



WEST WITTERING CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

SEPTEMBER 2006

Appendices updated March 2012 to reflect legislative changes

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

Cover: Map of West Wittering 1875



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PART I WEST WITTERING 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 West Wittering 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 1. This process involves a thorough review of the existing conservation area boundary and provides a number of suggestions for change.

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

- Well preserved rural village located slightly inland from the sea;
- Pound Road is the principal street and connects the church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed grade I;
- Survival of a 17th century cottage;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane with thatched roofs;
- Proximity of Cakeham Manor House, with its 13th century undercroft;
- Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the church.

The Management Proposals make the following recommendations:

- Parking - the District Council and County Council could monitor the situation to see if seasonal parking begins to create difficulties for local residents;
- All new development should follow the "Good Practice Guidance" included in the Management Proposals;
- Make the following changes to the conservation area boundary:
 - Add Berrylane Farm barn at the end of Cakeham Road;
 - Add the gardens to the rear of properties in Elms Lane;
 - Add the field to the west of the churchyard;
 - Add the gardens to the back of properties in Cakeham Road.



St Peter's and St Paul's Church

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

West Wittering is located on the western extremity of the Manhood Peninsula, facing Hayling Island on the other side of entrance to Chichester Harbour, and some 12 kilometres south-west of the city of Chichester.

2.2 TOPOGRAPHY

The Manhood Peninsula is a very flat area, enclosed by sea or river estuary on three sides. Modern maps show a few contours, well spaced out, and never more than five metres above sea level. The area is criss-crossed by deep drainage ditches and small streams and ponds are common. West Wittering lies slightly above sea level, with the five metre contour passing through the village. A small stream leading from a spring-fed pond leads from the centre of the village, and deep ditches lie along Elms Lane and Cakeham Road. The flatness of the topography provides long views across flat and marshy fields to the raised sea wall next to the beach, concealing the line of the sea.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

West Wittering is located slightly inland and this, no doubt, was to protect it from the sea, now kept at bay by various flood prevention measures. The village is surrounded by open countryside, providing an attractive setting. To the south lie flat fields and marshes, and to the east, similar fields and ditches with no special landscape features. To the north, the land dips slightly

beyond Sheepwash Lane to the slight valley of a small stream which feeds into a series of small ponds near Rookwood Lane House and then to the muddy expanse of the Chichester Channel, which contains the land to the west. The long sandy beaches facing the sea make this a popular holiday destination, so it not surprising that there are a number of caravan sites on the edge of the settlement. East Wittering, which lies one kilometre to the south-east, is a more modern invention with many Post-War houses and more holiday camps. The two are connected by Cakeham Road, a medieval route which passes Cakeham Manor House, a 16th century grade II* listed building, which lies just outside West Wittering.

Various public footpaths provide access along the side of the beach or the estuary, but otherwise they follow or connect the minor roads within or beyond the village. West Wittering is connected to Chichester by the B2179/A286, which largely follows the line of a Roman road.

West Wittering lies within the Chichester Harbour AONB (Area of Outstanding Natural Beauty), designated as such in 1964 because of its unique blend of landscape and seascape. The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and West Wittering lies slightly inland from the last. The designation of the AONB provides an additional means of control and will help to prevent unsuitable development, particularly along the shoreline.



View towards the sea from Cakeham Road



A caravan site is located very close to the conservation area

A recent (June 2005) Landscape Character Assessment of the AONB by Chris Blandford Associates confirms that West Wittering lies within the AONB Character Area F2 *Wittering Coast*, and the chief features are:

- Exposed shingle beaches and sand beaches divided by timber groynes;
- Open coastal grassland, marsh and large arable fields behind the sea wall drained by ditches and rithes;
- Straight lanes and tracks bounded by grass verges;
- Absence of trees, except around settlement edges;
- Linear, coastal development of detached houses and bungalows south of West Wittering, and suburban style private estate development at Roman Landing and Snow Hill;
- Large village of West Wittering, enclosing historic core of flint and brick cottages;
- Car borne summer holiday traffic and busy car parks diminish tranquillity;
- Exposed character.

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area, covered in *Planning and Land Management Guideline*, page 91.

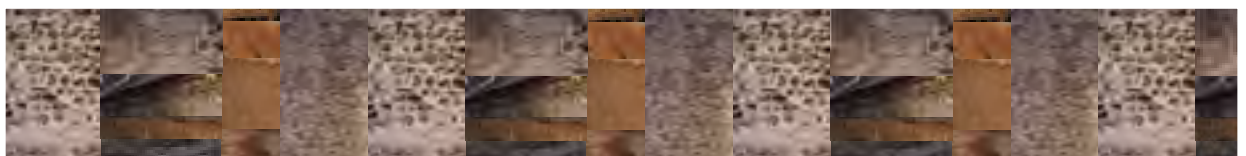
2.4 GEOLOGY

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 close to West Wittering. The Bracklesham Beds produce sands and gravels suitable for rough grazing. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria.

To the north of West Wittering are deposits of London clay, with areas of brick earth above, providing the raw material for brick making and suitable for agriculture. 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 farmland around West Wittering consists mainly of permanent grass, used for grazing animals. To the south of the conservation area the small stream which flows through the village passes through an area of wetland, with marsh plants and associated wildlife. This is managed as an ecological area by the landowner, the West Wittering Estate, and provides a valuable nesting habitat and food source for a variety of wild birds. This site, and the land to the south-west of the conservation area, is a designated *Ramsar* site, an area of special nature conservation, and the area of land including the estuary edges beyond is a *Special Area of Conservation*.



3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORICAL DEVELOPMENT

West Wittering is an early Saxon settlement located close to the entrance to Chichester harbour. A *monasterium* was apparently established in c.AD 740. The name comes from the early English *Wihthere*, and both East and West Wittering in early times were called *Withthringe*. Withthringe was one of original manors given by the King of the South Saxons to Wilfred of Northumberland to provide income to support a new monastery at Church Norton near Selsey. These lands equated in the medieval period to the Hundred of the Manhood, a name derived from “*la Manwode*”, meaning “the common wood”. The more recent parishes of Sidlesham, Selsey, Wittering and Birdham lie within these boundaries.

Following the Norman Conquest, the English church underwent a radical reorganisation and in 1075 the see (the bishop’s seat) was transferred from Selsey to Chichester. In 1086, at the time of the Domesday Survey, the land around West Wittering was held by Lord Roger Montgomery and by the church, and the survey notes the existence of a mill, probably situated somewhere on the stream which drains the village green. The population was then about 150. Soon after the construction of the first phase of St Peter and St Paul’s Church began, of which some 11th century stonework still remains in the church nave wall. Further additions were made in the 12th century (nave and south aisle) and in the 13th century (chancel, tower and chapel), when the Bishops of Chichester also built themselves a palace at nearby Cakeham, now called Cakeham Manor House. Only the undercroft and a section of the hall remains as, by 1363, much of the building was ruined and roofless. In 1340 it was claimed that the church had lost value since 1292 by reason of “land lost to the sea”, and erosion of the seashore has continued to be problem ever since. There is some evidence that West Wittering was in use as a port in the 14th century, the boats apparently loading at Snow Hill or even closer to the village, as it was possible that at high tide boats could come inland as far as the edge of the churchyard.

In 1519 Bishop Sherborn rebuilt Cakeham Manor House, adding a two storey range to the west and a tall brick tower, which is today the most striking feature. In 1522 the church leased the manor and its lands to the Ernley family and the church contains a number of monuments to this family, most notably to William Ernley who died in 1545.

By the mid-17th century the population of the parish had risen to about 200, growing slowly to about 400 by 1801. Cakeham Manor House was extended in c.1800 by the addition of a neat Georgian house

which was added to the 16th century building, leaving just one bay of the earlier building visible. The Tithe Map of West Wittering in 1846 shows the curve of Pound Road with a variety of widely spaced properties ending in the church, including the school which was built in 1837. The village green and ponds are a notable feature, already lost by the time of the next map in 1875. By 1881 the population had risen to 655 and, in 1875, St Peter and St Paul’s Church was somewhat over-restored by William White, presumably to accommodate a growing congregation. However, the population fell back again to 494 by 1901 due to the decline in agriculture. The former sheep dip in the woods to the side of the lane to the beach are a reminder of this time.

Until the mid-20th century the West Wittering area remained a rural backwater despite proposals for a West Wittering Harbour Reclamation scheme in the 1930s, which were never implemented. The village became a favoured retreat for the more well-to-do, and a famous resident was Henry Royce, who moved to West Wittering in 1917 and remained there until his death in 1933. It was at his home called Elmstead, in Elms Lane, that the famous Rolls Royce engine was first discussed, and he also used a studio in Rookwood Lane which also remains.



Possibly 11th century masonry on St Peter’s and St Paul’s Church

The first holiday camps appeared in the late 1930s and the map of 1938 shows the beginning of the Roman Landing Estate to the north of the village, and the development of new housing along Seaward Drive to the south. A Memorial Hall was added in 1922 to serve the ever increasing population. However, it was the rapid developments of the 1960s which brought the greatest change to the area as more new houses were built, including the infilling of much of Elms Lane, and the economic prosperity of the area became more dependent on the provision of holiday accommodation and associated facilities.

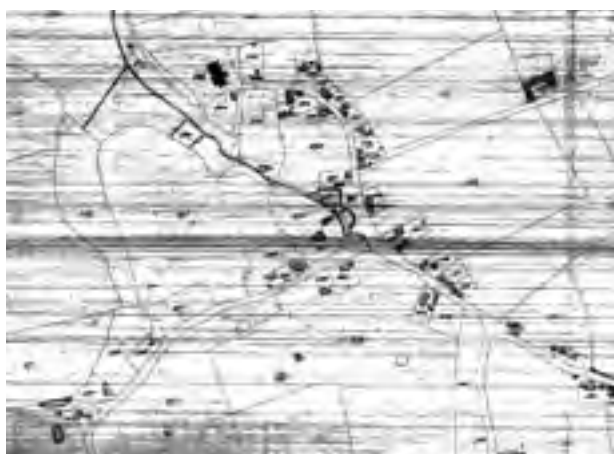
Today the historic village core is largely surrounded by this more modern development, which is fortunately relatively unobtrusive apart from the caravan site close to the church. In 1966 the National Trust took over the management of East Head and with the help of volunteers and the Chichester Harbour Conservancy, the further erosion of this part of the entrance to Chichester Harbour has been prevented. The West Wittering Estate own and manage large swathes of land including the access road and car park to the main beach. This road was built between 1914 and 1933 and its construction required the demolition of the village pound on the village green. The Dog and Duck Inn, in Pound Road, is now closed and used as a private house but a more recent public house, The Old House at Home, is located on Cakeham Road. This was built after 1846, but before 1875. A 19th century school close to the church has been extended and is now the local primary school.



1875 First Edition Ordnance Survey 25"



1879 First Edition Ordnance Survey 6"



1846 Tithe map



1938 Ordnance Survey map, published in 1949



Former Sheep Wash



Elmstead, Elms Lane

3.2 SURVIVING HISTORIC FEATURES:

The following are the most significant surviving historic features:

- Saxon settlement on edge of the floodplain;
- Pound Road connects the church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed grade I;
- Survival of some 17th century cottages;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane;
- Proximity of Cakeham Manor House, with its 13th century undercroft and hall.

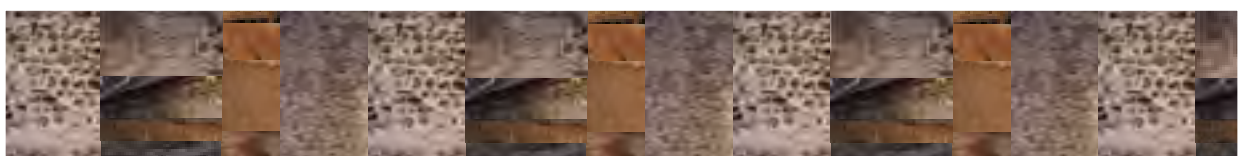
3.3 ARCHAEOLOGY

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.

West Wittering has undoubtedly been the site of human occupation since the Bronze Age and a Bronze Age implement and Neolithic flint scrapers have been found to the north of the conservation area.

The Romans built a town at Chichester and may well have used East Wittering as a port, as A286 and its partial continuation, the B2198, appear to be Roman in origin.

West Wittering has Saxon origins and a *monasterium* was founded in c AD 740, possibly lying below the church of St Peter and St Paul. The present building has 11th century and later fabric. A sandstone block with inscribed crosses, possibly Saxon, was found during the restoration of the church in 1875, as was a 13th century marble slab. The churchyard is an *Archaeologically Sensitive Area*.



4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

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-eastern end of this road, with an area of trees and shrubbery concealing the stream and the remains of the village ponds. 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 less historic buildings but its gentle bends and well treed gardens enclose the street and terminate in Berrybarn Lane, which leads down to the sea.

This creates four different “Character Areas” according to the historic form of development, including the road layout and plot boundaries; the relationship of the buildings to the street; the types of buildings and their use of materials; the uses and activities within each area; and the contribution made by the landscape setting and details such as trees and hedges.

The most important character area (Pound Road) contains the highest concentration of listed buildings and is focused on the church; the second character area (Rookwood Road) contains a mixture of historic and modern properties; the third (Elms Lane) a high concentration of modern buildings with a few, high quality historic buildings, all linked by attractive hedging and trees; and the fourth character area (Cakeham Road) is more dispersed with a number of good quality 19th or 20th century buildings.

(i) Pound Road – key characteristics:

- Curved historic street lined with dispersed historic buildings set in spacious gardens;



Pound Road

- Mixed uses though mainly residential;
- 18th and 19th century cottages and small houses facing the lane, usually detached;
- Church of St Peter and St Paul is the key building with square tower being a particular feature;
- Use of varied stones on the church;
- Attractive churchyard enclosed by flint walls and trees;
- Adjoining field is important to the setting of the church;
- Flint and red brick is notable, especially to the former vicarage;
- 19th century village school with well designed extensions;
- School playing field hidden by beech hedges;
- Trees along lane to beach, hiding the remains of the village ponds and historic sheep wash;
- Small irregularly shaped village green.

(ii) Rookwood Road - key characteristics:

- Small section of Rookwood Road links the two parts of the conservation area;
- Historic road probably widened in the late 1950s/early 1960s;
- Residential uses;
- Listed buildings on the north side, either set back behind hedges or walls or at right angles to the pavement;
- Use of thatch and white painted brick;
- Boundary walls in flint or Mixen stone;
- Henry Royce’s studio sits at right angles to the road on the back of the pavement – an important landmark;
- Jonquil another focal point;
- Unobtrusive 20th century buildings, all in residential uses, set back from road on the south.



Rookwood Road

(iii) *Elms Lane – key characteristics:*

- Country lane with strong rural qualities despite much 20th century development;
- Brown gravelled surface appropriate to this setting;
- Notable grass verges, deep drainage ditches and mature trees including willows, oaks, ash and elder;
- Residential uses;
- Detached houses set back from the road behind hedges and flint walls;
- Historic buildings mainly on north side including Elmstead, Henry Joyce’s former home, now divided into two;
- Stone wall and entrance gates to Elmstead;
- Elmstead Cottage dates to the 17th century;
- Former farm buildings – Hattons and Rose Barn – closer to road;
- Fieldfares Home Farm on edge of conservation area;
- 1920s village hall;
- Use of painted brick and thatch;
- Footpath to south leads to a field and on to the B2179.

(iv) *Cakeham Road – key characteristics:*

- Historic route linking West Wittering to Cakeham Manor House;
- Gentle curve with more enclosed character to north;
- Open character to south with grass verges;
- Some historic buildings interspersed with 20th century houses;
- The Old House at Home Public House the most notable building, dating to the late 19th century;

- High walls, hedging and mature trees;
- Some good quality houses of the 1930s or later;
- Entrance to Seaward Drive, a private housing estate;
- Use of brick, flint, clay tiles and white painted render;
- Openness of road at southern corner with views towards the sea.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

West Wittering has an informal plan form, developed incrementally since the 8th century. The most significant feature is the gentle curve of Pound Road which connects the 11th century church with the village green. This is probably this shape to avoid the boggy land which once lay around the village green area, although this is now drained effectively. An access road to the sea, controlled by the West Wittering Estate, now creates the third side of a “D” shape, and encloses the school and its playing field. Rookwood Road is the principal route to Chichester and Cakeham Road is another medieval road which connected West Wittering to Cakeham Manor House. Elms Lane is a narrower, country lane which leads past former farm buildings straight to the fields. The Tithe Map of 1846 confirms that houses were scattered informally along these roads with the highest concentration along Pound Road, although there were still open gaps between the buildings providing strong links to the surrounding fields.



Elms Lane



Cakeham Road

The largest building in the conservation area is St Peter and St Paul's Church, sitting on the edge of the settlement slightly raised above the level of the field to the west. The use of varied stone, flint and clay tiles makes the building particularly attractive. West Wittering Primary School retains its mid-19th century flint and brick core, and has been carefully extended in the last 20 years. Otherwise nearly all of the historic buildings in the conservation area were built as houses, and none of them are of any size, the most prestigious house being Elmstead in Elms Lane, although it is now divided into two. Close by, Hattons and Rose Barn are long, low buildings which were once barns and have now been converted to residential uses. Atherstone House, on the south side of Elms Lane, dates to between 1875 and 1914 and is a large neo-Georgian four bay house with two canopied entrance porches. 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.

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. The flints can be used on their own, such as the wall around the churchyard, or strengthened by string courses of brick, such as the wall to Inglenook in Pound Road and all along Pound Lane by the former vicarage. The flints are generally laid in courses in lime mortar. Silver-grey limestone blocks can be seen outside Woodbine Cottage in Cakeham Road. Mixen stone, a local sandstone, is also used, such as outside Rose Cottage in Rookwood Road.

Low white bollards line the edge of the village green, and unpainted low bollards with a rail mark the edge of the private lane leading down to the sea. In several locations open gates make a subtle reminder that the road beyond is private. Timber boarded fences, usually no higher than one and a half metres and unstained, are used for the more modern development, often with hedging behind.



Access road to West Wittering beach



Flint walls are important in Pound Road



West Wittering Primary School, Pound Road



Limestone blocks form the front wall to Woodbine Cottage in Cakeham Road



Mixed stone walling in front of Rose Cottage, Rookwood Road



The village green

4.3 OPEN SPACES, TREES AND VIEWS

There are no formal open spaces in West Wittering, but the village green acts as a centrepiece although it is little more than a wide irregularly shaped grassy verge. Large trees and somewhat overgrown shrubbery mark the line of the stream and conceal what is left of the village ponds. The school playing field is important open space in the centre of the village, next to the green, but the mainly hawthorn hedge which defines its boundary is thick and conceals its use, although in term time the noise of children playing is very evident.

The churchyard is another significant open space with some public seating. It contains a large number of mature trees, especially facing the lane to the beach. Beyond this lane, where the conservation area ends, there is an area of marsh where the West Wittering Estate is encouraging wildlife and natural planting.

Along Cakeham Road, Rookwood Road and Elms Lane are groups of individual trees of some antiquity, the most significant being marked on the Townscape Appraisal map.

Within the conservation area, views are somewhat constrained by buildings and trees. However, views out from the edge of area are more satisfactory, particularly from the end of the road leading to the beach. Views from the churchyard to the west are spoilt by the caravan site which lies close to the edge of the conservation area. It is not possible to see the Channel from the conservation area – apart from, perhaps, the upper storeys of some of the buildings.

The most notable views are marked on the Townscape Appraisal map.

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

West Wittering is a small, rural residential village with only one commercial premises within the conservation area (The Old House at Home Public House on Cakeham Road) although there are several shops outside the area in Rookwood Road. The primary school in Pound Road provides a useful local facility which encourages younger families into the village. The school also generates intense periods of activity with parents arriving to drop off or pick up their children. Play time is another noisy time. The Village Hall in Elms Lane is another local facility which is well used by the community.

There is only one farm remaining within the conservation area - Fieldfares Home Farm in Elms Lane. However many buildings remain to remind the onlooker of West Wittering's agricultural past including Hattons and Rose Barn in Elms Lane and Berry Barn off Cakeham Road (currently just outside the conservation area). These have all been converted into houses.

Because of the close proximity of the sandy beaches, West Wittering suffers from an influx of visitors in the summer months which can be obtrusive.



Rose Barn, Elms Lane

5.2 LISTED BUILDINGS

There are 11 listed buildings in the West Wittering Conservation Area. By far the most important is St Peter and St Paul's Church, listed grade I. This retains 11th century fabric, although the general character is of the 13th century. The use of flint and varied stone is notable. Otherwise the remaining listed buildings are all listed grade II and are modest houses or cottages, apart from Elmstead in Elms Lane. This is a substantial two storey five bay wide 18th century house, now divided into two, which was the home of Henry Royce of Rolls Royce between 1919 and 1933. His studio, probably built by him, is located in Rookwood Road and is also listed.

Of the remaining listed buildings, the oldest is Elmtree Cottage, Elms Lane, faced in painted brick with a thatched roof. It dates to the 17th century. In Rookwood Road are a number of 18th century cottages including Rose Cottage and Jonquil, both of which are thatched. A larger property, Rookwood House, is a similar date but retains some Georgian details including the doorcase. Pound Road contains five listed houses or cottages, all dating to the 18th or 19th centuries, of which the former Dog and Duck Public House is the oldest.



Henry Royce's former studio in Rookwood Road

5.3 POSITIVE BUILDINGS

There are a number of key unlisted buildings within the West Wittering Conservation Area, mainly in Pound Road, which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and with the listed building described above, form an important part of the special architectural and historic interest of the area.

These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map. 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 village primary school in Pound Road is perhaps the largest and most significant of these. This dates to c.1850 and is built from red brick with flint. Close by, the former vicarage is another substantial building now sub-divided into several homes. Its Gothic detailing including the large entrance porch is of interest. Star Cottage occupies a prominent site on the bend in Pound Road, with brick and flint elevations and a steeply pitched tiled roof. Other positive buildings include the two thatched barns in Elms Lane (Hattons and Rose Barn, both now houses) and the Old House at Home Public House on Cakeham Road.



The former vicarage in Pound Road

5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, of which flint and red brick, with clay tiles or thatch for the roofs, are the most prevalent. There are examples of imported stone on St Peter and St Paul's Church which appear to include Bembridge limestone from the Isle of Wight and Devon limestone, brought by ship from the Torquay area. There are also a few examples of slate, probably brought by railway after the mid-19th century. There are no obviously timber framed buildings, although it is possible that Elmtree Cottage was originally framed but was refaced in brick in the 19th century.

Of these materials, flint is especially important, used either whole or knapped to form a straight surface. Beach cobbles, rounded and bulbous, are another popular material. There are some examples of Mixen sandstone, once excavated from an offshore reef at Selsey, and a good, but somewhat weathered example, can be seen in the boundary wall to Rose Cottage in Rookwood Road. Otherwise, local clay has provided the raw material for bricks, clay roof tiles, and chimney pots. Many of the 18th century buildings have modillion eaves cornices, picked out in brick and often the only obvious decoration.



Star Cottage, Pound Road



Flint is used at Apple Tree Cottage, Cakeham Road

To summarise:

Roofing:

- Handmade clay peg tiles, used for steep pitches above 40 degrees e.g. Dog and Duck, Pound Road; Elmstead, Elms Lane; and St Peter and St Paul's Church;
- Thatch using combed wheat reed with raised and cut ridges e.g. Rose Cottage and Jonquil in Rookwood Road;
- Grey slate for shallower pitches e.g. Inglenook, Pound Road; The Old Bakery, Pound Road.

Walling:

- Flint cobbles or knapped flint set in lime mortar e.g. the former vicarage in Pound Road;
- Flint and sandstone with red brick dressings e.g. Cymens Cottage, Pound Road;
- Clay tile hanging e.g. Dog and Duck, Pound Road;
- Red brick used on its own e.g. The Studio, Rookwood Road; Dog and Duck, Pound Road;
- Painted brick or stone e.g. Pounces Cottage and Rambler Cottage, Pound Road;

- White painted or natural stucco/render e.g. The Old Bakery, Pound Road.

Windows (all timber and usually painted white):

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter;
- Side opening casement with six or eight lights.

Front doors (all timber and painted):

- Six panelled either with raised and fielded panels or flush panels;
- Four panelled with flush beaded panels;
- Modest door cases.

Colours in the conservation area are therefore very varied, with a reddish brown predominating due to the wide use of clay roof tiles and brick. Thatched roofs are mid to dark brown, with the very occasional use of grey slate. Many of the houses have been painted white, covering brick or stone. Flint cobbles provide a mottled brown-grey colour with white lime mortar. St Peter and St Paul's Church is silvery grey due to the use of flint and limestone.



Rose Cottage and Jonquil in Rookwood Road



The Old Bakery, Pound Road



Traditional post-and-rail timber fencing to public footpath



West Wittering Estate sign

5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, with pavements being largely tarmacadamed or grass. Grass verges in the village green area are defined by low timber palisade fences or less appropriately by small bollards, made from concrete and painted white. Traditional post and rail timber fencing protects the public footpath which passes across the lane to the beach and on through The Wad.

Street signage is low key including brown “Tourist” signs to West Wittering Beach. There are various signs associated with the West Wittering Estate and other local estates, also relatively low key although clearly aimed at preventing summertime parking.

Street lighting along Rookwood Road and Cakeham Road is by tall modern steel standards which are relatively low key, although their replacement with lower, more appropriately designed standards would be welcome. Tall brown telegraph poles figure in some views, but are really not obtrusive.

6 ISSUES

West Wittering is a well preserved rural village with close links to the sea, although this is not immediately obvious as the entrance to Chichester harbour, and the Channel, are both a short distance away. However there are a number of threats to the character of the conservation area:

6.1 SUMMER VISITORS

The close proximity of West Wittering to the sandy beaches facing the Channel does bring an influx of visitors, especially in the summer, when the intrusion of cars and the pressure for car parking can be a problem. The private local residential estates have erected signs discouraging illegal car parking and have placed open gates at their entrances to provide greater privacy. Occasionally, parking along Cakeham Road is obtrusive.

6.2 BOUNDARIES

West Wittering is notable for its variety of wall materials: flint cobbles, walls, sandstone, and brick. All of these add to the special character of the conservation area, particularly by enclosing views along the street. Occasionally they have been removed to create off street car parking, creating disruptive breaks in the street scene.

6.3 POUND ROAD

There are a number of negative features in the Pound Road character area:

- The caravan site to the west of the church;
- The large modern house (The Vicarage) which has recently been built next to church;
- The poor quality modern windows and doors in some of the unlisted houses in Pound Road.

6.4 CAKEHAM ROAD

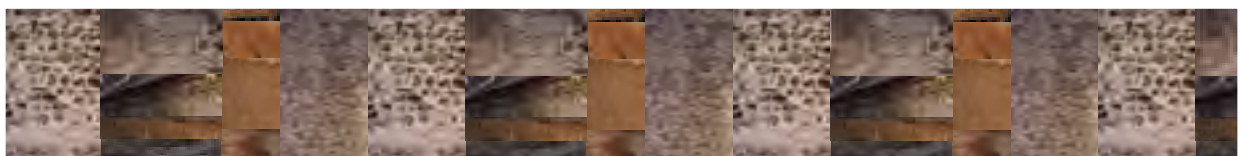
There are a number of negative features in the Cakeham Road character area:

- The fairly constant and fast moving traffic;
- A loss of the sense of enclosure, caused by the removal of front boundaries;
- The use of Leylandii trees to create boundaries.

6.5 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected.

The proposed changes, which affect Berrylane Farm, properties in Elm Lane, the field to the west of the churchyard, and the gardens to the back of the properties in Cakeham Road, are included in greater detail in Part 2 Chapter 2 Recommendations.



PART 2 WEST WITTERING CONSERVATION AREA MANAGEMENT PROPOSALS

I BACKGROUND

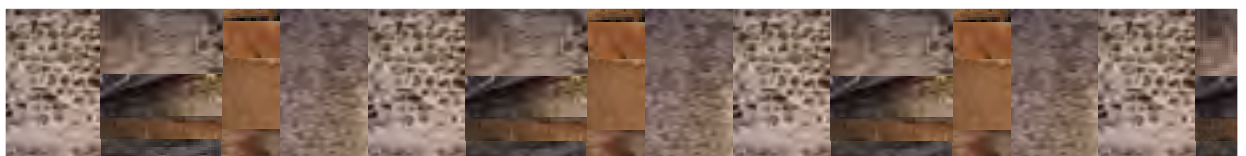
The designation of a conservation area is not an end in itself as, under Section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990*, the District Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

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

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

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

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



2 RECOMMENDATIONS

West Wittering is a well preserved rural village with an attractive mixture of listed and “positive” unlisted buildings, set in mainly spacious gardens with mature trees and flint or stone boundary walls. The village green provides a focal point, leading to the Norman church and its surrounding graveyard. The village is set inland from the sea, with long views across the dividing fields. However there are a number of threats to the character of the conservation area which have been identified as part of the appraisal process:

2.1 SUMMER VISITORS

The close proximity of West Wittering to the sandy beaches facing the Channel does bring an influx of visitors, especially in the summer, when the intrusion of cars and the pressure for car parking can be a problem. The private local residential estates have erected signs discouraging illegal car parking and have placed open gates at their entrances to provide greater privacy. Occasionally, parking along Cakeham Road is obtrusive.

Recommendation:

The District Council and County Council could monitor the situation to see if seasonal parking begins to create difficulties for local residents.

2.2 BOUNDARIES

West Wittering is notable for its variety of wall materials: flint cobbles, walls, sandstone and brick. All of these add to the special character of the conservation area, particularly by enclosing views along the street. Occasionally they have been removed to create off street car parking, creating disruptive breaks in the street.

Recommendation:

All alterations to existing boundaries should follow the “Good Practice Guidance” enclosed at Appendix 3.

2.3 POUND ROAD

There are a number of negative features in the Pound Road character area:

- The caravan site to the west of the church;
- The large modern house (The Vicarage) which has recently been built next to church;
- The poor quality modern windows and doors in some of the unlisted houses in Pound Road.

Recommendation:

- *All alterations to existing buildings and any new development should follow the “Good Practice Guidance” enclosed at Appendix 3.*
- *The District Council should add the field to the west of the parish church to the conservation area to strengthen the separation of the caravan park with the churchyard. Additional tree screening would be welcome although a hedge has recently been planted.*

2.4 CAKEHAM ROAD

There are a number of negative features in the Cakeham Road character area:

- The fairly constant and fast moving traffic;
- A loss of the sense of enclosure, caused by the removal of front boundaries;
- The use of Leylandii trees to create boundaries.

Recommendation:

- *All alterations to existing buildings and any new development should follow the “Good Practice Guidance” enclosed at Appendix 3.*



2.5 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected.

The recommended changes are:

- *Add Berrylane Farm barn at the end of Cakeham Road*

This is a traditional courtyard range of 19th century brick and flint barns with a peg-tiled roof which forms an obvious end point for the built-up area. Parts appear to be in residential use, in a very low key conversion and it has been judged as a “positive” building.

- *Add the gardens to the rear of properties in Elms Lane*

Currently, the conservation area boundary cuts through the middle of the rear gardens to these houses facing Elms Lane. This is not good practice, as generally conservation area boundaries follow, whenever possible, legal boundaries (for the sake of clarity).

- *Add the field to the west of the churchyard*

This field forms an important part of the setting to the Norman church and its inclusion within the conservation is absolutely crucial.

- *Add the gardens to the back of properties in Cakeham Road*

Currently, the conservation area boundary cuts through the middle of the rear gardens to these houses facing Cakeham Road, including one “positive” building, Berry Cottage. This is not good practice, as generally conservation area boundaries follow, whenever possible, legal boundaries (for the sake of clarity).



Berrylane Farm barn



This field is crucial to the setting of St Peter's and St Paul's Church

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.

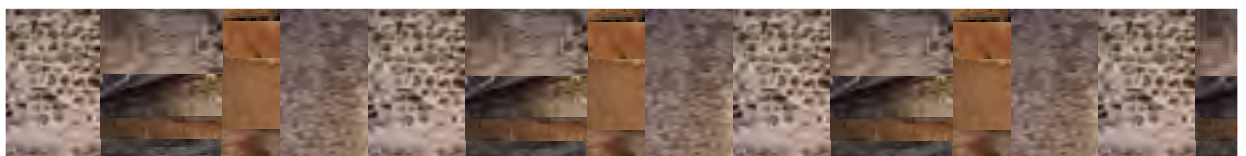
It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated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

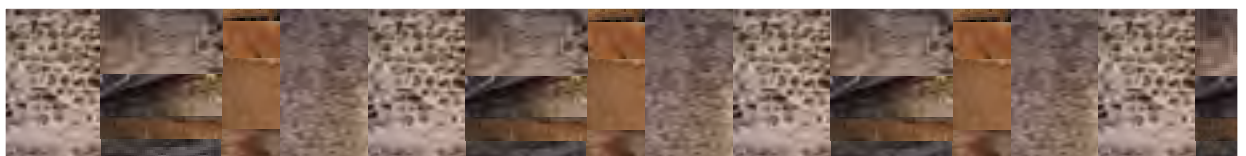
There are several relevant policies in the *Chichester District Council Local Plan - First Review* adopted in April 1999. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these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

The West Wittering Conservation Area was designated in February 1976 and extended along Elms Lane in March 1984. The Local Plan map which is relevant is no. 37. This confirms the following designations:

- The conservation area is based on Pound Road, Rookwood Road, Elms Lane and Cakeham Road;
- Most of the conservation area lies within a *Settlement Policy Area* (Policy BE1);
- To the south of the conservation area, between it and the sea, is a *Strategic Gap* (Policy RE6);
- To the south-west of the conservation area, the fields form a *Ramsar* site, an area of special nature conservation (Policy RE7), and the area of land including the estuary edges beyond is a *Special Area of Conservation* (Policy RE7).

LOCAL DEVELOPMENT FRAMEWORK

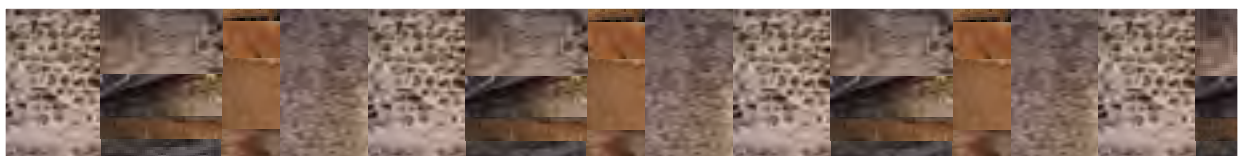
In due course the Local Plan will be replaced by the Local Development Framework. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.



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 New Pavilion, West Wittering, 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 West Wittering Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the West Wittering Conservation Area, such as West Sussex County Council, West Wittering Parish Council, local traders and householders.



APPENDIX 3 GOOD PRACTICE GUIDANCE

CONTENTS:

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

1 CONSERVATION AREA DESIGNATION

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

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

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

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

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

These are:

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

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

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

3 ARTICLE 4 DIRECTIONS

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

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

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

4 NEW DEVELOPMENT

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

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

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

5 LISTED BUILDINGS

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

6 POSITIVE BUILDINGS

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

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

7 ROOFS

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

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

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

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

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

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

8 FRONT BOUNDARIES AND DRIVEWAYS

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

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

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

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

9 TREES

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

10 SATELLITE DISHES

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

For building less than 15metres high

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

For buildings exceeding 15 metres in height

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

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

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

and it is unlikely that permission will be granted.

11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

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

These are

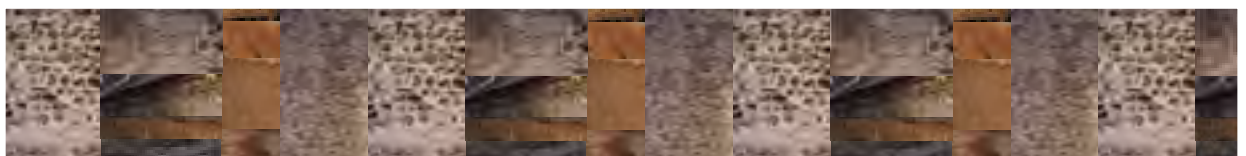
- Planning permission is needed to fix a solar panel to a principal or side elevation visible from a public road or space
- Planning Permission is needed to fix solar panels onto an outbuilding within the curtilage of a dwelling house where it is visible from a street or public place.
- Planning permission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

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

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

APPENDIX 4 BIBLIOGRAPHY










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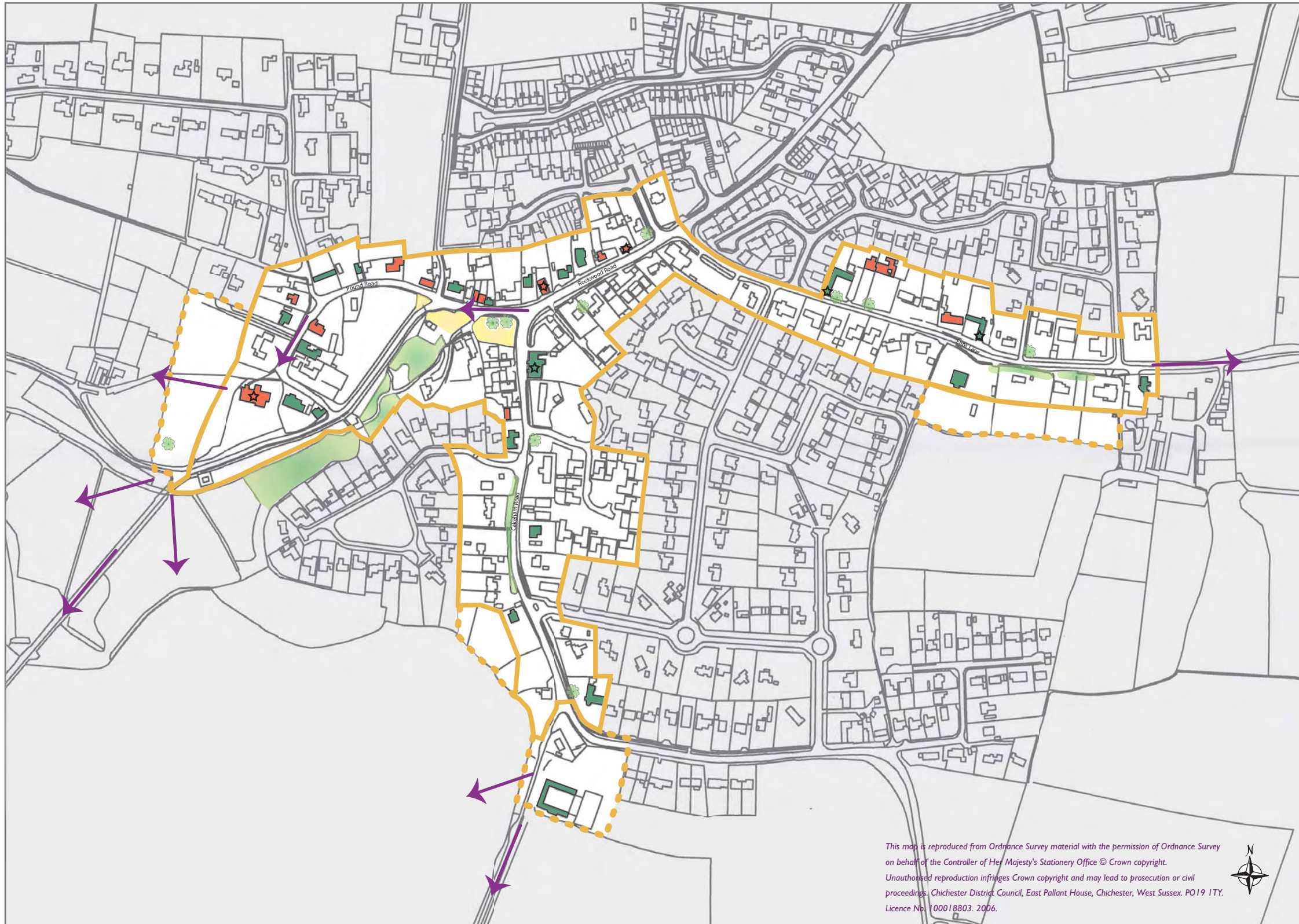


West Wittering Conservation Area

Townscape Analysis Map

(Not to scale)

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



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