

A historical map of the Donnington area, showing buildings, a river, and various landmarks. The map is overlaid with a semi-transparent purple and green wavy border at the top. The text 'DONNINGTON CONSERVATION AREA' is prominently displayed in the center of the map.

DONNINGTON CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

SEPTEMBER 2006

Appendices updated March 2012 to reflect legislative changes

DONNINGTON CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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

Cover: Map of Donnington 1875



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PART 1 DONNINGTON CONSERVATION AREA APPRAISAL

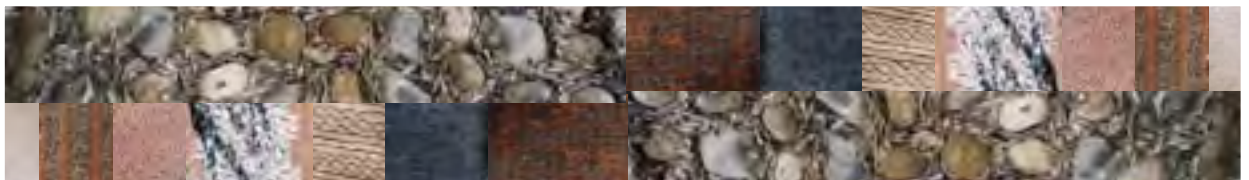
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PART I DONNINGTON CONSERVATION AREA APPRAISAL

I INTRODUCTION

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

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

The Character Appraisal concludes that the most significant features of the Donnington Conservation Area are:

- Small linear rural village crossing the Chichester Canal, surrounded by open fields;
- Conservation area encompasses scattered residential properties along Selsey Road and Pelleys Lane;
- Seven listed buildings, the earliest 16th century (Taylor's Cottages);
- The Old Vicarage (18th century) relates to the medieval parish church of St George's, located some 400 metres to the west of the conservation area;
- Detached houses and cottages set close to Selsey Road;
- Northern section of Selsey Road is more enclosed with many mature trees and hedging;
- Southern section is less enclosed with views outwards;
- Water is significant – Chichester Canal and many small ponds;
- Pelleys Lane is much quieter and retains the character of a country lane;
- Use of thatch, clay tiles and some slate for roofs;
- Use of red brick, Roman cement render, and knapped flint with pargetting for walls;
- Attractive views along the Chichester Canal, currently being restored.

The Management Proposals make the following recommendations:

- Improve access to the Chichester Canal and provide information for visitors;
- Ask English Heritage if Ashby Cottage can be added to the statutory list;
- All new development should follow the Best Practice Guidance included in the Management Proposals;
- Amend the conservation area boundary in two places:
 - Add the small triangle of grass and plants at the entrance to the lane to St George's Church;
 - Add the gardens to The Old Vicarage, The Old School House, and Ashby Cottage, as far as the canal bank.



Taylor's Cottage



St George's Church

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Donnington lies one kilometre to the south of Chichester on the Manhood Peninsula on the line of the B2201 which connects Stockbridge to Selsey. The Chichester Canal crosses the main road in the centre of the long, linear settlement. The mainly 20th century village of Hunston lies immediately to the east.

2.2 TOPOGRAPHY

The Manhood Peninsula is a very flat area, as shown by the very well spaced contours on modern maps, enclosed by sea or river estuary on three sides. Immediately around the Donnington Conservation Area are flattish fields, criss-crossed by deep drainage ditches. Small streams and ponds are common, such as the pond at the junction of Pelleys Lane and Selsey Road. The Chichester Canal cuts through the middle of the conservation area, from east to west, in a dip below the bridge which carries the road.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

All around Donnington are flat, open fields defined by deep drainage ditches. To the north lies the early settlement of Stockbridge, referred to in 699 AD as *Stocbrugge*, and now almost a suburb of Chichester. To the west lies the village of Appledram and beyond that the Chichester Channel estuary. To the south, around Sidlesham, are the extensive nurseries associated with the provision of smallholdings in the 1930s. To the east is the 1960s development of Hunston.

The conservation area straggles along the Selsey Road, strangely remote from its parish church, St George's, which is located to the west of Donnington. Its historic manor is also outside the conservation area, and can be found to the south of the church.



View out of the conservation area

A public footpath connects the conservation area to St George's, and another runs along the southern bank of the Chichester Canal.

2.4 GEOLOGY

Beneath the southern part of the Selsey Bill, the underlying geology is formed by the Bracklesham Beds, dating to the Eocene period and composed of richly fossiliferous sands which are exposed at low tide between Selsey Bill and East Head at the entrance to Chichester harbour. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria. The Bracklesham Beds produce sands and gravels suitable for rough grazing.

Around Donnington are deposits of London clay, composed of fossiliferous calcareous sandstone representing the remains of extensive sandbanks. Occasional deposits of brick earth lie over this clay, providing the raw material for brick making. Areas of a richer soil are suitable for agricultural purposes, and it is notable that in the centre of the Manhood Peninsula, around Almodington and Sidlesham, are large numbers of commercial nurseries.

Beneath Chichester are the Reading Beds, a layer of red and orange clays which were deposited as alluvial mudflats and beyond the city, the South Downs provide a source of flint and chalk for lime.

2.5 BIODIVERSITY

The Chichester Canal is a *Site of Nature Conservation Importance*, protected by Policy RE8 in the Local Plan. It provides a natural habitat for a variety of small mammals and birds, as well as a protected route for the movement of foxes and other animals.



Chichester Canal looking west

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORIC DEVELOPMENT

The Donnington Conservation Area consists of mainly 18th and 19th century buildings, loosely arranged along Selsey Road where it crosses the Chichester Canal. The 13th century church (St George's) and the 17th century manor house are located approximately 400 metres away to the west of the conservation area.

The Manhood Peninsula, in which Donnington is located, has a rich and varied history, including early settlement by first the Romans then the Saxons. Selsey was the site of an early Christian settlement established by Caedwalla, King of the South Saxons in the 7th century. He gave land to Wilfred of Northumbria, who built a monastery at Church Norton, which became the centre of the new diocese in the 8th century. At this time, land was granted to the monastery which equated in the medieval period to the Hundred of the Manhood, a name derived from "la Manwode", meaning "the common wood".

A church has existed on the present site of St George's since Saxon times and, in 966 AD, a church and the manor of Donnington was given to the Abbey of St Peter of Winchester, afterwards known as Hyde Abbey, as part of an endowment by King Edgar.

Following the Norman Conquest, the English church underwent a radical reorganisation and, in 1075, the see (the bishop's seat) was transferred from Selsey to Chichester. The Domesday Survey of 1086 revealed that Donnington, then called *Cloninctune*, was still owned by Hyde Abbey. Rents, or tithes, from the land went towards providing a house and expenses for a vicar, whose appointment (advowson) was in the control of the Bishop of Winchester. The advowson remained in the hands of the bishops until the mid-19th century when it was acquired by Samuel Wilberforce, Bishop of Oxford, on whose death, in 1873, it passed to the Lord Chancellor. In the late 20th century it was returned to the Bishop of Chichester, with whom it rests today.

The present St George's Church was built in the 13th century, and the tower was added in the 16th century when larger windows were inserted into the nave. The north chapel was rebuilt in the 19th century and the south porch added in more recent times. A fire in 1939 caused considerable damage to the nave and aisles, which had to be rebuilt.

There have been a number of vicarages for St George's Church, the earliest being the large house near the canal which was built by Maurice Smelt, vicar, in 1776. In the late 1930s a new building was provided on a site adjacent to Church Lane and the original building sold into private ownership.

The Manor of Donnington returned to the Crown at the Dissolution of the monasteries between 1536 and 1540. For 18 years it was held by the Percy family, Earls of Northumberland, as an annexe to their estate in Petworth, but in 1558 it was granted to the Palmer family of Pagham. In 1654, the present manor house (now called The Old Manor) was built, but it is unlikely that the owner, Peregrine Palmer, actually lived there and the house was probably tenanted. The porch is dated 1677. In the 18th century it changed hands twice and, in the 19th century, ended up in the hands of the Page family, one of whom married a Crosbie, from Funtington. The last Crosbie was married but childless, and a few years after he died his executors sold the Manor to George Gale, brewer, of Horndean. His daughter Agnes married Arthur Harris of both Church Farm and North End Farm, who became Lord of the Manor. They lived at North End Farm which Agnes renamed Donnington Manor. After the Law of Property Act in 1925, which allowed women to own property for the first time in their own right, the Manor passed back to Agnes. Her descendant Arthur Harris died in 1989, when he bequeathed the estate to Hugh Brown, whose sons still farm in the vicinity.



St George's Church

The Chichester Canal was opened in 1822, connecting Chichester via a short link to the main canal which joined the River Arun at Ford through to Barnham and Hunston and on to Birdham, where it entered the Chichester Channel. However, the canal failed to reach profitability especially after the railways were built in the 1840s. In 1928 the canal was finally abandoned and, in 1957, it was sold to West Sussex County Council, who helped to set up a charitable trust, the Chichester Canal Society. The canal is still a striking feature of Donnington and is being incrementally restored by the Society.

Donnington School was built in 1860 and was paid for by the Crosbie family. It was run by the National School movement and was extended in 1903, when a small room was added at the back for infants. The school was closed after World War II and was turned into a private house in 1980. The Selsey Tramway was built in 1897 and provided a useful link between Chichester and Selsey until 1935. Some older local residents can remember riding on it.

Today the Donnington Conservation Area is a collection of mainly 18th and 19th century residential properties strung out along the Selsey Road. The canal still provides stunning views both to the east and west, from the modern bridge which is still called Crosbie's Bridge, presumably after the local family.



View from St George's Church to Donnington Manor



1839 Tithe map



The former Donnington School



1875 First Edition Ordnance Survey 6"

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Roman road to the east of the conservation area;
- A footpath connects the conservation area to St George's Church, dating to the 13th century;
- The Old Manor lies to the south of the church, outside the conservation area;
- Taylor's Cottage is timber-framed and dates to the 16th century;
- Other buildings are all of the 18th or 19th centuries;
- The Chichester Canal, completed in 1822, is a major feature.

3.3 ARCHAEOLOGY

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

The Romans built a town at Chichester and may well have used Pagham Harbour as a port, so it not surprising that Roman ditches were found when Selsey Road was being widened.

The hamlet of Donnington probably originated as a late Saxon farmstead, which consolidated very loosely around St George's Church after the 13th century. The remains of a medieval field system have been identified to the south of Donnington. A succession of ponds around Donnington Manor suggest the former presence of a medieval moated site. Much more recent, but noted on the SMR record for Donnington, are the remains of an anti-aircraft battery on the edge of a former field boundary at Bridge House, formerly Bridge Farm.



1875 First Edition Ordnance Survey 25"



1913 Ordnance Survey

4 SPATIAL ANALYSIS

4.1 CHARACTER

The Donnington Conservation Area is notable for its linear form, with a small number of 18th and 19th century buildings scattered along the Selsey Road, but centred on the crossing with the Chichester Canal. The relationship of the properties to the road is varied – some, like Taylor’s Cottage and Bridge House, are very close to the road. By contrast, The Old Vicarage is set back behind a thick band of planting and a large lawned garden, providing a definite barrier. Along Pelleys Lane, a much quieter, more rural street, the trees and shrubbery all contribute to the countryside character. Just two buildings, Pelleys Cottages and Pelleys Barn, are located up this quite separate part of the conservation area.

The key characteristics of the conservation area are:

- Small linear rural village crossing the Chichester Canal, surrounded by open fields;
- Conservation area encompasses scattered residential properties along Selsey Road and Pelleys Lane;
- Seven listed buildings, the earliest 16th century (Taylor’s Cottages);
- The Old Vicarage (18th century) relates to the medieval parish church of St George’s, located about 400 metres to the west;
- Detached houses and cottages set close to Selsey Road;
- Northern section of Selsey Road is more enclosed with many mature trees and hedging;
- Southern section is less enclosed with views outwards;
- Water is significant – Chichester Canal and many small ponds;
- Pelleys Lane is much quieter and retains the character of a country lane;
- Use of thatch, clay tiles and some slate for roofs;
- Use of red brick, Roman cement render, and knapped flint with pargetting for walls;
- Attractive views along the Chichester Canal, currently being restored.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

Apart from Taylor’s Cottage, which dates to the 16th century, the remaining buildings in the conservation area are much later. Bridge House, formerly a farmhouse, is 18th century but otherwise the buildings appear to date to post-1822 when the Chichester Canal was built. The names of Forge Cottage and Blacksmith Cottages refer back to the earliest uses of the buildings. The majority of the buildings are located on the east side of Selsey Road, on thin plots with field boundaries close behind. The modern farm buildings

associated with Bridge House, formerly Bridge Farm, are excluded from the conservation area.

All of the buildings are in residential uses, although originally The Old Schoolhouse was in educational use. They are detached two storey cottages or modest houses. The oldest house is Taylor’s Cottage, a pretty 16th century thatched building with a timber frame and brick infilling. The Old Vicarage is also two storey and faced in painted stucco. Other buildings are brick or flint.



Pelleys Cottages



Pelleys Lane



Selsey Road looking north (Taylor's Cottage on right)



Flint walls are a feature of the conservation area



View from Selsey Road to St George's Church

Boundaries are very varied. They can be knapped flint walls, often with red brick dressings and about one metre high (The Old Schoolhouse and Ashby Cottage); timber palisade fencing (Pelleys Cottages); clipped hedging (The Cottage and Blacksmith Cottages/Forge House) or informal hedging (Taylor's Cottage and The Old Rectory). Around Crosbie Bridge, to protect traffic from the canal, there are modern white painted concrete bollards with metal railings which actually fit in relatively unobtrusively with the rural scene. Hedging is often used in conjunction with low flint walls, clearly to provide a better barrier to the road.

4.3 OPEN SPACES, TREES AND VIEWS

There are no formal public spaces in the conservation area. However the Chichester Canal provides a

valuable "green lung" which passes through the conservation area. Trees are important around the northern section of Selsey Road, particularly between The Old Vicarage and the road. Trees and rather overgrown shrubbery are also very important along Pelleys Lane until Pelleys Cottage where the landscape opens out.

The best views in the conservation area are from Crosbie Bridge looking along the canal to the west, where swans can be spotted gently gliding along the water. The other important views are from the west side of Selsey Road towards St George's Church. The most notable views are all marked on the Townscape Appraisal map.

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

Donnington is a small and dispersed rural village located on Selsey Road. There is a public house just outside the conservation area, a 1930s replacement of the previous building. The nearest shops are in Stockbridge and Hunston. The former village school is now a house and local children are educated elsewhere. All of the properties within the conservation area are now in residential use, although Pelleys Barn and Bridge House provide a link to the settlement's agricultural past.

Activity is provided by the busy traffic along Selsey Road, contrasting with the peaceful setting of Pelleys Cottage and Barn. The Chichester Canal is becoming important for a variety of leisure uses, which will increase as more of the canal is improved and opened up.

5.2 LISTED BUILDINGS

There are eight listed buildings in the conservation area, all of them in residential use and mostly modestly sized. The oldest is Taylor's Cottage, a 16th century thatched timber-framed structure, with brick elevations

which are very important in views along Selsey Road. Opposite, The Cottage is 17th century and is faced in red brick with a modillion eaves cornice. Bridge House, formerly the farmhouse to Bridge Farm, is 18th century and, although the front and sides have been rendered, it retains its warm red brick and stone rear elevation with casement windows. Like The Cottage, and typically 18th century, there is a brick modillion eaves cornice. Another 18th century building is The Old Vicarage, a five window wide brick house now covered in white painted stucco. On the edge of the conservation area, Pelleys Barn is also 18th century and is faced in black weather-boarding with a steeply pitched pentice roof.

The rest of the listed buildings all date to the 19th century. Nos. 1 and 2 Pelleys Cottages are dated 1861 and are faced with flints with red brick dressings and quoins. The Old School House in Selsey Road dates to 1860 and is notable for its use of flints set in galletting. On the southern edge of the conservation area, nos. 1-4 Blacksmiths Cottages are early 19th century with Gothic casement windows and matching front doors and a shallow hipped roof.



Chichester Canal



The Old Vicarage



The Cottage is hidden behind a high hedge



Pelleys Barn

5.3 POSITIVE BUILDINGS

There is a small number of key unlisted buildings within the Donnington Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map.

These “positive” buildings are all 19th century and, with the listed building described above, form an important part of the special architectural and historic interest of the area. They are: Little Melbury (part only); Ashby Cottage; and Forge House. The most important “positive” building is Ashby Cottage, a Regency house with later alterations which is faced in flint with galletting. Despite later additions, this building merits statutory listing.

As with listed buildings, there is a general presumption in favour of their retention. Further information is included in Part 2 Chapter 2 Recommendations.



Detail of flint galletting on Ashby Cottage



Nos. 1-4 Blacksmiths Cottages



Little Melbury

5.4 BUILDING MATERIALS AND COLOURS

The historic buildings in the conservation area are notable for the variety of their building materials. Thatch is used for Taylor’s Cottage, but otherwise handmade clay tiles or natural slate can be seen. Walls are varied – red brick (Taylors Cottage, The Cottage), red brick with blue headers (Blacksmiths Cottages) or render (Forge House, Ashby Cottage). Galletting (flint chips used decoratively in the mortar joints) is notable of The Old Schoolhouse and Ashby Cottage. Bridge House retains sections of informal stone rubble walling on the rear elevation, possibly reused from an earlier building. The single storey extension to the south side of Forge House is also built from rubble stone, possibly Mixen stone from Selsey.

Colours in the conservation area are therefore a mixture of the reddish brown for the clay roof tiles and bricks, and the silvery grey of flint both cobbled and knapped. The Old Vicarage is painted white, but this is not visible from the public domain.

5.5 PUBLIC REALM

Unsurprisingly, there are no historic paving materials in this rural conservation area, and no pavements apart from sections of Selsey Road. There is also no street lighting.



Ashby Cottage



Forge House

6 ISSUES

The Donnington Conservation Area encompasses a somewhat scattered rural settlement with few obvious threats to its character and no obviously negative features. The buildings are generally in good condition and despite the busy traffic it is clearly a desirable location in which to live.

The “Issues” are:

6.1 CHICHESTER CANAL

This is an attractive local feature and, as restoration by the Chichester Canal Trust progresses, is likely to become busier and more popular for leisure purposes. It would be helpful if visitor interpretation and access could be improved, whilst preserving its natural, unenhanced rural character.

6.2 ASHBY COTTAGE, SELSEY ROAD

Ashby Cottage is a Regency (c.1830-40) house, with a knapped flint façade decorated with galletting and red brick dressings. The quality of the joinery, both internally and externally (the owner kindly allowed access) is very high. There have been some modern alterations, but none which are of any major impact.

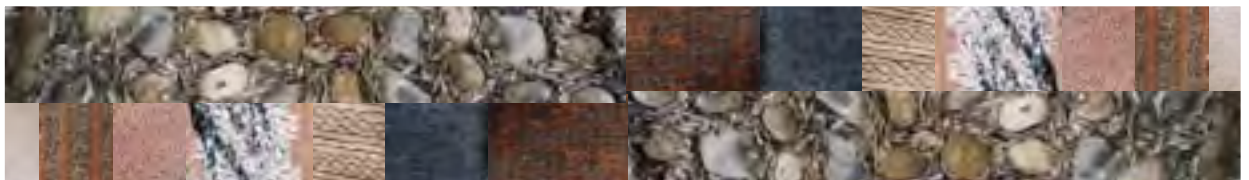
6.3 NEW DEVELOPMENT

There are no obvious opportunities for new development within the conservation area but any that is allowed must be very carefully sited and detailed.

6.4 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. The inclusion of St George’s Church and Donnington Manor was considered but rejected because they are some distance from the existing conservation area and are already protected because they are listed buildings.

Overall, it was found that the boundary generally followed a logical line, apart from where it cuts across the gardens close to the Chichester Canal, and also at the end of Church Lane. Two alterations are therefore proposed in these locations, discussed in Part 2 Chapter 2 *Recommendations* and noted on the Townscape Appraisal map.



I BACKGROUND

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

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

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

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

It is recognised that the Donnington Conservation Area is one where even minor change is unlikely. However to help both the District Council and the local community, this document provides, at Appendix 3, a section entitled “Good Practice Guidance”, which explains the implications of conservation area designation and provides guidance on how residents can help to preserve and enhance the conservation area in which they live.



2 RECOMMENDATIONS

The “Issues” identified in Chapter 6 of the appraisal were:

2.1 CHICHESTER CANAL

This is an attractive local feature and as restoration by the Chichester Canal Trust progresses, is likely to become busier and more popular for leisure purposes. It would be helpful if visitor interpretation and access could be improved, whilst preserving its natural, unenhanced rural character.

Recommendation:

Improve access to the Chichester Canal and provide information for visitors

2.2 ASHBY COTTAGE, SELSEY ROAD

Ashby Cottage is a Regency (c.1830-40) house, with a knapped flint façade decorated with galletting and red brick dressings. The quality of the joinery, both internally and externally (the owner kindly allowed access) is very high. There have been some modern alterations, but none which are of any major impact.

Recommendation:

Ask English Heritage if Ashby Cottage can be added to the statutory list

2.3 NEW DEVELOPMENT

There are no obvious opportunities for new development within the conservation area but any that is allowed must be very carefully sited and detailed.

Recommendation:

All new development should follow the Good Practice Guidance included in the Management Proposals

2.4 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. The inclusion of St George’s Church and Donnington Manor was considered but rejected because they are some distance from the existing conservation area and are already protected because they are listed buildings.

Overall, it was found that the boundary generally followed a logical line, apart from where it cuts across the gardens close to the Chichester Canal, and also at the end of Church Lane, leading to St George’s Church.

Recommendation:

Amend the conservation area boundary in two places:

- *Add the small triangle of grass and plants at the entrance to Church Lane, the lane leading to St George’s Church;*

- *Add the gardens to The Old Vicarage, The Old School House, and Ashby Cottage, as far as the canal bank.*



Chichester Canal



Ashby Cottage



Add this small piece of land on Church Lane to the conservation area



Add the land on the north side of Chichester Canal to the conservation area

3 MONITORING AND REVIEW

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

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

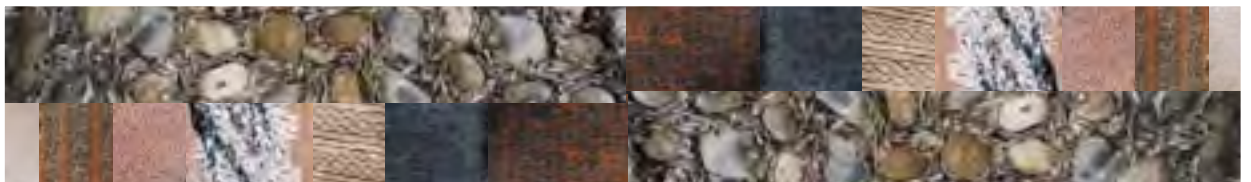
It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated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



4 CONTACT DETAILS

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

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



APPENDIX I LEGISLATIVE BACKGROUND

NATIONAL PLANNING POLICY

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

LOCAL PLAN CONSERVATION POLICIES

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

The Donnington Conservation Area was designated in June 1976. The Local Plan insert map which is relevant is no. 20. This confirms the following designations:

- The Donnington Conservation Area is based on part of Selsey Road and Pelleys Lane;
- The Chichester Canal is a Site of Nature Conservation Importance, protected by Policy RE8 in the Local Plan.

LOCAL DEVELOPMENT FRAMEWORK

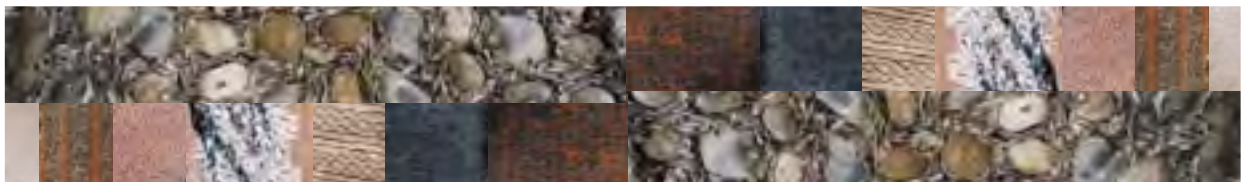
In due course the Local Plan will be replaced by the Local Development Framework. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.



APPENDIX 2 COMMUNITY INVOLVEMENT

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

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



APPENDIX 3 GOOD PRACTICE GUIDANCE

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1 CONSERVATION AREA DESIGNATION

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

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

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

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

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

These are:

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

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

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

3 ARTICLE 4 DIRECTIONS

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

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

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

4 NEW DEVELOPMENT

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

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

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

5 LISTED BUILDINGS

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

6 POSITIVE BUILDINGS

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

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

7 ROOFS

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

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

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

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

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

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

8 FRONT BOUNDARIES AND DRIVEWAYS

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

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

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

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

9 TREES

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

10 SATELLITE DISHES

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

For building less than 15metres high

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

For buildings exceeding 15 metres in height

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

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

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

and it is unlikely that permission will be granted.

11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

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

These are

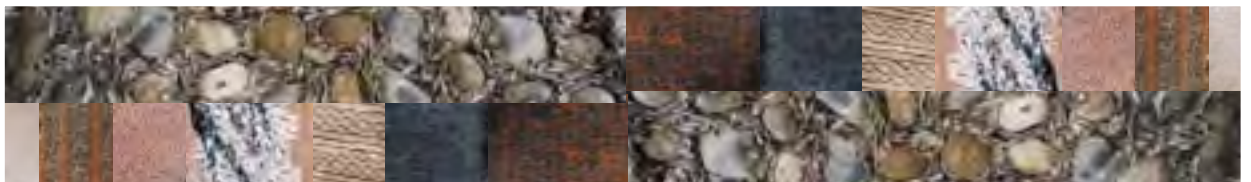
- Planning permission is needed to fix a solar panel to a principal or side elevation visible from a public road or space
- Planning Permission is needed to fix solar panels onto an outbuilding within the curtilage of a dwelling house where it is visible from a street or public place.
- Planning permission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

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

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

APPENDIX 4 BIBLIOGRAPHY

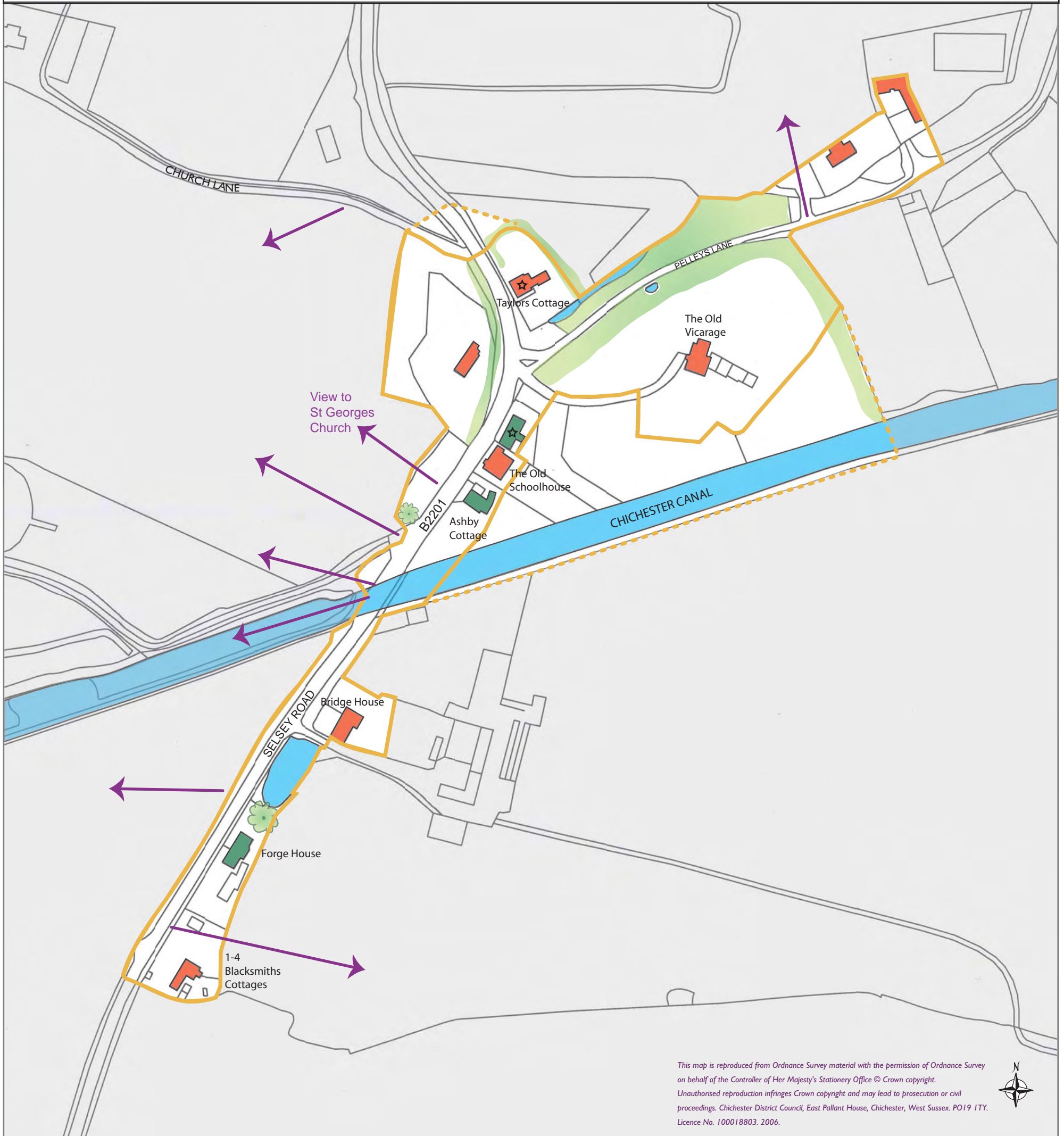
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Donnington Conservation Area

Townscape Analysis Map

(Not to scale)



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