittering represents all periods from the Palaeolithic [Old Stone Age] to more recent low intensity industrial activity during the 19th century. It is possible that the Romans landed here, and some of the

boulders seen in the harbour adjoining the walkway between Snowhill and the Hinge at East Head may have been used as ballast in the Roman Galleys, but it is more likely that the boulders are glacial erratics left after the last ice age receded 10,000 years ago. The Saxon Wihthere gave the village its name Wihtringes (the settlement of Wihthere's people).

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

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

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

2.6 The two main areas of housing are in the western historic part of the village, which contains a designated Conservation Area and many listed buildings, and the more modern post war eastern part of the village. These two areas are separated by a significant green gap of farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. There is further housing development along the edge of the sea which stretches from the west of the village to the east again with a gap of green space between the two areas of seafront housing.

2.7 Because of its agricultural heritage the area also has several dispersed dwellings comprising farmhouses and agricultural buildings. Overall, the area has retained its rural feel and openness.

2.8 West Wittering beach constitutes the southwest boundary of the village and extends from the Harbour mouth to the boundary with East Wittering. It is a Blue Flag and Seaside Award recipient and is also home to the West Wittering Windsurfing Club. The beach consists of exposed shingle and sands divided by timber groynes. Recently some of the timber groynes and breastworks have failed and are not being replaced. A more natural managed realignment regime has been introduced to allow the natural creation of a gentle sloping beach³.

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

Open coastal grassland, marsh and large arable fields are found behind the beach. Painted timber beach huts are ranged along the beach from the car park entrance to the Harbour mouth. At low water the gentle gradient of the shore means the beach extends almost a kilometre out to Pole Sand. There are uninterrupted views from the beach to the Isle of Wight to the southwest and Portsmouth and Southsea to the west.

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

Modern History

2.10 In 1917 Henry Royce moved to Elmstead House for health reasons, bringing with him a team of design engineers. The Merlin engine, as used in Spitfires, Hurricanes and Lancasters, was designed in the Studio and several roads in the village are named after him. The Memorial Hall, designed by MacDonald Gill, was built in 1922 by the villagers as a memorial to those who died in the First World War. During World War II houses on the Strands were requisitioned by the military authorities. The Hoy was opened by the local WVS in 1940, serving over 290,000 meals in the five years it was open. The practice of bringing landing craft ashore for Operation Overlord (1944) was undertaken all along Bracklesham Bay in preparation for D-Day.

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

Biodiversity

2.12 The area is rich in biodiversity and recognised as internationally important habitat for birds, flora and fauna. As a result, parts of the area are protected by designations recognising their importance for wildlife. *These include:*

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

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

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

The Village Today

2.15 The area has long been a destination for holiday makers and day trippers to the beach. This has resulted in the rise in the number of second homes and created traffic and parking issues due to the quantity of visitors, particularly in the summer, and the reliance on one main road (A286 turning into the B2179) to the village from the A27. Recently a cap on the number of cars permitted to park on the West Wittering Estate beach car park has been introduced to try to alleviate the traffic issues with some success.

2.16 According to the 2011 census, West Wittering has 1,352 households (1,740 dwellings) (population 2,700) in its area, a significant number of which are second homes. Chichester District Council have confirmed that, in 2022 there are 1689 dwellings in West Wittering. There are also that several holiday parks, which accommodate approximately 1,600 people, the overall effect being that the population of the village

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

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

Parish Statistics

2011 Census

- 2.20** Resident Population: The usual resident population of the Parish is 2,700 people (1,233 male, 1,467 female). Of these:
- 293 People aged 15 and under (10.9% of Parish population compared to 16.4% across the District and 19% across England);
 - 1,271 People aged 16 to 64 (47.1 % of Parish population compared to 59.1% across the District and 65% across England);
 - 1,136 People aged 65 and over (42.1% of Parish population compared to 24.5% across the District and 16% across England).
- 2.21** Housing Stock and Household⁴ composition: There are 1,352 households located within the Parish, living in a variety of dwellings⁵. Of these:

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

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

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

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

2.22 Economically Active: Of the 2,700 usual residents of the Parish, 1,800 were aged between 16 and 74 and 1,072 (59.6%) of whom were economically active⁶. Of these:

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

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

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

Population Change and Projections

Source: UK Office for National Statistics (web) - citypopulation.de/en/uk/southeastengland/admin/chichester/E04009943west_wittering/

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

Estimated Females – **1374**; Estimated Males – **1185**

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

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

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

3.0 Vision and Objectives

Vision

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

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

Objectives

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

Assets and Treasures

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

Biodiversity

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

Local Economy

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

Housing

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

Transport

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

Facilities

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

4.0 Policies and Proposals

Introduction

4.1 The following planning policy interventions are considered necessary to meet the vision and objectives. These relate to land use matters – that is development that requires planning permission – and are intended to inform those who make decisions on planning applications and appeals. Other matters which fall outside the sphere of planning are covered in Chapter 5, Community Aspirations.

4.2 In some cases planning policies covering important issues for West Wittering already exist in the adopted Chichester Local Plan or are proposed in the emerging Local Plan, or the issue is covered by national planning policy (such as in the NPPF). The West Wittering Neighbourhood Plan does not duplicate these policies but in some cases adds local detail to them to help the decision-maker apply them appropriately to the parish. The impact of climate change and the biodiversity emergency are examples of key issues which are bigger than the Neighbourhood Plan and need to be addressed strategically. This is particularly true for the Manhood Peninsula where much of the land is below sea level and flooding is a significant risk. Nonetheless small actions by individuals and communities are important and are referenced in the Neighbourhood Plan where appropriate.

Design

4.3 A Village Design Statement (VDS) for West Wittering was adopted as a supplementary planning document by Chichester District Council in 2006. The VDS has been updated alongside the Neighbourhood Plan and forms an appendix to this Plan. Once the Neighbourhood Plan is made part of the statutory Development Plan⁷ the VDS will share that status, meaning that it can be given more weight than at present.

4.4 The VDS analysed the historic landscape character of the area through historic maps and records, field surveys and current maps. From this it concludes that the village naturally divides into six character areas as shown on the Policies maps. Sustainable design is also an important issue, ensuring that new development helps to combat climate change and mitigate for its impacts. Most sustainable construction issues are controlled through the Building Regulations, which are becoming more stringent in order to meet the Government's target of net Carbon Zero by 2050. All new buildings must meet standards that are 'Nearly Zero Energy Buildings' and the standards for

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

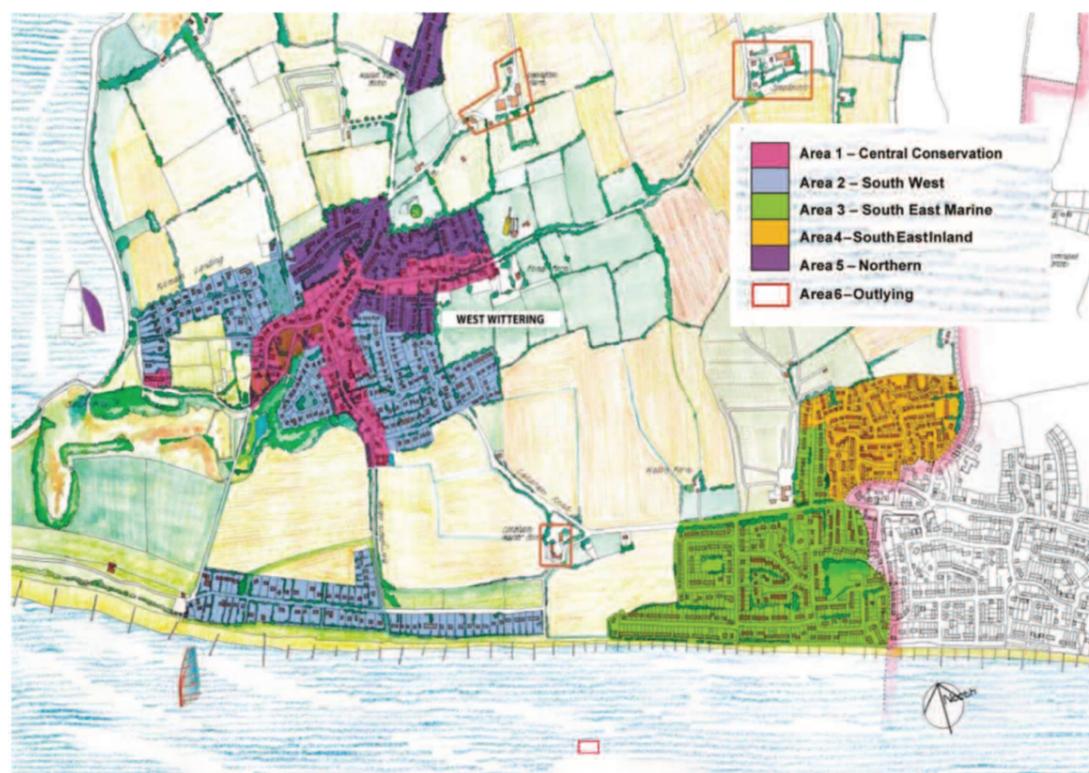
home alterations are also being tightened. However, there are some matters which are within the remit of planning: for instance, building orientation to maximise passive solar gain and minimising cut and fill and hard surfaces to allow soils to sequester carbon.

Policy WW1 Design

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

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

Map 3 - West Wittering Character Areas



The Green Gap

4.5 The two main settlement areas in the parish are:

- the western historic part of the village, which contains a designated Conservation Area and many listed buildings, and
- the more modern post war eastern part of the village which abuts East Wittering.

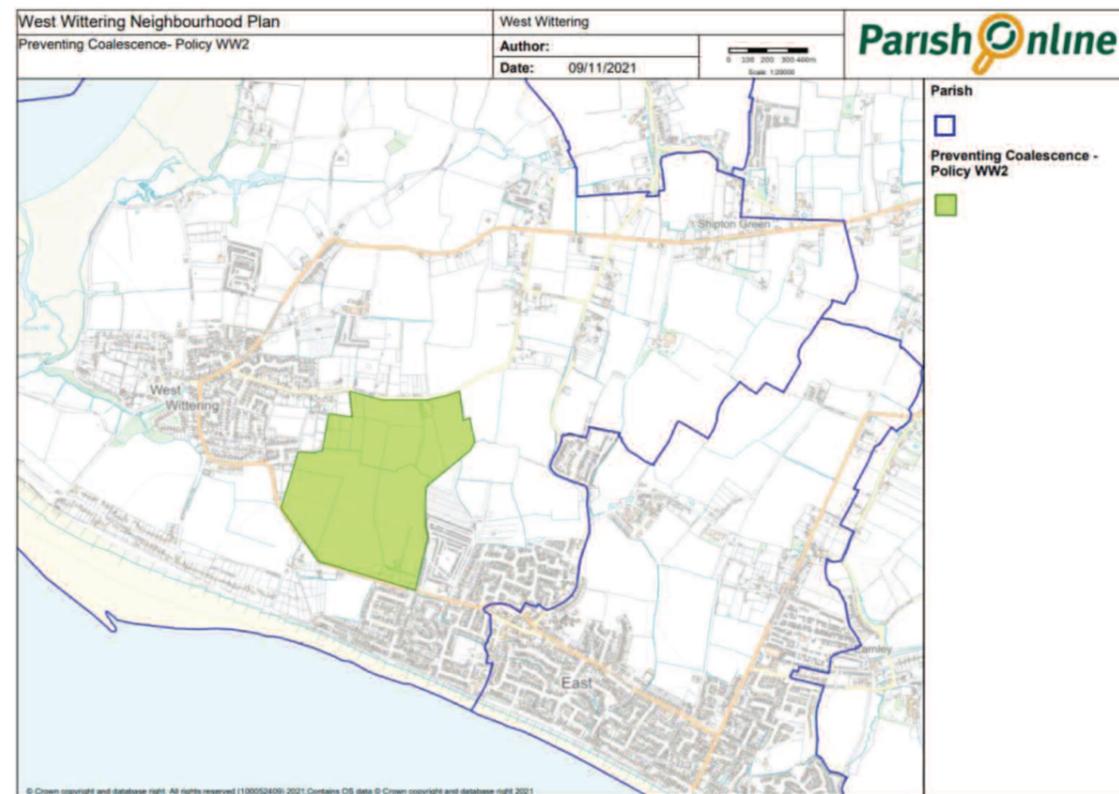
These two areas are separated by a significant green lung / gap of farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. It is considered important to retain this gap to protect the identity of these settlement areas and the rural character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

Policy WW2 The Green Gap

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

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

Map 4 – The Green Gap – Policy WW2



Housing

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

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

Map 5 - Settlement boundaries



Policy WW3 Housing development in West Wittering Parish

Proposals for residential development will be supported where:

- The site is within the settlement boundary as identified in the policies map; and
- The scale of development is proportionate to the existing settlement and reflects West Wittering's identification as a service village in the Chichester Local Plan settlement hierarchy.

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

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

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

- 4.8** Policy 35 of the adopted Chichester Local Plan and policy DM4 of the emerging Local Plan allow for exception sites outside settlement boundaries to provide 100% affordable housing where local housing need is evidenced. The West Wittering Housing Needs Assessment produced in March 2018 noted that the sale price of dwellings in West Wittering was 35% higher than for Chichester as a whole and that only 5.6% of its housing stock is social rented or shared ownership compared to 15.8% in the district of Chichester. In 2018 there were 21 households on the Chichester district housing register with a local connection to West Wittering, of which 9 households were considered as having a high priority housing need.
- 4.9** The Parish Council will work with any willing landowner and/or provider, to secure the delivery of affordable homes to meet local needs on appropriate sites that comply with the rural exception site policy of the Chichester Local Plan.
- 4.10** Development will continue to come forward on infill sites under Policy 2 of the adopted Chichester Local Plan which allows for sustainable development within the defined settlement boundaries. Policy 33 for new residential development and replacement dwellings also sets criteria including design, density and the appropriate

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

Policy WW4 Replacement Dwellings

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

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

- 4.11** Nearly 22% of homes in West Wittering are second homes. This compares to only 3.45% in Chichester City and 10.5% in neighbouring East Wittering and Bracklesham. The high proportion of second homes means that the parish appears significantly emptier out of season and local businesses and community life suffer as a result. The popularity of second homes in the area is also likely to be a driver for higher house prices. The Housing Needs Assessment for West Wittering notes that sale prices of dwellings in the settlement were 35% higher than for Chichester as a whole. The survey referred to in paragraph 4.5 above included questions about the impact of second homes on the existing community. Further information about this issue and the justification for limiting occupation of new homes to principal residences is included in the Background Evidence Paper. For clarity the policy applies to all new residential development in the parish other than proposals for replacement homes. Specific guidance for replacement homes is addressed in Policy WW4 of this Plan.

Policy WW5 Principal Residence Requirement

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

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

Visitor Accommodation and Facilities

4.12 West Wittering is a popular destination for holiday makers and day trippers to the beach. Many of the dwellings are second homes and there are several holiday parks. The population of the village can therefore vary hugely depending on the season with the population of the village doubling at the height of the summer season but the area seeming empty and deserted out of season.

4.13 The visitors contribute significantly to the local economy. The car park at West Wittering beach has been running as a successful commercial venture since the early 1920s. East Head, the Harbour and adjoining beach, together with the facilities provided in the large car park, attract walkers, bird watchers and wind surfers, as well as the thousands of families who converge to spend a day on the beach. These visitors help generate welcome revenue for the local shops, hostelrys and eating places, although it is likely that most increase in trade comes from those staying for several days. The Parish has an array of small, individually run, shops, 3 pubs, traditional B and Bs, and a beach café. The visitor related employment and income to local businesses is very seasonal and it is considered that the local economy and employment prospects for local people would be improved if visitor accommodation and facilities were provided that encouraged longer term and year-round visitors.

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

Policy WW6 Visitor Accommodation and Facilities

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

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

Economic Development

4.15 West Wittering has a largely agricultural past, and farming continues to flourish, especially in the outlying areas. Much of the farmed land is arable, with crops such as wheat, maize, peas and rape. With the large number of horses, especially in the Elms Lane and Cakeham areas, hay is also a valuable crop. There are also areas for cattle and sheep to graze. Increasingly farmland's traditional agricultural use has been changed to equestrian or other uses and increased mechanisation has reduced employment prospects in agriculture.

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

Policy WW7 Economic Development

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

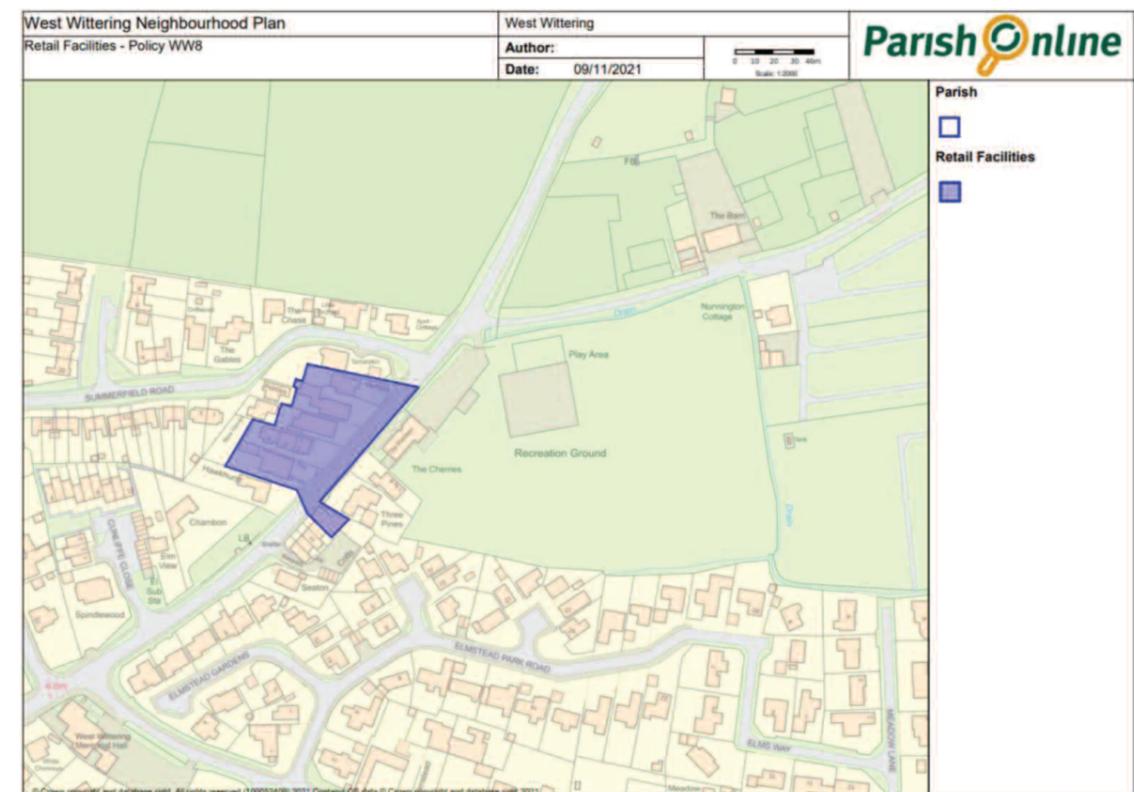
4.17 The retention and enhancement of existing retail facilities is important to the sustainability of the village. Improvements to the public realm and outdoor customer facilities in the vicinity of the shopping parade would also support community cohesion, visitor facilities and resilience of businesses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

Policy WW8 Retail Facilities

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

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

Map 6 – Retail Facilities – Policy WW8



Public Rights of Way and Quiet Lanes

- 4.18** There are over 17 miles of public footpaths and one public bridleway in the parish. The majority of footpaths are inland and tend to follow the field boundaries or drainage ditches, although the most popular path is the 5-mile long harbour and coastal footpath (No 1). This defines a large part of the parish boundary, as it follows the shoreline and turns into Chichester Harbour.
- 4.19** The Salterns Way (constructed in 2005) is an 18km cycle and wheelchair route from the centre of Chichester to the sand dunes of East Head. Funded by the Heritage Lottery Fund and managed by Chichester Harbour Conservancy, it follows quiet roads and cycle paths through the countryside. It comes into West Wittering via Sheepwash Lane, out onto Rookwood Road, through Pound Road and into the beach car park which leads to East Head.
- 4.20** The existing public rights of way are well used and valued by the community and visitors and some have been enhanced in recent years. Their continued protection and enhancement is considered essential to the health and wellbeing of residents and visitors to the parish. There are opportunities to create additional cycleways that would help to reduce the need for motor vehicles on the roads and help to address

congestion in the summer months. Community Aspiration 14 encourages initiatives to improve existing cycle, bridleway and footpath routes and the creation of additional routes and new development will be expected to facilitate and contribute to the establishment of such routes.

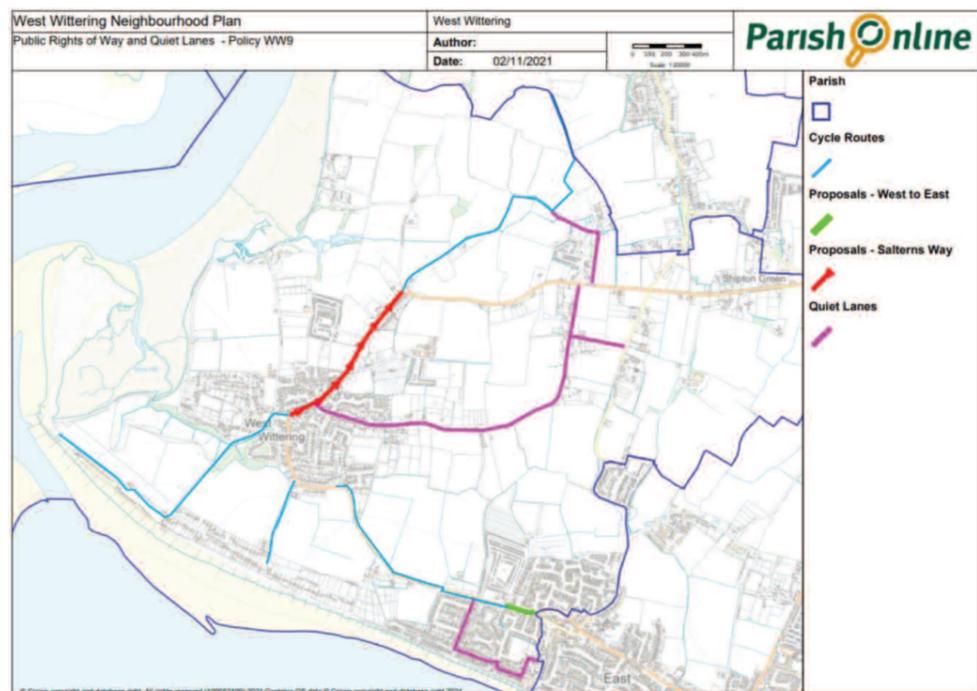
4.21 The quiet lanes within the parish are also extensively used by walkers, horse riders and cyclists for quiet enjoyment of the countryside and access to the public rights of way. Such informal recreational use would be impacted by any significant increase in the amount or size of traffic on these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

Policy WW9 Public Rights of Way and Quiet Lanes

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

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

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



Coastal Enhancements

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

Policy WW10 Coastal Enhancements

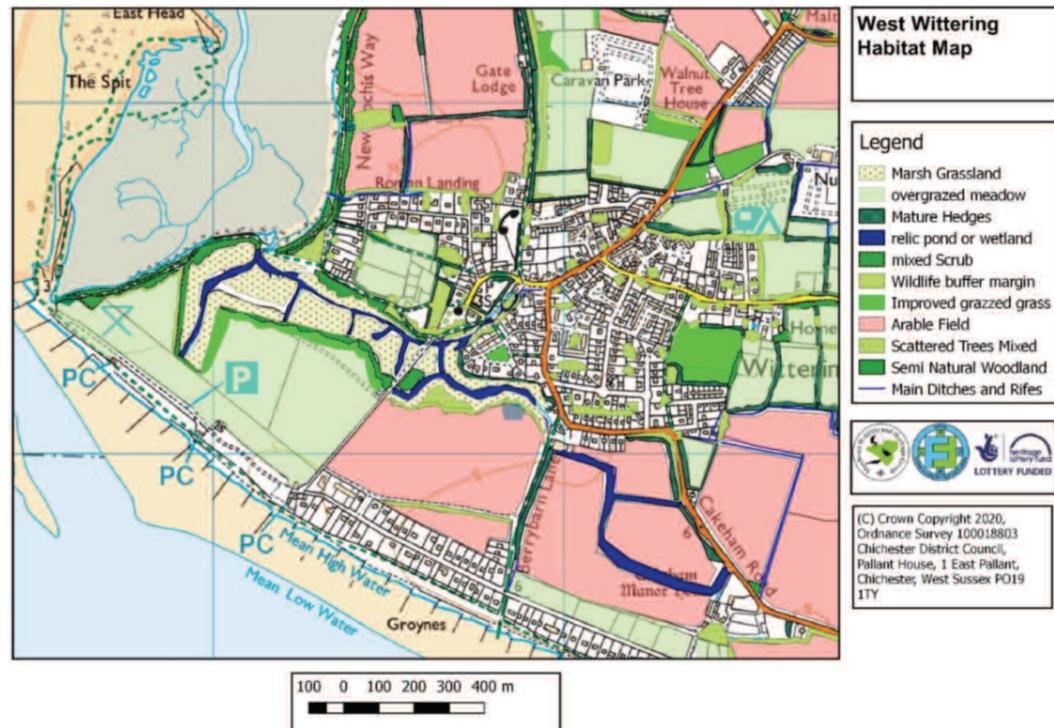
Proposals for the enhancement of the coastline will be supported provided that they take account of Integrated Coastal Zone Management strategies for the Manhood Peninsula and the Chichester Harbour Conservancy Management Plan. These could include upgrading of existing footpaths, cycle paths and visitor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

Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change

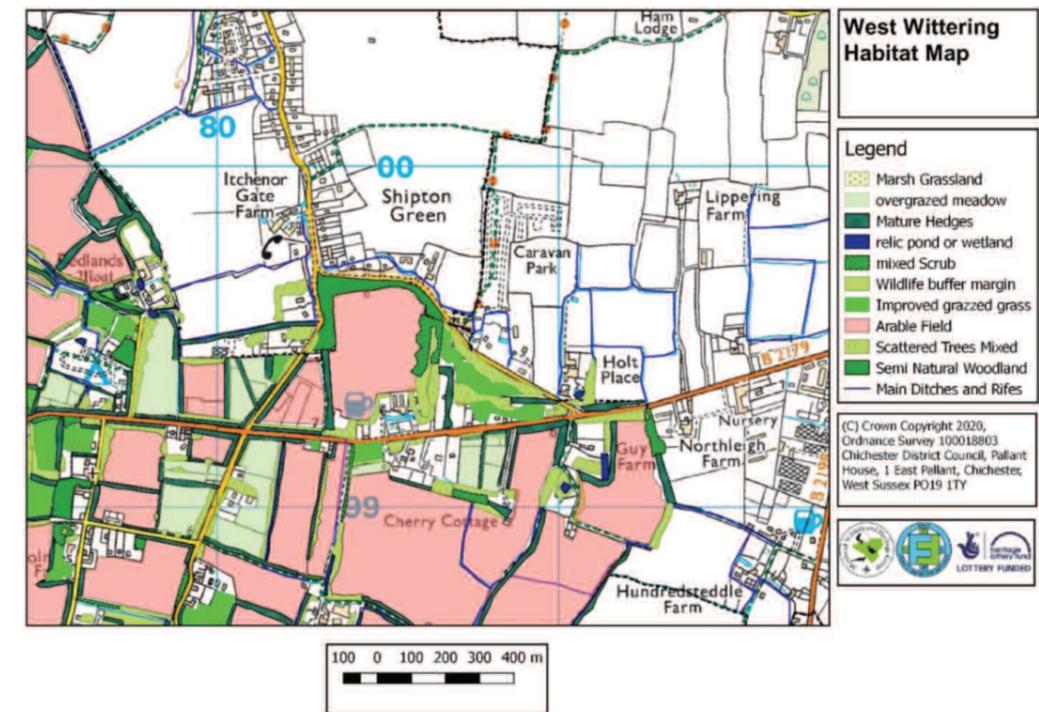
4.23 The biodiversity and geodiversity assets of the parish are very significant, with European, national and local designations within and adjacent to the parish. There are also a number of undesignated assets, including land owned by the National Trust, land under Environmental Stewardship Agreements,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

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

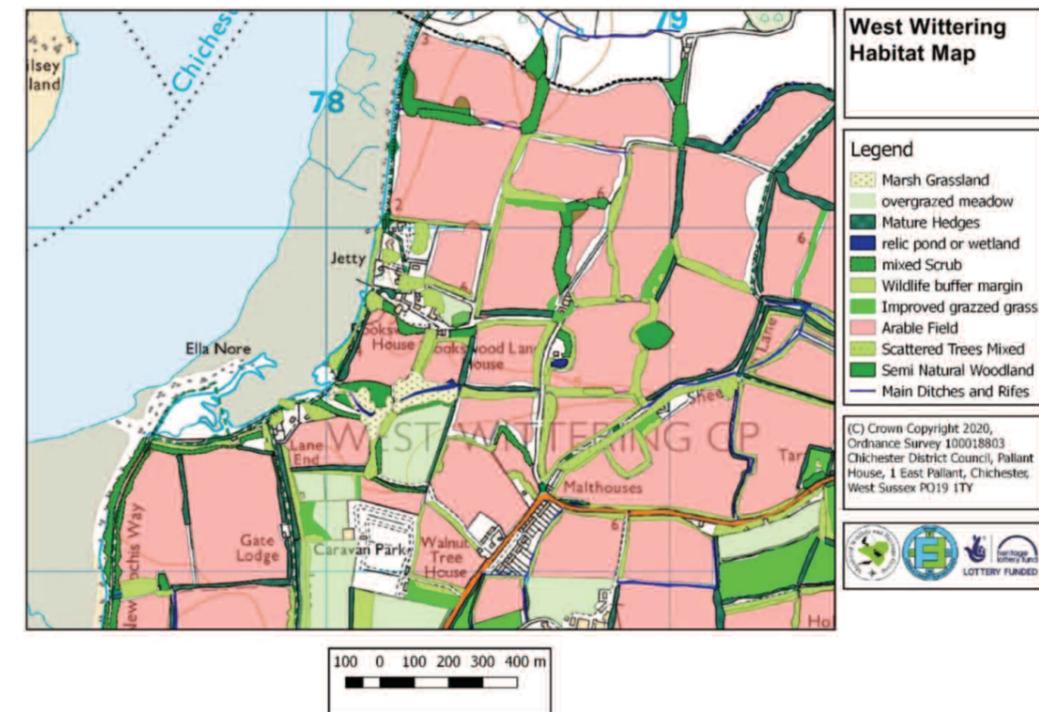
Map 8a – West Wittering Habitats



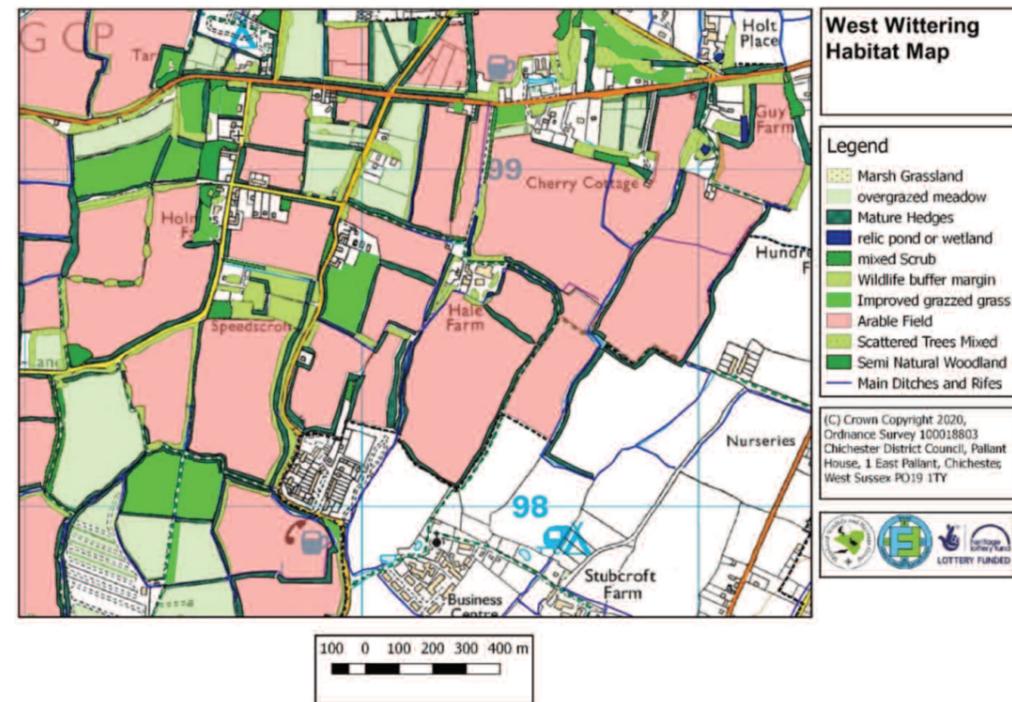
Map 8b – West Wittering Habitats



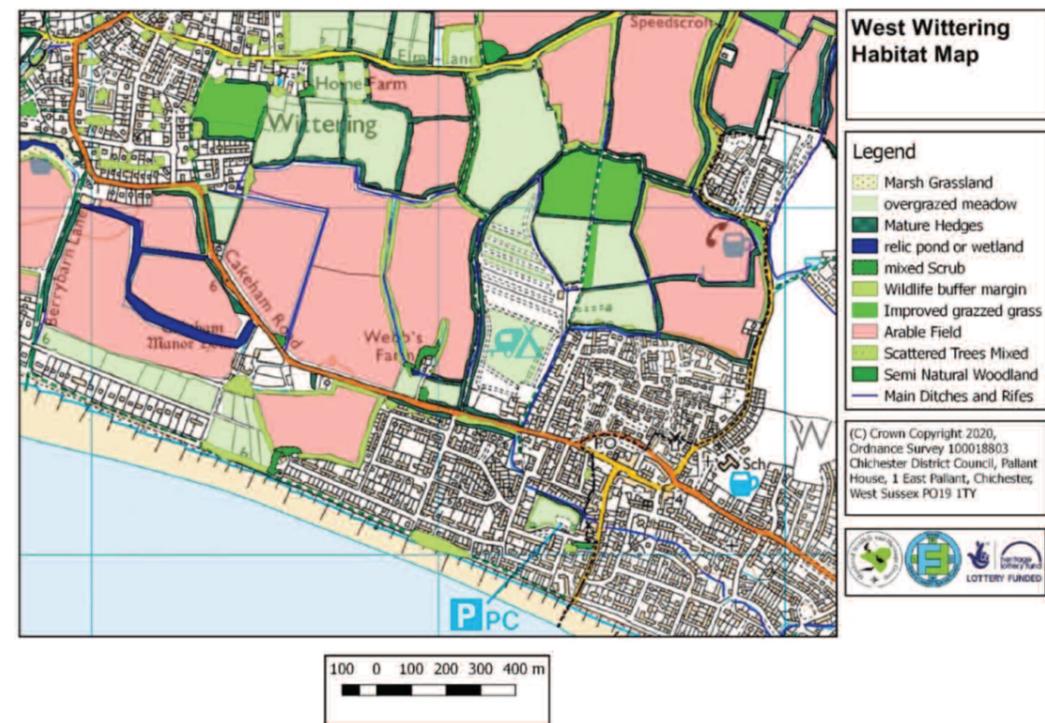
Map 8c – West Wittering Habitats



Map 8d – West Wittering Habitats



Map 8e – West Wittering Habitats



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

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

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

Community Facilities

4.25 The community spirit in the parish is very important to its residents, and West Wittering is able to hold many functions in various community buildings. A magnet for many village functions, clubs and activities is the Memorial Hall. It was modernised and extended in 2002 and is a focal point in the village for social activities such as choral singing, drama, art classes, short mat bowls, horticultural and craft exhibitions. It is managed by volunteers in the community.

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

4.27 The Cricket Club has a newly built Pavilion and this along with the cricket facilities are very popular with adults and children alike. The Sailing Club at Snowhill Creek is popular with local families and provides access to Chichester Harbour. The Rookwood Recreational Area is used for a number of activities including junior and adult football pitches, a floodlit training area, tennis, an adult urban gym, a children's play area for 8-14 year olds and also a separate play area for 8-14 year olds. The Sports Pavilion at Rookwood Road along with the Memorial Hall and the Cricket Pavilion are all available for community use. Other sporting opportunities in the village include croquet, boules, horse riding, windsurfing, kite surfing and walking the many footpaths.

4.28 There is a large Health Centre serving the Witterings and surrounding villages. The Churches of St Peter and St Paul and the Catholic Church of St Peter are both well supported and both have community facilities. The Parochial Church School currently has 106 pupils (capacity 108) from reception to 11 years old.

4.29 The new Beach Café is also providing education facilities for locals and visitors to appreciate the richness of the coastal landscape and flora and fauna.

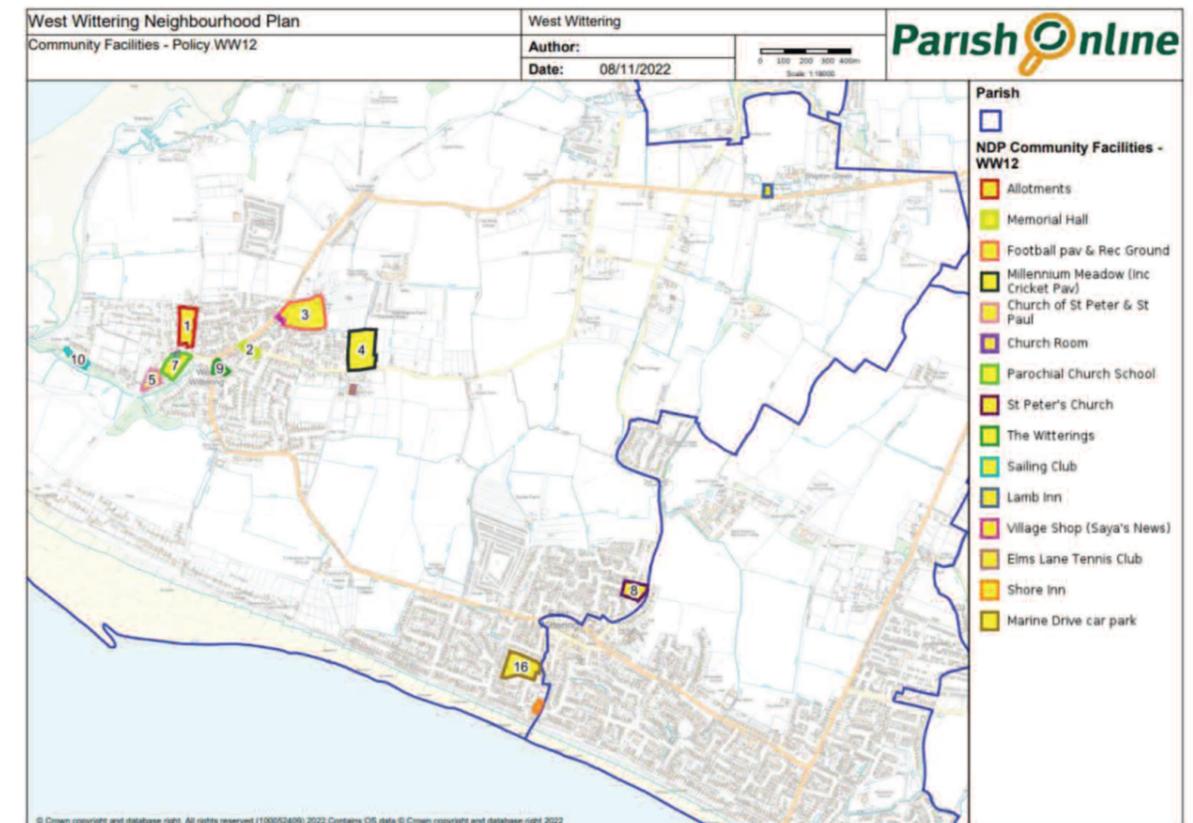
Policy WW12 Community Facilities and Open Spaces

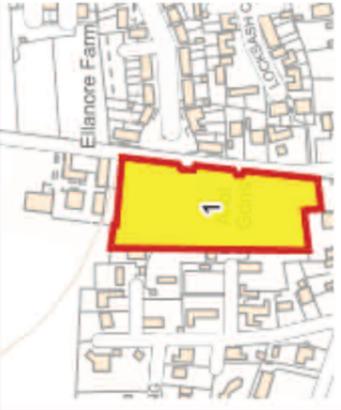
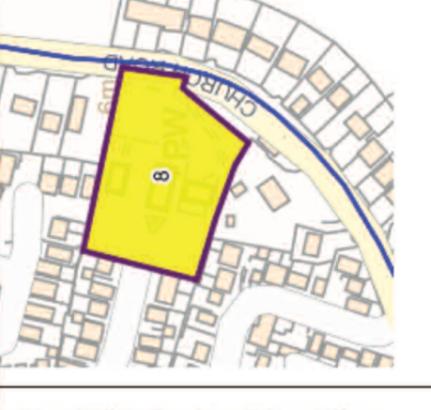
1. **Parish owned Allotments** – Community and leisure use
2. **Memorial Hall**
3. **Sports Pavilion, Tennis Club and recreation ground Rookwood Rd** – Sports use
4. **Millennium Meadow including Cricket Pavilion** – Sports and social use
5. **Church of St Peter and St Paul** – Community use
6. **Church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

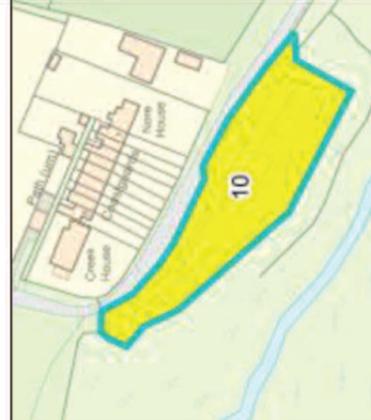
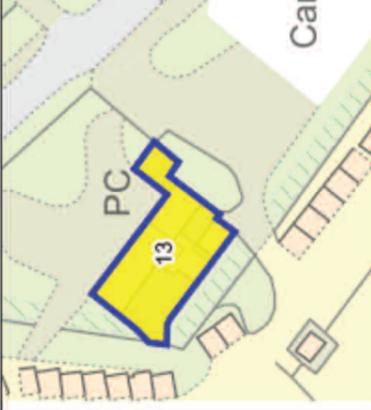
Proposals for the improvement or extension of the community facilities listed above and for the provision of new community facilities and open spaces that provide for everyday needs within West Wittering will be supported. Proposals that would result in the loss of existing community facilities and open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

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

Map 9 – West Wittering Community Facilities



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

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

Lighting

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

Policy WW13 Lighting

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

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

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

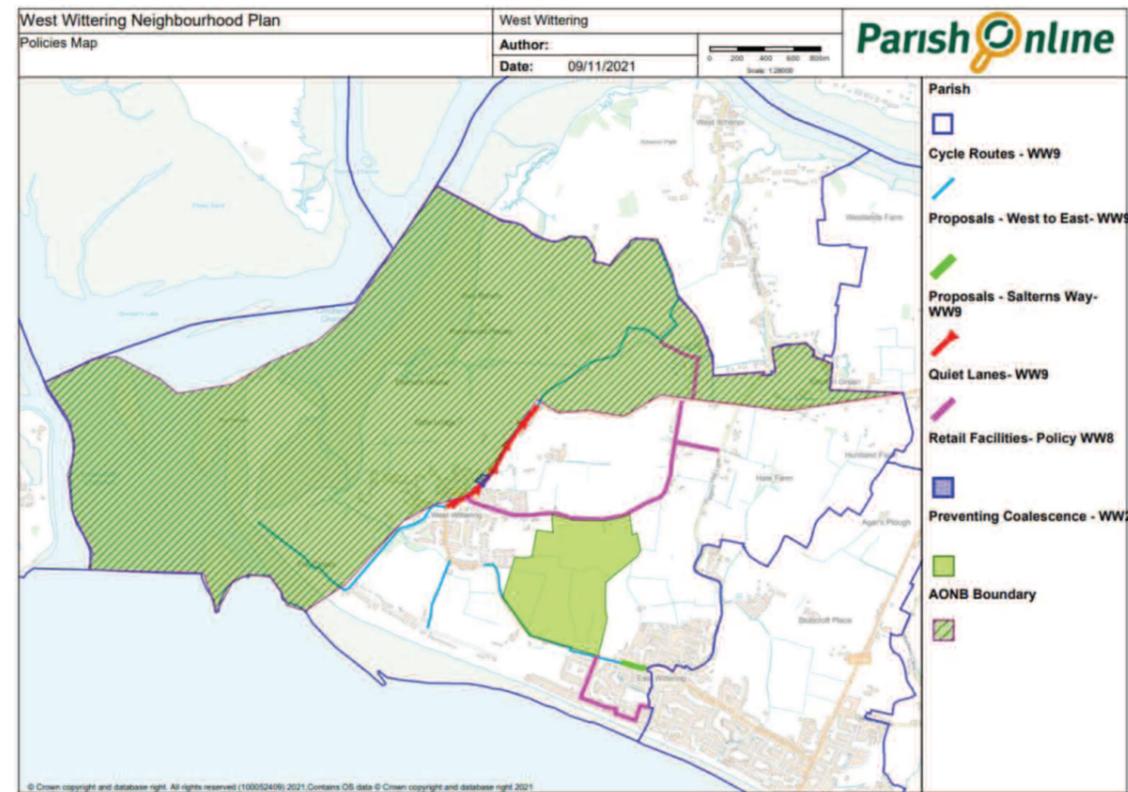
Utility Infrastructure

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

Policy WW14 Infrastructure

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

Map 10 - West Wittering NDP Policies Map



5.0 Non-Statutory Community Aspirations

Community Aspiration 1 – Engagement and Inclusion

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

Community Aspiration 2 – Highways and Transport

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

Community Aspiration 3 – Community Led Housing

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

Community Aspiration 4 – Lighting and Community Safety

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

Community Aspiration 5 – Community Assets

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

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

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

Community Aspiration 7 – Watercourse Management

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

Community Aspiration 8 – Chichester Harbour

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

Community Aspiration 9 – Quiet Lanes

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

Community Aspiration 10 – Broadband

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

Community Aspiration 11 – Short Term Lets

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

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

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

Community Aspiration 13 – Infrastructure List

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

Community Aspiration 14 – New and Enhanced Public Rights of Way

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

Community Aspiration 15 – New and Enhanced Biodiversity and Recreational Assets

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

Conclusion

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

6.0 Delivery Plan

Introduction

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

Development Management

6.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.

6.3 Whilst Chichester District Council will be responsible for determining planning applications for development within West Wittering, in line with their Local Plan and the West Wittering Neighbourhood Plan, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.

Infrastructure Projects

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

Monitoring and Review of the Neighbourhood Plan

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

APPENDIX 1 – WEST WITTERING HERITAGE ASSESTS

Listed Building in the Parish of West Wittering

Heritage

The Historic England classification of Listed Buildings⁸ shows that the Parish of West Wittering contains the following:

Grade I listed buildings and structures (1):

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

1.	CAKEHAM MANOR	CAKEHAM ROAD West Wittering Chichester West Sussex	Built as summer palace for Bishops of Chichester C13-C16. Rebuilt C16. Tall, hexagonal, red brick Grade 2*tower (c1519). Trefoil-headed windows with dripstones. Main house 2 parallel ranges; west C18 (red brick); east (entrance) early C19; 2 storeys; stuccoed; slate roof; glazing bars; round-headed doorway.
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Grade II listed buildings and structures including (27):

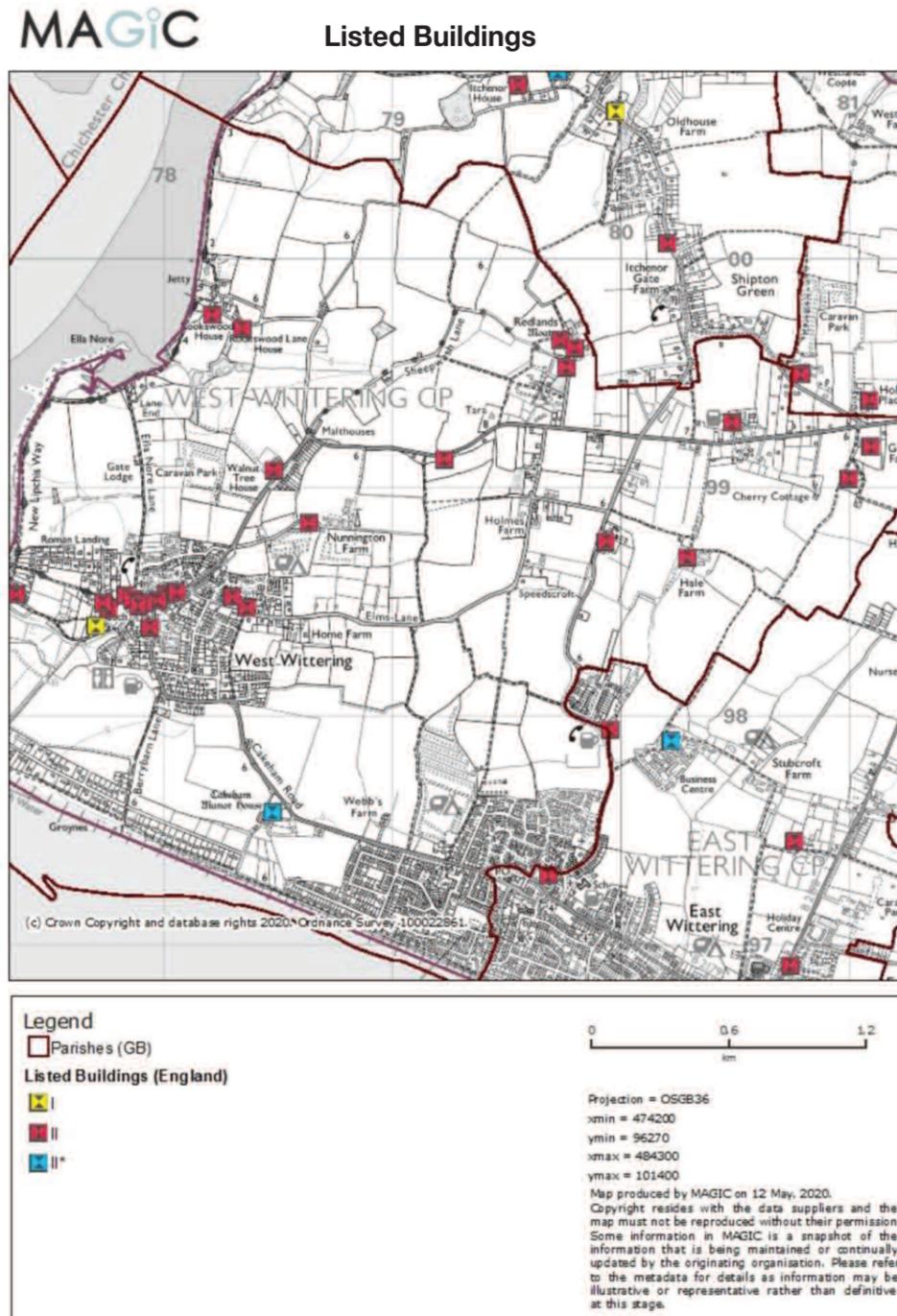
1.	BUILDING DIRECTLY NORTH NORTH WEST OF HUNTLAND FARMHOUSE	BIRDHAM ROAD West Wittering Chichester West Sussex	C17; L-shaped; part timber-framed: refaced with flints; painted with red brick dressings/quoins; Farm hipped thatched roof; casement windows.
2.	COASTGUARD COTTAGES and NORE HOUSE	1-9 SNOW HILL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

⁸ historicengland.org.uk/listing/the-list/results?searchtype=nhleadvanced

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

17.	REDLANDS FARM COTTAGE	REDLANDS LANE West Wittering Chichester West Sussex	C18 or earlier. 2 storeys; 4 windows; red brick and grey headers; hipped thatch roof; casement windows.
18.	REDLANDS FARMHOUSE	REDLANDS LANE West Wittering Chichester West Sussex	2 storey C16 timber framed building. Red brick infill; diagonal braces on 1st floor; thatched roof; casement windows (with wooden mullions); 3 windows.
19.	ROOKWOOD HOUSE	ROOKWOOD LANE West Wittering Chichester West Sussex	C18. 2 storeys; attic; 3 windows; 2 dormers; red brick; tiled roof; glazing bars intact; doorway up five steps with pilasters and pediment.
20.	SEACOT	ROOKWOOD ROAD West Wittering Chichester West Sussex	Tiny C18 cottage. 1 storey; attic in gable end; 2 windows; stuccoed; thatched roof; casement windows.
21.	SOUTH COTTAGE	ROOKWOOD LANE West Wittering Chichester West Sussex	C19. 2 storeys; 5 windows; flint faced with dressings, quoins, flush string course and vertical strips of red brick; hipped tiled roof; casement windows.
22.	STONES COTTAGE	POUND ROAD West Wittering Chichester West Sussex	C19. 2 storeys; 2 windows; red brick; tiled roof; missing glazing bars; trellised wooden porch + pediment.
23.	THE DOG AND DUCK	POUND ROAD West Wittering Chichester West Sussex	C18. Former public house; 2 storeys; 3 windows; stone rubble with dressings, quoins, flush stringcourse of red brick; casement windows.
24.	THE STUDIO	Rookwood Road West Wittering Chichester West Sussex	Early C20. One storey and attic; one window; 2 dormers; red brick; steeply pitched hipped tiled roof with studio light on north east side. Sir Henry Royce (1863-1933) used this studio from 1917.
25.	WALNUT TREE HOUSE	ROOKWOOD ROAD West Wittering Chichester West Sussex	C18. 2 storeys; 3 windows; stuccoed; tiled roof; glazing bars; doorway in moulded architraves surround.
26.	WHITE COTTAGE	BIRDHAM ROAD West Wittering Chichester West Sussex	C18. One storey and attic. Two windows. Stuccoed and painted brick. Thatched roof. Casement windows.
27.	WOODBINE COTTAGE	CAKEHAM ROAD West Wittering Chichester West Sussex	One of two cottages; C18; 2 storeys; 4 windows; stuccoed; tiled roof; casement windows; central ground floor projection; probably once a porch.

Map 11 – Listed Buildings

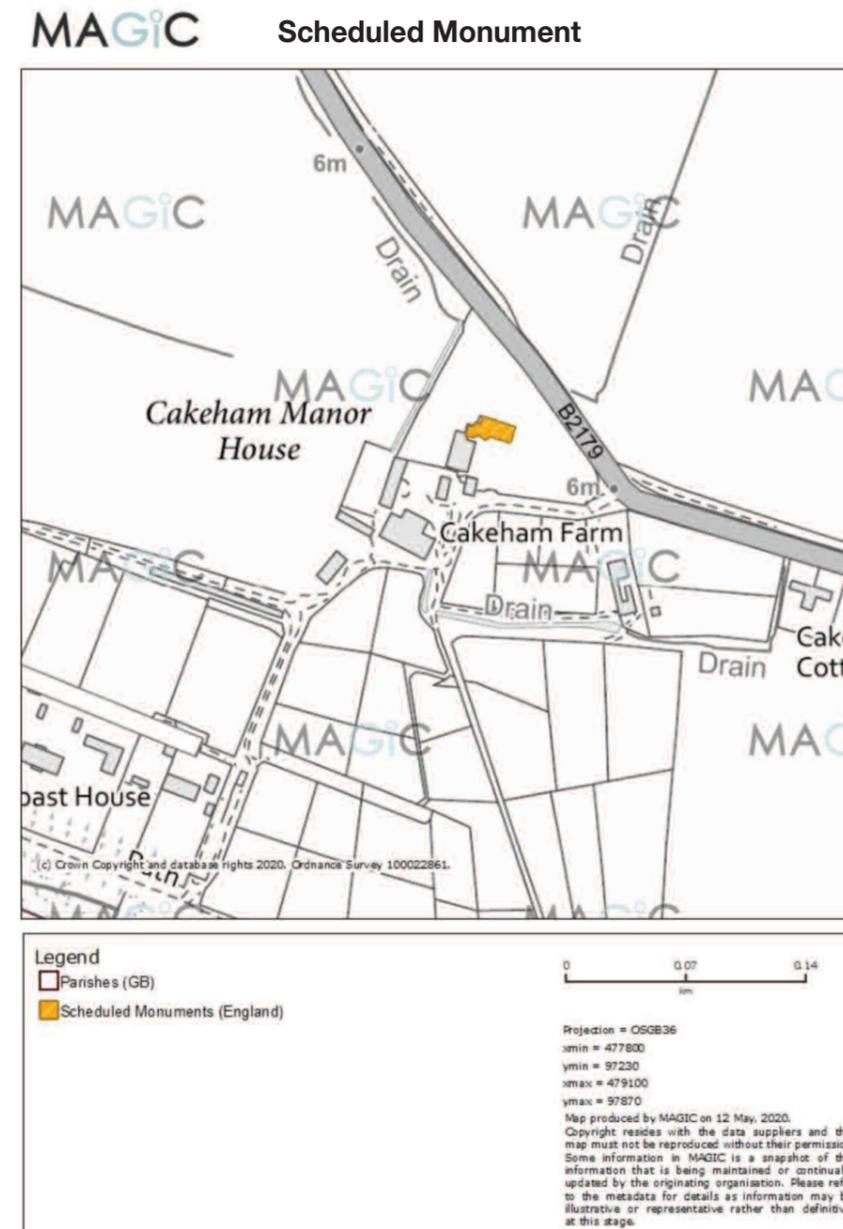


Scheduled Monuments (1):

Located to the east of Cakeham manor House, north of Cakeham farm and west of the B2179.

1.	Cakeham Manor (uninhabited parts)	West Wittering Chichester West Sussex
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Map 12 – Scheduled Monument

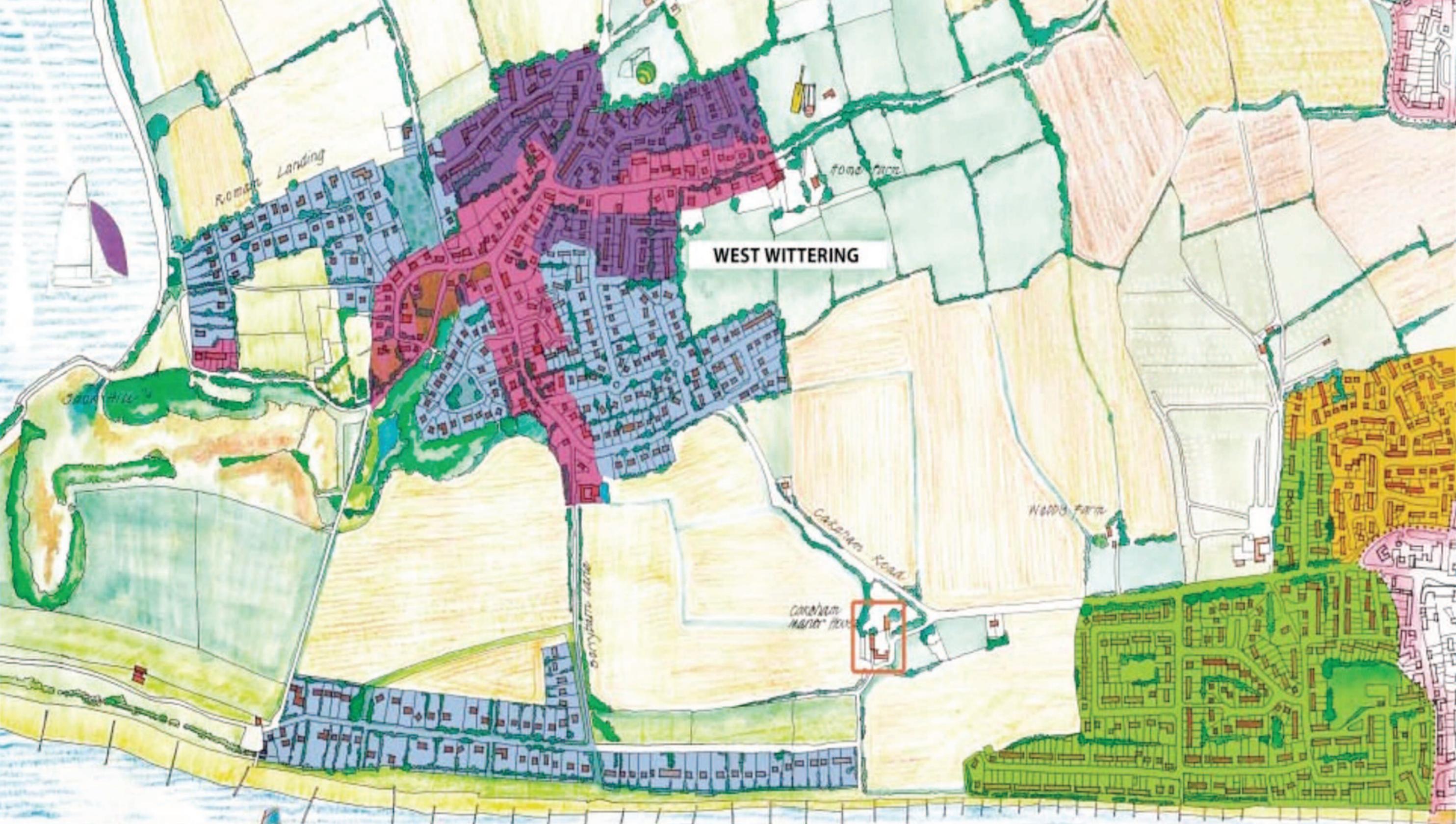


Parks and Gardens: Grade I: None Grade II*: None Grade II: None

APPENDIX 1 – WEST WITTERING VILLAGE DESIGN STATEMENT (VDS)

WEST WITTERING VILLAGE DESIGN STATEMENT 2006 REVISED 2022





WEST WITTERING

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

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

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

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



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

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

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

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

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



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

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

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

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

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

4.1 Background

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

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

4.2 Geography (See maps on front and back covers)

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

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

4.3 Designations

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



Green Gap with views to the South Downs

4.3.1 Area of Outstanding Natural Beauty (AONB)

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

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

4.3.2 Ramsar, SPA, SAC and SSSI

Chichester Harbour is also designated as:

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

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

4.3.3 Conservation Area (see Area 1 front cover map)

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



4. Village Context



4.3 History and Archaeology

4.3.1 Archaeology

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

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

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

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



4.3.2 Modern History

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

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

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

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

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

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



Elmstead House



Snowhill Green

PLANNING GUIDELINES

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



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

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

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



Woodger Cricket Pavilion - Millennium Meadow

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

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

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

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

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

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



Memorial Hall



4. Trees and hedgerows on approaches to the village should be preserved, and augmented with further indigenous planting.

5. The mature trees and mixed hedgerows that form the settlement boundary to the north of Summerfield Road should be protected. They form an essential part of the rural view presented by the village on the approach from Chichester.

6. Where Settlement areas are bordered by an environmental designation (see 4.2 & 4.3) or “green lungs” developments should not encroach.

7. The boundaries of Green Gap the Ellanore Lane corridor and the sea marsh to the southwest of the village should be protected. The areas that they enclose are essential elements of the rural character of the village. There should be no development in these areas.

8. The mature trees in the parish provide essential shape and character to village views and should be preserved and augmented, with further tree planting encouraged.

9. Stables, agricultural buildings, caravan parks should be sited discreetly and screened by trees/hedgerows.



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

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

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

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

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

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

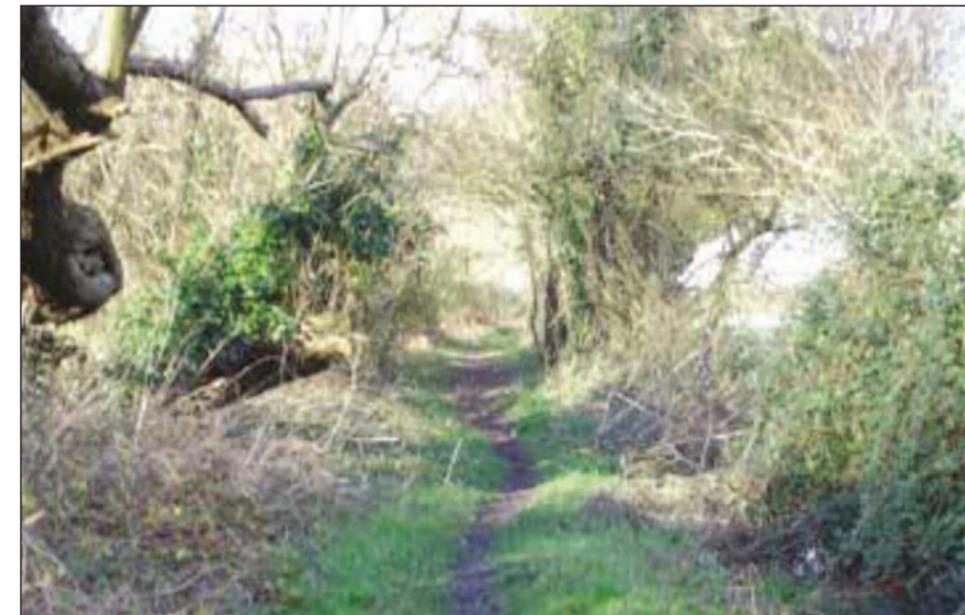


6.1 Footpaths and Cycle Path

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

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

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



6.2 Chichester Harbour AONB

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

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

10. The stability and protection of the East Head hinge is essential to maintain the fragile equilibrium in Snowhill and nearby properties.

11. There is a demand for a pedestrian/cycle path, linking the west and east centres of the village, adjacent to Cakeham Road. This has been delivered with support from the F.G. Woodger Trust. Footpaths should be maintained and extended for both residents and tourists.

6. The Character of the Landscape

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

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

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

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



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



6.3 West Wittering Beach and the southern coast

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

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

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

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

6.4 Settlement edges

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

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

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



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

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

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

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

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

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

Each character area describes the following:

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

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

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

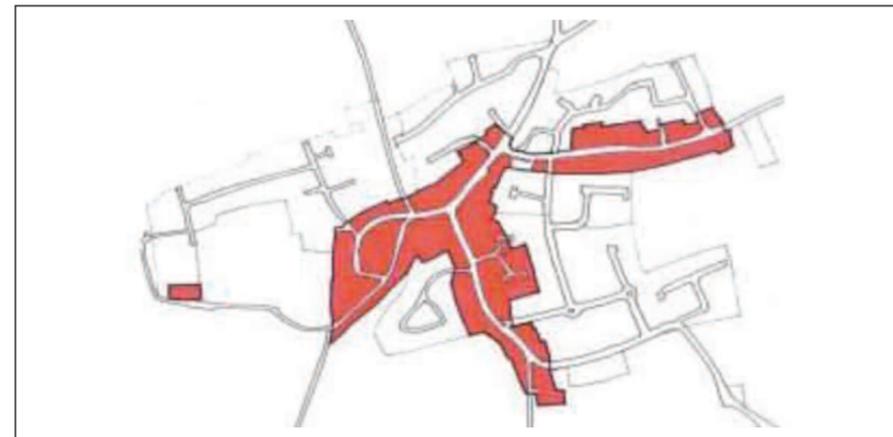


Rose Cottage



Coastguard Cottages

7.1 Area 1 – CENTRAL CONSERVATION



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

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

7.1.1 Conservation Area Building Style and Age

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

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

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

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

CENTRAL CONSERVATION

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

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

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

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

24. UPVC window and door frames are not appropriate.

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

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

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

27. Pound Road

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

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

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

28. Rookwood Road

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

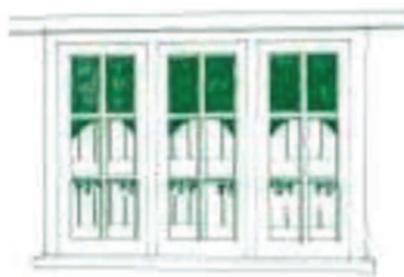
- Any development on the north-west side should not detract from the listed buildings and be set back from the road behind flint or “mixin” stone walls.

7.1.2 Conservation Area – Building Materials

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

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

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



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

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

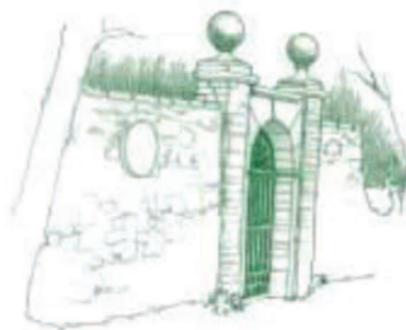
Doors are generally timber and painted with modest door cases.

7.1.3 Conservation Area – Boundary Treatments

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

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

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



7.1.4 Conservation Area – Landscaping and Open Space

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

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

7.1.5 Conservation Area – Views and Amenity Aspects

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

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

7.1.6 Conservation Area – Road Design

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



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

29. Elms Lane

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

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

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

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

30. Cakeham Road

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

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

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

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

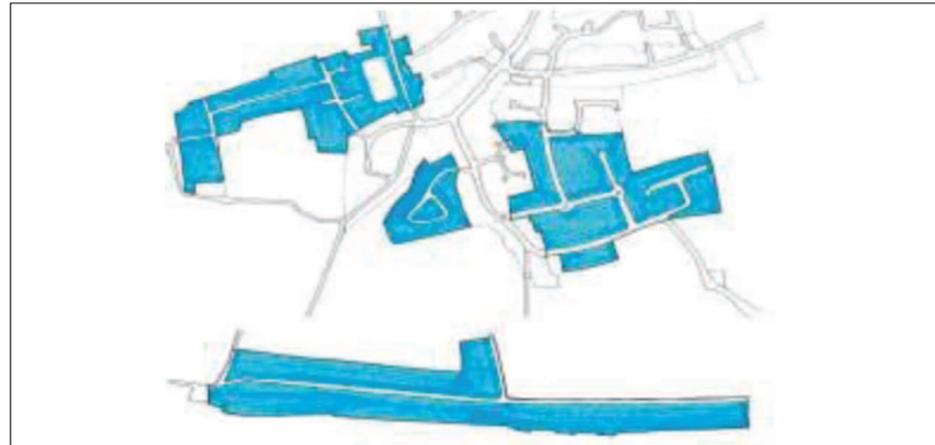
SOUTH WEST

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

34. East & West Strand

- Any new development should maintain the spaces between buildings, the large plot size and reflect the height of the adjacent properties to retain the character of openness and space.

7.2 Area 2 – SOUTH WEST



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

7.2.1 South West – Building Style and Age

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

7.2.2 South West – Building Materials

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



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

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



7.2.3 South West – Boundary Treatments

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

7.2.4 South West – Landscaping and Open Space

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

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

7.2.5 South West – Views & Amenity Aspects

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

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

35. The Wad

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

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

36. Roman Landing

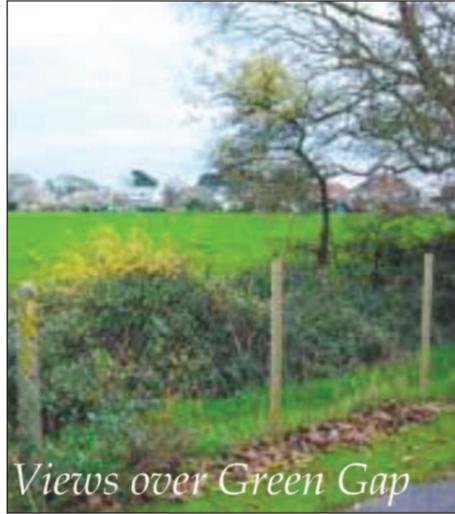
- Any development should retain the style of traditional Sussex farmhouses, the spaces between buildings, and the large plots.



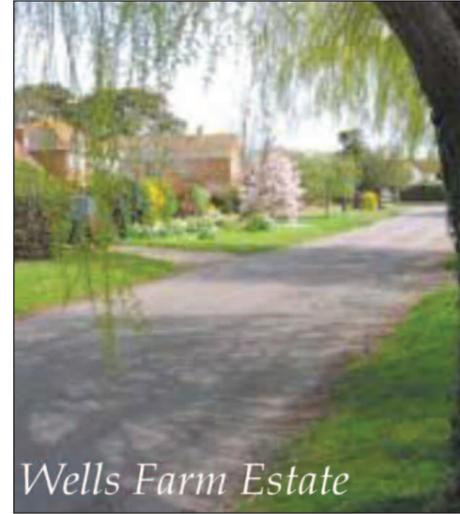
7. Settlement Pattern, Parish Character Areas, their Buildings and Spaces

36. Roman Landing (cont'd)

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



Views over Green Gap



Wells Farm Estate

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

7.2.6 South West – Road Design

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

7.3 Area 3 – SOUTH EAST MARINE



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

7.3.1 South East Marine – Building Style and Age

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



SOUTH EAST MARINE

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

40. Jolliffe Road

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



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

41. Culimore Road & Close

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

- Appropriate front boundaries are low walls or fencing.

42. Marine Drive, Marine Drive West, Marine Close

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

43. The Crescent

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

44. Russell Road

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



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

7.3.2 South East Marine – Building Materials

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

7.3.3 South East Marine – Boundary Treatments

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

7.3.4 South East Marine – Landscaping and Open Space

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

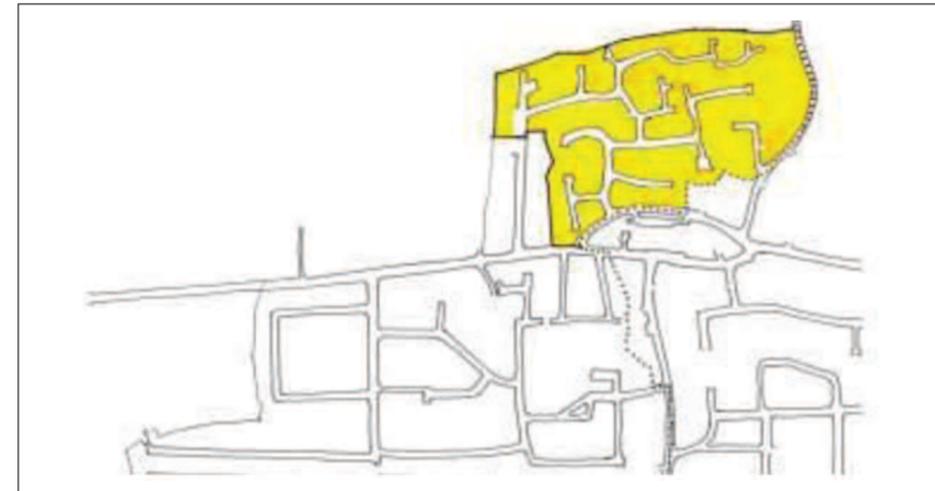
7.3.5 South East Marine – Views and Amenity Aspects

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

7.3.6 South East Marine – Road Design

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

7.4 Area 4 – SOUTH EAST INLAND



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

7.4.1 South East Inland – Building Style and Age

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



SOUTH EAST INLAND

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

46. Wittering Sea Estate and Mill Gardens

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



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

7.4.2 South East Inland – Building Materials

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

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

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

7.4.3 South East Inland – Boundary Treatments

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

7.4.4 South East Inland – Landscaping and Open Space

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

7.4.5 South East Inland – Views and Amenity Aspects

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

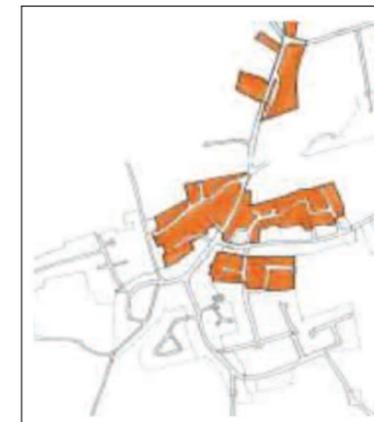
7.4.6 South East Inland – Road Design

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



7.5 Area 5 – NORTHERN

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



7.5.1 Northern – Building Style and Age

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

7.5.2 Northern – Building Materials

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

Malthouse Cottages are noted for their generally unpainted pebbledash elevations.

Windows frames are predominantly white UPVC with Georgian style panes.

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

7.5.3 Northern – Boundary Treatments

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



NORTHERN

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

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

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

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

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

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

50. Locksash Close

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

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

51. Cunliffe Close

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

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

52. Summerfield Road

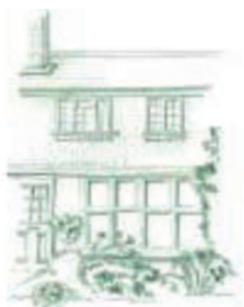
- Any new developments should maintain the spaces between the buildings, large rear plots with views to the wider countryside and open plan front gardens.

- Appropriate materials are red brick with tiled roofs.

53. The Malthouses

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

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



7.5.4 Northern – Landscaping and Open Space

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

7.5.5 Northern – Views and Amenity Aspects

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

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

7.5.6 Northern – Road Design

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



Views towards caravan park



Locksash Close

7.6 Area 6 – OUTLYING

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

7.6.1 Outlying – Building Style and Age

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

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

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

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

7.6.2 Outlying – Building Materials

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

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

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

7.6 Area 6 – OUTLYING

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

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

56. Chapel Lane

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

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

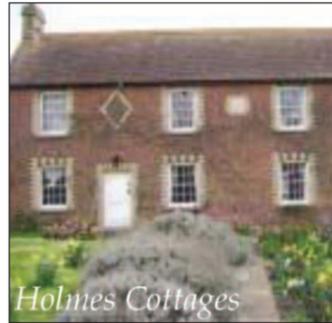




Guy's Farm

7.6.3 Outlying – Boundary Treatments

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



Holmes Cottages

7.6.4 Outlying – Landscaping and Open Space

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

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

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



Redlands

7.6.5 Outlying – Views and Amenity Aspects

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

7.6.6 Outlying – Road Design

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



Crab pool at Snowhill Creek

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

WEST WITTERING VILLAGE DESIGN STATEMENT QUESTIONNAIRE RESULTS

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

Areas from which Returned Questionnaires came from

Ages of Householders who Returned their Questionnaires

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

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

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

(responses have been grouped under generic headings)

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

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

(responses have been grouped under generic headings)

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

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

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

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

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

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

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

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

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

Number of Community Buildings	Too many 3%	About right 94%	Not enough 3%
Variety of Sizes	Good 21%	About right 78%	Not enough 2%
Level of Facilities Provided	Good 46%	Satisfactory 48%	Inadequate 5%

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

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

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

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

9. What is your opinion about the following statements?

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

	Agree	Neutral	Disagree
Maintain density in line with local character (properties per hectare)	92%	5%	3%
Respect the scale of the surrounding buildings	85%	4%	1%
Be in keeping with the style of the neighboring buildings	85%	11%	3%
Use materials in keeping with the area	87%	11%	2%
Maintain a variety of heights and shapes	76%	20%	4%
Have existing infrastructure suitable for additional housing	55%	19%	23%
Be adventurous in design whilst maintaining feel and atmosphere	34%	36%	30%

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

Yes 50% No 50%

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

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

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

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

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

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

14. Do you have any other comments or ideas?

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

WEST WITTERING VILLAGE DESIGN STATEMENT

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

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

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

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

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

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

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



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



Chichester Harbour

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

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

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

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

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

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

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

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

Listed Buildings in the Parish of West Wittering

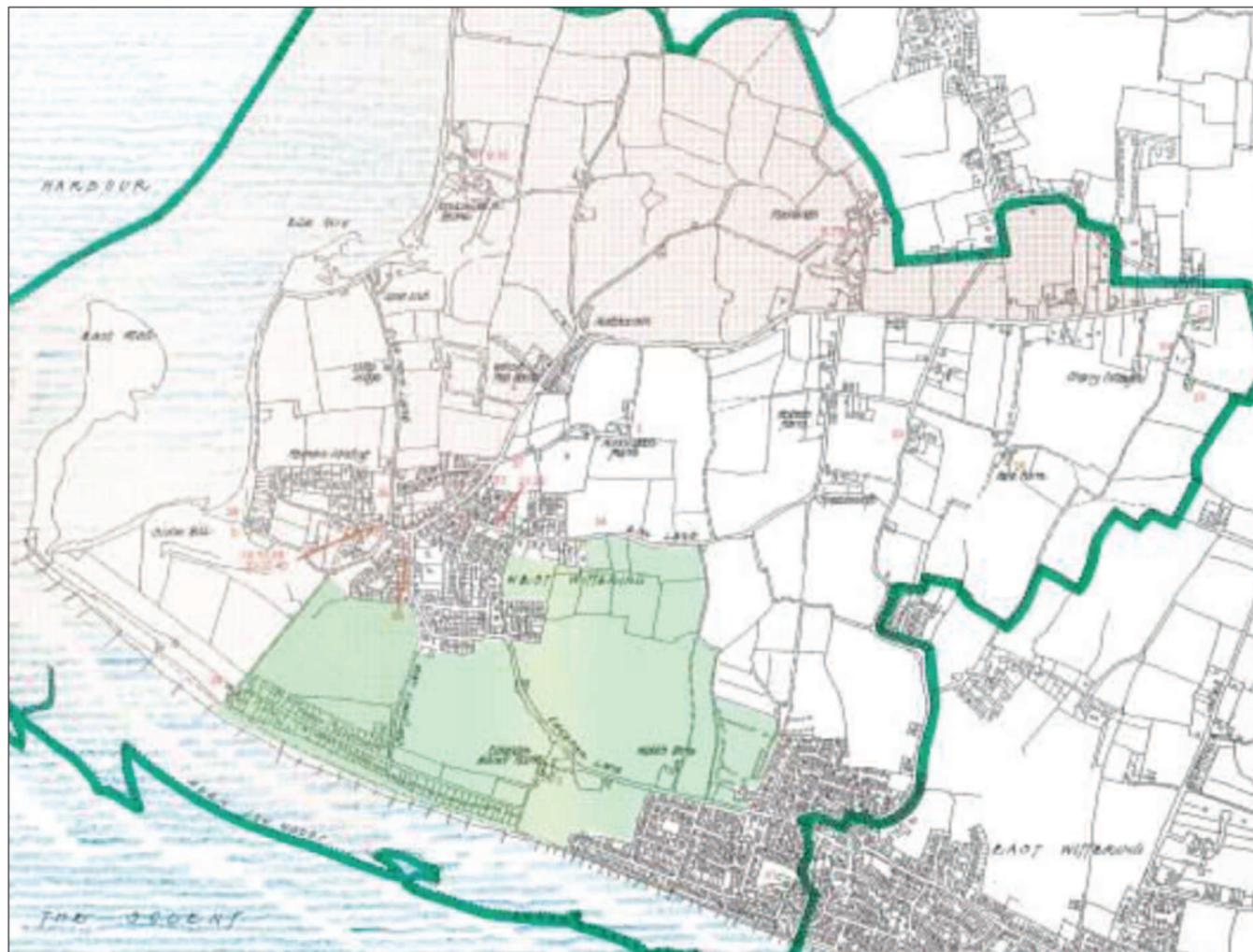
NAME	DESCRIPTION – ALL GRADE II EXCEPT PARISH CHURCH WHICH IS GRADE I
1 The Parish Church of St Peter & St Paul	Built c1150. Original Saxon Gable cross in Lady Chapel (1245-1253); chancel nave & tower with Bell cage C13; north porch C15; communion rail C16; General restoration 1875.
2 Cakeham Manor Grade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

Other Community Buildings and Village Amenities

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

Key to Designated Boundaries

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



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