

ITCHENOR VILLAGE DESIGN STATEMENT

2nd Edition

Public Consultation
9th April until 4th June 2012

Please send your comments to:

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A Proprietor

A meditative man

Walks in this wood, and calls each tree his own:

Yet the green track he treads is older than

Recorded English history:

His feet, while moving on towards time unknown,

Travel from traceless mystery.

Wondering what manner of men

Will walk there in the problem'd future when

Those trees he planted are long fallen or felled,

He twirls a white wild violet in his fingers

As others may when he's no more beheld,

Nor memory of him lingers.

Siegfried Sassoon

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Village Design Statement Purpose and Aim

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

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

For the VDS to achieve its aim it has had to be approved and adopted as 'Supplementary Planning Guidance' by Chichester District Council.

Supplementary Planning Guidance is more detailed information that supports the policies of the Local Plan (which will become known as the Local Development Framework or LDF once it has been completed) and can give more detail on what is suitable in design terms for a particular locality. This VDS also defines the landscape characteristics of Itchenor and the wider local area. Statutory planning advice requires, amongst other things, that area development plans must maintain and enhance the quality and character of the rural area whilst accommodating change to meet the economic and social needs of local people and visitors.

See Appendix 7 on page 56 for all current Planning Policies.

The Itchenor Society

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

Chichester Harbour Conservancy

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

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

An Introduction to West Itchenor and Its History

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

By 1086 it had become a settlement of some importance. It is mentioned in the Domesday Book and was held by Warin, a henchman of Roger Montgomery who invaded England with William of Normandy. A little under a century later, in 1175, Hugh Esturmy is recorded as being Lord of the Manor of West Itchenor, and it was he who built a small chapel on the site where St Nicholas' Church now stands. In those days, the river Haven ran down the east side of the spit of land to join the estuary, and at high tide the chapel was surrounded on three sides by water. Between 1180 and 1197 the chapel was converted into a parish church.

The house today known as the Old Rectory dates from the 15th century and, other than the church, is the oldest building in the village. Itchenor Gate, which in those days lay in the parish of Birdham, dates from the same period. Records from 1617 show it to be a smallholding with barns and livestock. At that time, the population of the village seems to have been about 50.

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

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

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

Between 1782-87, the 3rd Duke of Richmond, who lived at Goodwood, built Itchenor Park which a contemporary historian reported that he "greatly frequented"; he also built a "hot sea bath" which is now Jetty House on the Hard. Apparently, whenever the Duke was due to visit Itchenor from his seat at Goodwood House, signals were flashed from the top of the Trundle to Jetty House to alert the household of his impending arrival.

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

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

Towards the end of the 1800's, shipbuilding declined. With the expansion of the railway system, and in particular, the arrival of the motor car, Londoners quickly discovered Itchenor's unspoilt harbour and the delights of sailing. Boat building was re-started at Haines' Yard in about 1912. The maps in Appendix 4 on page 45, show the rapid growth of the village since that time.

Stearns, a long-established Itchenor building family, designed and constructed many of the houses in the village during the early 20th century and a list of these can be found in Appendix 5 on page 51. Most were thatched and had distinctive "eyebrow" windows which remain a feature of the village.

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

The outstanding natural beauty of the harbour made Itchenor a haven for marine artists. In the 1930's Charles Dixon RA built Pierpoint, next to the Sailing Club. David Cobb, a past President of the Royal Society of Marine Artists, who lodged in The Street before and after the war, created a series of pen and ink pictures for the Seagull Outboard Motor Company's advertisements.

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

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

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

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

In the 1940's the Sailing Club was requisitioned by the Army and subsequently passed over to the Royal Navy. An anti-aircraft gun was mounted on the platform that is now used for starting races. By 1948 the Sailing Club had become one of the most active dinghy sailing clubs on the South Coast. It was then that Stewart Morris OBE won an Olympic gold medal in the Swallow Class keelboat. Itchenor Sailing Club has continued to produce Olympic medallists and world champions.

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

The Memorial Hall is regularly used for a variety of village functions, and was extended with the help of a Lottery grant in 2001.

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

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

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

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

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

The Parish Church of St Nicholas

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

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

The spire houses 3 bells, the Treble dated circa 1530, the Second dated 1665 and the Tenor which was replaced in 2001 after the original bell cracked (this has now been returned to Whitechapel foundry for melting down as it was of no value). The Treble bell is listed for preservation by the Council for the Care of Churches. The wooden chiming wheels were removed in 1989 when the bells were re-hung on a headstock with chiming hammers.

The entrance to the churchyard is via a handsome lych-gate that was erected in 1950. Within the church there are some 18th and 19th century decorated headstones and the freestone font is a good example of 13th century work, interesting for the way in which the bowl and columns are joined. The three lancet windows are also 13th century and have contemporary design glass depicting the seasons of the year (in memory of Sir Andrew Caldicott, 1884-1951). The attractive stained glass in the west window and modern roundel were installed in 1992.

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

The parish of West Itchenor was united with the parish of Birdham as a single parish in 1935. Under a Scheme of Pastoral Reorganisation on 25th December 1986, a new benefice

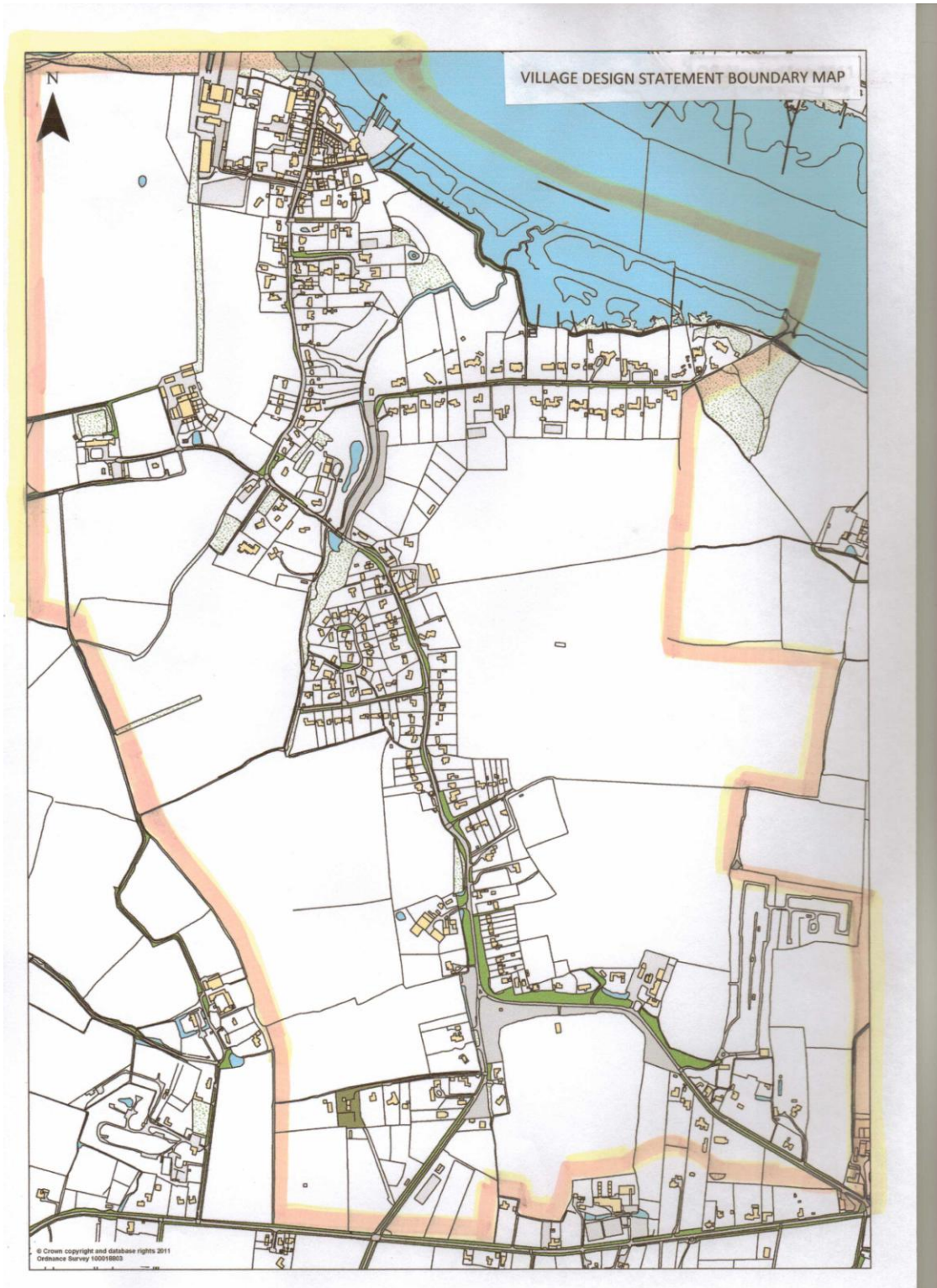
was created by the union of the parishes of Birdham and West Itchenor with the parish of West Wittering. The Vicar of West Wittering became the Rector of West Wittering and Birdham with West Itchenor.

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

Geography

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

Village Design Statement Boundary Map including Zones of Influence



Natural Beauty (AONB). The area covered by the VDS is shown on the attached map (see page 6); it should be noted that the area extends beyond the parish boundary both to the south east along Shipton Green Road to the B2179 and south along Itchenor Road as far as the Itchenor crossroads. These areas lie within the parishes of Birdham and West Wittering respectively and, subject to future discussions and agreement, it is hoped that they are included as zones of influence where West Itchenor Parish Council can be consulted on town planning issues.

The northern half of the village is within a Conservation Area. Over the years additional housing has been built on either side of the road and also along the attractive harbour frontage. The presence of several farms within the area of the village breaks up the line of houses where the fields border the road or the harbour. Part of the beauty of the village is its tranquillity and in some ways this is brought about by the many and varied spaces of open countryside and cultivated land. These blend into the overall scene in a natural way and provide the precious rural character of the village. These spaces should be preserved and form a crucial part of the Design Guidance in the VDS.

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

Economic Activities

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

From its headquarters at the Harbour Office (originally known as Ferryside), near the Hard, the Chichester Harbour Conservancy administer the whole of Chichester Harbour and since 1980 it has expanded its interests to include the environment of the Harbour and the AONB, employing specialist staff to advise on key matters and to carry out a programme of improvements. It employs some 16 people on a full time basis and 5 on a part time basis to cover its remit. During the sailing season they employ one further full time member of staff and 6 additional part time members to cover the extra harbour duties. The Conservancy also have a base in Emsworth run by a permanent member of staff. In addition it runs a classroom at Dell Quay with one permanent member of staff and a second on a part time basis, together with 7 supply teachers and volunteers.

As perhaps the South Coast's premier yachting harbour, a good deal of water-borne activity is focused on Itchenor. Its Hard has the special benefit of being the only public launch point in the harbour that is available at all states of the tide. The boating facilities in the village include two of the most important boatyards; good access to over 600 swinging moorings; the public jetty which provides electricity, water and pump-out facilities as well as safe loading and off-loading of crew and supplies, and the ferry which provides a special service in linking the villages of Itchenor and Bosham. These services, together with the presence of the Chichester Harbour Water Tours, and the Solar Boat, which is run by the Conservancy, bring obvious pressures on the village and will continue to require careful management as demand for these resources increases.

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

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

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

Since 2004 Chichester Harbour Water Tours has been run by Adam Shaw who took over from Peter Adams that year. It was Peter who began the company in 1984. It operates from the public jetty. In good weather on a busy weekend when there are 4 trips each day, it can carry up to 160 people a day on informative trips around the harbour. Its passengers include the general public, children, and the elderly. The tour boat is also available for private and corporate charter. In addition to Adam and his wife who run the business together, Chichester Harbour Water Tours employs two fully qualified skippers, each on a part time basis, and 6 local young people as crew members during the season. This activity is promoted locally by the District and County Councils as a tourist attraction.

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

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

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

Northshore Yachts Ltd occupies a large part of the water frontage on the west side of the village. Built by Stearns in 1936 as the Itchenor Shipyard, the buildings were taken over by the Admiralty during the Second World War. A slipway was cut, and fast 112 foot long Fairmile Motor Launches were built together with other smaller craft in a second building known as "the tin shed". Northshore now employs over 100 staff, many long serving craftsmen and some living locally. The company is owned by Lester Abbott and was extended in 2007/8 to about 1850 square metres (20,000 sq.ft.) on 2.9 hectares (7.16 acres). It builds world famous cruising yachts and has capacity to build 60 yachts a year. Its principal product is the Southerly which as a brand has become internationally recognised as the market leader for variable draft cruising yachts.

The former Bailey and Noyce boat sales and marine engineering business in The Street was demolished and re-built in 2005 by the Lansdale family. They have constructed two marine retail units and a courtyard of cottages and flats. The shops are occupied by Easthead and

by Itchenor Training Centre RYA Approved sea school. Easthead is a family run business that opened in August 2010 offering the Easthead brand of clothing, giftware and customised sailing kit with 3 full time members of staff and is open all year round. Itchenor Training Centre runs as a sea school with one full time member of staff and two part time.

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

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

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

There has been an inn in the village since at least 1788. The current one, The Ship Inn, was built in 1933 and has had a long and varied history, but is now a thriving business frequented by many locals as well as visitors, particularly in the summer. It caters for a wide range of customers offering a variety of food, beer, wine and accommodation. It currently employs 26 people (of which 15 are full time). During August weekends the Ship serves up to 250 meals over a lunch period. It is a place in the village where residents can meet other people from the locality in a congenial atmosphere. The landlord is always happy to join in and contribute to the village events.

Stearns (Shipton Green) Ltd was probably the longest established family-run Itchenor firm having commenced in 1921, before it was taken over by Travis Perkins in 2009. The business started just after the First World War, specialising in purpose-made joinery and quality building work. Between the Wars Stearns built over 60 houses in Itchenor (see Appendix 5 on page 51 which identifies them), some thatched and many of which have the distinctive and attractive "eyebrow" windows. It also built the Itchenor Shipyard in 1936. In the 1960's, Stearns changed its business towards the provision of building supplies and D.I.Y retailing. It is now run by Travis Perkins who have 10 employees and buildings extending to about 800 square metres (about 8,600 square feet). Many village residents are regular customers.

The Itchenor Caravan Park lies on the parish boundary with Birdham on the north side of Shipton Green with views of the Downs over the fields beyond Spinney Lane. It was originally an old orchard and now contains 180 caravans in a parkland setting with hedges, a wide variety of trees including many fruit trees creating a popular place for visitors to Itchenor to base themselves. The Park extends to 5 hectares (12.3 acres). Most occupants only stay until the end of October but a few like to remain using their caravans until the beginning of January when the Park is then closed until March. Wildlife is protected within an area of meadow in the park. The Park provides work for 2 full time and 3 to 4 part time employees.

Facilities and Leisure

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

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

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

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

Members of Itchenor Sailing Club sail a variety of boats from large cruising yachts to fast dinghies and classic sailing boats such as Solent Sunbeam, National Swallow and ‘X’ One Design classes. Many village families have several generations who are club members. The Club has a tradition of encouraging children to sail and during the year welcomes schools to participate in racing during ‘Schools Week’. Additionally the club sets aside two weeks each summer for ‘Junior Fortnight’. This provides dinghy racing for junior members of any club belonging to the Chichester Harbour Federation.

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

Public facilities in the Village include the viewing platform on the Hard, public lavatories, a large car park close to the waterside, but well hidden from view, and The Ship Inn. The car park requires special mention because of the threat of future development upon it. In the Conservation Area Character Appraisal dated September 2010, the car park was recorded as a “much needed facility, essential to the economic and cultural life of the village. It should therefore be protected from future development”.

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

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

Protective Designations

See Appendix 7 on page 56 for references to all National, and Local Planning Policies and the AONB Management Plan.

Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964 because of its unique blend of land and sea and the combination of large open water areas and intimate creeks. The low lying flat landscape accentuates the significance of the sea and tide and as a result tall spires and tiled roofs are important features, seen as distant landmarks across the land and water, against the backdrop of the South Downs.

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

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

The whole of the tidal area of the harbour and some of the surrounding land is recognised as being of huge significance for nature conservation. The mudflats, marsh, dune and shingle support substantial populations of waders and wildfowl and are also home to many rare insects and plants. For this reason, Chichester Harbour carries a number of international, European and national designations. At a national level the inter-tidal area and some of the land is designated as a Site of Special Scientific Interest (SSSI). At European level the area is designated under the 'Birds Directive' as a Special Protection Area (SPA) and under the 'Habitats Directive' as a Special Area of Conservation (SAC). Chichester Harbour is also a Ramsar site - a site designated under the Ramsar Convention (held at Ramsar in Iran) as an internationally important wetland. Chichester Canal is designated as a Site of Nature Conservation Importance (SNCI), one of a number on the peninsula.

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

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

Landscape character can be difficult to define, particularly in the context of a village such as Itchenor that has undergone many changes through the centuries. There are a number of key elements that must be protected:

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

Conservation Area

Until 2010 the Itchenor Conservation Area comprised only the historic core of the village centred on The Street and the Hard. That year, following consultation with the Parish Council and the Itchenor Society, Chichester District Council, through its consultant, The Conservation Studio, carried out a Character Appraisal which resulted in an extension to the Conservation Area. It now continues south along Itchenor Road as far as the Barn conversions to include the pond and St Nicholas Church (see map on page 13).

See Appendix 7 on page 56 for National and Local Planning Policies for the Conservation Area and for Listed Buildings and Appendix 6 on page 54 for the Article 4 Direction.

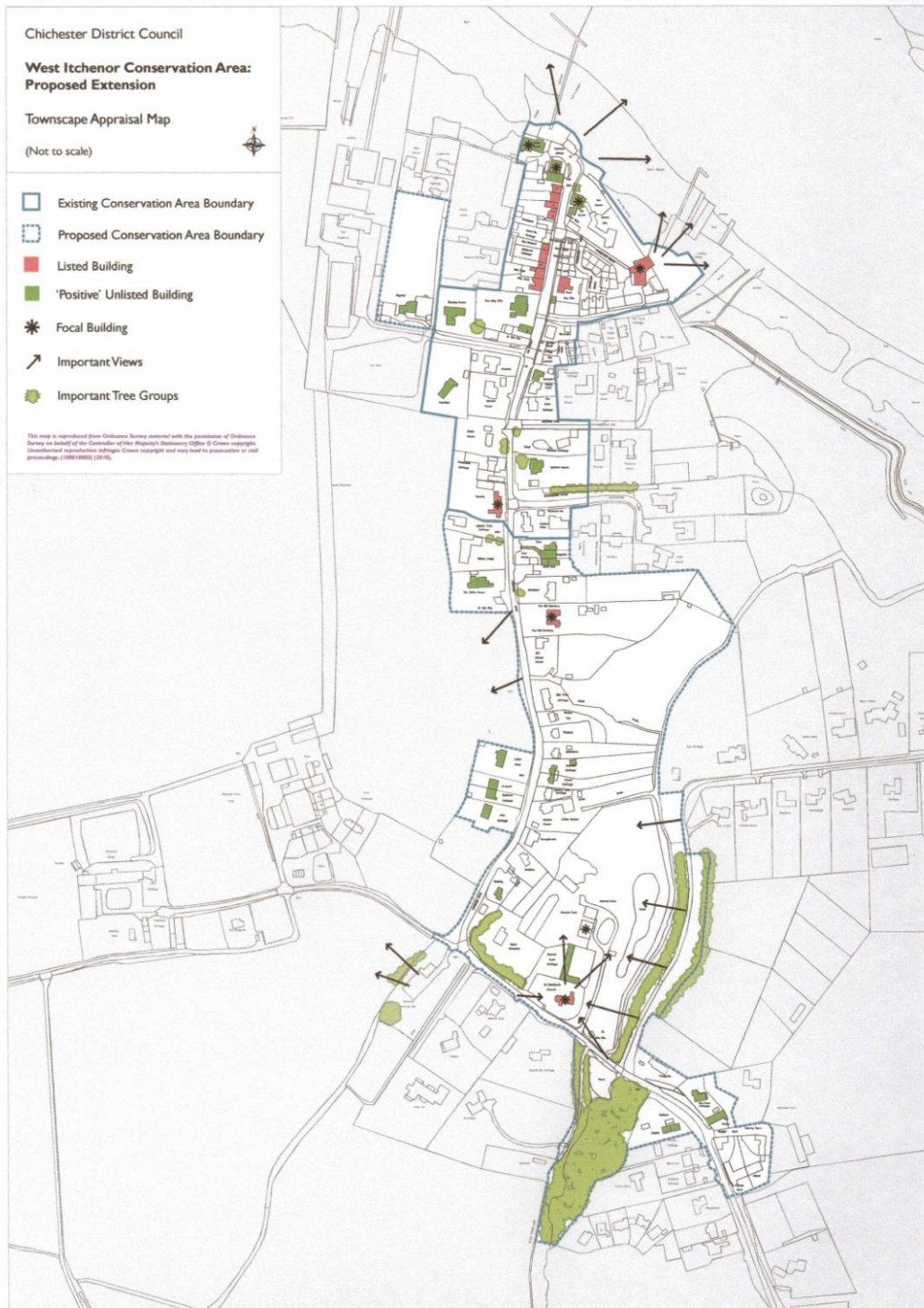
The spatial analysis in the Character Appraisal placed emphasis on the open spaces between buildings and the views of open farmland that make such an important contribution to the character of the village.

Beginning with the Hard, which it regarded as the prime area, it recorded the importance of maintaining views especially from the Hard and the Sailing Club northwards across the Harbour. It emphasised the importance of maintaining or enhancing the appearance of The Street itself and the pavements each side, the forecourt of the Ship Inn which is very busy in summer months, the glimpses of open fields from Itchenor Road, and of views from the churchyard and of St Nicholas Church standing on high ground. It recognised the contribution made by the Village Pond and the area around the River Haven as far as the sea wall. In deciding to extend the Conservation Area it acknowledged the need to secure the character of much more of the village than it had in the past. It especially wanted to protect the open spaces that remain within the village and to prevent further infilling between existing properties and the intensification of existing sites through over-development.

Within the Conservation Area lie 14 Listed Buildings. In addition to the extension made to the Conservation Area, it also identified many existing buildings which are regarded as making an important contribution to the character of the Conservation Area. It classified these in two ways, naming them as “Positive Unlisted Buildings” and as “Focal Buildings”. Sometimes buildings were awarded both classifications such as Old Haven, the Harbour Office, once known as Ferryside, and Jetty House. We list these buildings in Appendix 2 on page 41. Chichester District Council is planning to draw up a ‘Local List’ to include all “Positive Unlisted Buildings”. The Map of the Conservation Area on page 13 also identifies “Important Views” and “Important Tree Groups” which must be preserved.

However, Government policy has made it clear that Conservation Areas are not necessarily ‘preservation’ areas. “Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character....of the historic environment”. (see Planning Policy Statement in Appendix 7, page 56).

West Itchenor Conservation Area Boundary Map



Coastal Defences

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

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

The policies of the SMP are interpreted locally through Coastal Defence Strategies. In Chichester Harbour, however, there is a noticeable gap in Strategies between Emsworth and Snowhill. The Environment Agency is currently working on a Strategy but at the time of publication this is not complete. It is unlikely however that the overall policy of “Hold The Line” will be altered.

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

Flora and Fauna

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

See Appendix 7 on page 56 for Local Planning Policies to protect nature conservation and wildlife habitats.

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

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

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

Mammals Amphibians and Reptiles

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

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

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

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

Birds

Chichester Harbour and the surrounding habitats of mud bank and saltmarsh ensure a wide variety of species of birds in and around the village. Several species of water birds are of official international importance because of their relatively substantial numbers as a percentage of the European and World populations. Wading birds, most are passage migrants and winter visitors, rarely venture far from their feeding grounds on the inter-tidal mud, but many varieties can be seen from the Itchenor shore.

Among unusual sightings of waders are Spoonbill, and Avocet. Mallards and other ducks frequently find nesting sites in gardens. Moorhens and Coot breed on the fresh water ponds and Brent Geese come ashore to feed in fields at high water.

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

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

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

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

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

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

Invertebrates

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

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

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

Plants and Trees

The tidal area of the harbour provides a habitat for a fairly restricted range of plants that have special features enabling them to survive in or near salt water. There is a natural plant progression starting just below the low water mark. The most noticeable are the green and brown algae. Eelgrass is the only truly marine flowering plant; it is fairly rare but does occur in the harbour on inter-tidal mudflats and is a significant food for Brent Geese. A substantial bed occurs in the harbour near Horse Pond. This plant could be under threat from poisoning by agricultural weed killer run-off and discarded antifouling from boats.

Higher up, where the mud is out of the water for longer periods, salt marsh plants occur. Salt marsh grass (Spartina) is a true grass. The coastal grazing marshes are a significant element of the harbour environment and make up one of the largest remaining areas on the south coast. Together they support 15 nationally scarce plant species.

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

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

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

It is important to maintain the rural environment of the village. To ensure this continues there must be no reduction in the number of trees and woodland in and around the village. A list of Tree Protection Orders is in Appendix 3 on page 44.

The Threat

"Change is constant. The way we embrace it defines our future."

HM The Queen

References and Sources

'Plants of Chichester Harbour' by Ann Griffiths, Chichester Harbour Conservancy (CHC)

'Valuing Chichester Harbour' (2001), CHC

'Birds of Chichester Harbour' by Mrs J. Edom, CHC

'Chichester Harbour News and Guides', CHC

'Chichester Harbour Management Plan' 2009-2014, CHC

'Chichester Harbour AONB Landscape Character Assessment (2005)'

Access and Roads

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

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

Traffic Situation

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

A daily traffic survey conducted by Sussex County Council between 30th September 2008 and 14th October 2008, close to Old School House on Itchenor Road, recorded an average of 600 traffic movements in each direction on weekdays. Daily numbers increased at the weekends to about 750 in each direction.

Future Action

The results of the 2008 traffic survey highlight the very real need for lowering speed limits in the village. In the Spring of 2002, 30mph limits were imposed on both approach roads to the village. A lower limit may become necessary.

The 2008 survey also revealed that the majority of Itchenor residents support further speed restrictions to slow down speeding traffic, particularly between the Church and the Hard.

The existing character and appearance of the roads in the village, with the absence of pavements, kerbs and street lights, is important to the rural appearance of the village. These features should not be introduced as a result of any further development. Grass verges should be protected during building works (see the village wide Guideline No 11 on page 35).

Footpaths and Cycle Ways

Itchenor is fortunate in having many maintained footpaths but some damage has been caused by bicycles, although the cycle path linking the Manhood villages with Chichester has reduced this problem.

See Appendix 7 page 56 for Local Planning Policies to protect Rights of Way.

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

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

In 2011 a permissive path was built between the Conservancy car park and the harbour path just west of Northshore Yachts. To enable wheel chair access to the path, parking bays for the disabled were installed in the car park.

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

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

The Common

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

The Parish Council maintains and manages the Common in the interests of all the residents. The time and effort put in by the homeowners, whose houses border the common in cutting the grass, is appreciated and it is hoped that they will continue a service that benefits both themselves and the village as a whole.

The Parish Council has a Policy for the Management of the Common, the objectives of which are to maintain the Common as a pleasing open space both for the residents who live adjacent to it and for the wider village community. Any development which would result in the destruction of any part of the Common will not be accepted. Encroachment into the open space of the Common will be opposed and this includes the parking of vehicles, the planting of trees or shrubs, and the erection of fences, sheds or other structures. The surface of any access across the Common should be of shingle or stone and any kerb or edging should be as unobtrusive as possible, level with The Common, and this policy should be adhered to when the need for replacement of existing driveways is being considered. House names and agents boards should be located within private land and not on the Common. The south side of Shipton Green was planted before the war with trees and hedging plants with a wide grass border. Tree planting on the west side of the Itchenor Road extending to Itchenor Gate Farm entrance is a continuation of the planting scheme opposite Shipton Green and was initiated in 2003.

Layout and Growth

Before the building of the Birdham Straight at the end of the 18th century, the original layout of West Itchenor was a single road leading to the Hard from Shipton Green Common. In the area covered by this VDS there were less than 50 houses recorded in the 1839 West Itchenor Tithe Map and the 1847 Birdham Tithe Map. These are reproduced as one map in Appendix 5 on page 51 by kind permission of the West Sussex Record Office.

Old Ordnance Survey maps of the village have been supplied by Chichester District Council dating from 1875 and are also included in Appendix 5 on page 51. They show the rapid growth that took place from that period. The fastest pace of growth was between 1933 and 1965.

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

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

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

Village Character Areas

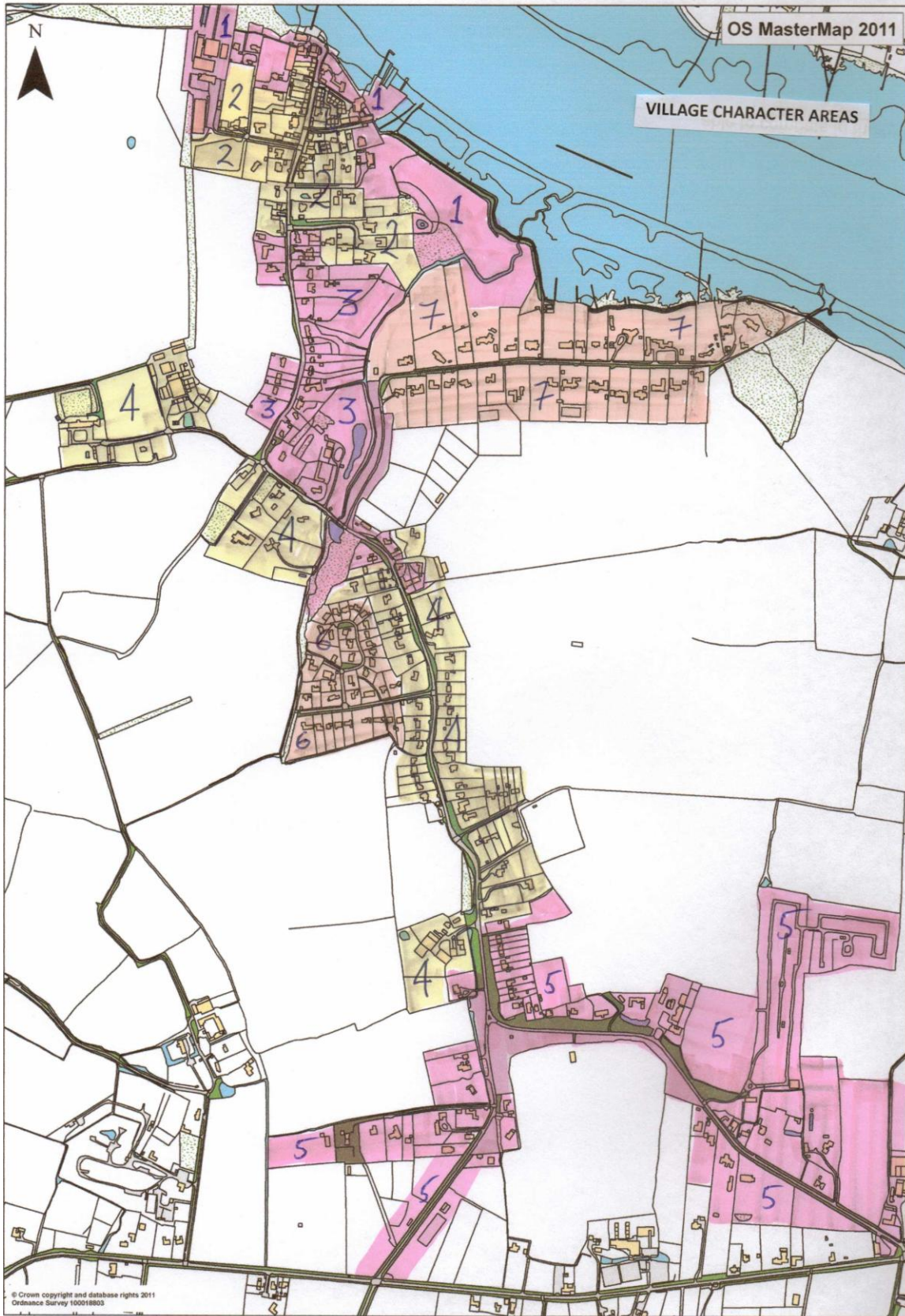
The character of Itchenor Village derives from its harbourside location and its strong attachment to marine activities. It continues to maintain a number of marine based businesses which makes it a working village with direct access to the water. This VDS has sought to take these factors into account and sets out guidelines for future design and building construction appropriate to the village. It also seeks to identify the components that contribute to its unique character. The village can be subdivided into seven distinct sections, which have similar characteristics (see map on page 21). These Character Areas are described in order to identify specific issues and potential problems that might either strengthen or threaten the features that give each area its character. There are sufficient similarities in the properties in each of these character areas to provide a basis for design guidance.

A description of each area, is set out here. Design guidance to protect their distinctive characteristics appears separately.

The Character Areas are numbered on the map (see page 21) as follows:

- Area 1 The Waterfront and Boatyards
- Area 2 The Street (The Historic Core)
- Area 3 Itchenor Road (from Anchor Cottage to the Barn Conversions)
- Area 4 Itchenor Road (from Goose Barn to Itchenor Gate House)
 including Itchenor Park Farm.
- Area 5 Itchenor Green and Shipton Green (The Common)
- Area 6 Chalkdock Lane and The Spinney
- Area 7 Spinney Lane

Map of Village Character Areas



Area 1. The Waterfront and Boatyards

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

Landscape Characteristics

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

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

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

Building Characteristics

The two houses to the east of The Hard are constructed with two storeys beneath timber pitched and tiled roofs above sea walls. Old Haven occupies a key location to the east side of The Street and is connected by back ranges to Wakes Way. Both houses overlook the water. Further to the east is the Sailing Club partly formed from 17th century cottages with more recent additions which surround an enclosed garden overlooking extensive timber decking. The cottages are white painted buildings, with clay tiled roofs and traditional small-paned windows which are characteristic features of this part of the village.

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

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

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

Key Economic Activities

Chichester Harbour Conservancy

Northshore Yachts Ltd

George Haines (Itchenor) Ltd

Itchenor Sailing Club

Chichester Harbour Water Tours

Solar Boat trips run by the Conservancy

Seasonal ferry and water taxi between Itchenor and Bosham Hoe

Key Nature Conservation Interests and Landscape Features to be Protected

The most important open space is the Hard, with its attractive views over the water to Bosham Hoe.

Mudflats and Saltmarsh: part of a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (EU Habitat Directive), a Special Protection Area (EU Designation) and a Wetland of International Importance (Ramsar Convention)

Marine Oaks

The shore and adjacent woodland by Horse Pond (SSSI)

The land and shore at Chalkdock Point (SSSI)

Rural Gap 15 (see map on page 31): the water meadows between the sea wall and Spinney Lane

Leisure and Recreation Activities / Facilities to be Protected

Sailing and boating

Itchenor Sailing Club

Mud berths

Public footpaths

Fishing

Bird watching

Area 2. The Street (The Historic Core)

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

Landscape and Streetscape Appearance

At the northern end closest to The Hard, the streetscape is of a densely built appearance due to terraced houses on both sides which in turn leads to a unique and attractive view of

Chichester Harbour, Bosham Hoe and the South Downs beyond. These terraces date from the 18th and 19th centuries on the western side and the 20th century on the eastern side. The houses are situated close to the road. The front porches follow a consistent trend of being situated either directly onto the back of the pavement or within a few feet of the pavement behind cobbled areas. This allows for little or no front garden, although planting has been incorporated which softens the appearance between street and house.

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

To the south is The Ship Inn, a dominant building by virtue of its size with a large unfenced seating area to the front providing a large open space. Its architectural style of Tudor revival was popular in the 1930's and it was largely influenced by fashion led trends of the time rather than a considered influence of the local vernacular. The front elevation remains unchanged since its construction and shows herringbone brickwork and exposed stained beams.

Further south, the houses are an eclectic mix of architectural styles which includes Club Lane and the road leading towards Northshore, Orchard Lane and Waterstone Close. Their ages typically date from the 1930's to present day many of which have undergone substantial renovations within the last decade. There is a wide variety of elevation materials which include painted render, timber cladding, brick and flint. Plot sizes tend to be larger incorporating detached houses. The front gardens are either fenced or enclosed by low brick walls and they range in depth to include a variety of planting (some with trees) and parking spaces. One side of The Street has a wide open grass verge which contributes to the rural nature of the village. On the west side approached from the lane that leads to Northshore, lies a large public car park essential to the economic and cultural life of the village.

Building Characteristics

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

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

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

Handmade clay roof tiles

Steep hipped roofs that run parallel to The Street

Painted window frames (both sash and casement)

Window reveals typically of a minimum depth of 50mm (2 inches) and more often 100-150mm (4 to 6 inches)

Key Characteristics of The Street

North – Densely built up area of traditional historic buildings, predominantly terraced

Narrow pavements, no front gardens, houses front directly onto the road with cobbled area

Lime plaster render or brick and flint construction with clay tiled roofs and painted timber casement windows

South – Larger detached properties located on more generous plot sizes

Houses set back further from the road providing front gardens and parking

Wide grass verges with no pavements

Front boundary fences or walls are mostly kept to a low unobtrusive height providing a greater feeling of space

Key Economic Activities

The Ship Inn

Two marine related retail units

Area 3. Itchenor Road (from Anchor Cottage to the Barn Conversions)

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

Landscape and Streetscape Appearance

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

There are a number of important views shown on the Conservation Area Boundary Map (see page 13) including those across the fields to Itchenor Park and those of the Church and churchyard.

Building Characteristics

Many of the houses were built by Stearns and most properties have distinctive "eyebrow" windows with tile or thatched roofs. Many are on sizeable plots set well back from the road

with deep front gardens, with grass or hedge boundaries. A Schedule of all the houses built by Stearns in Itchenor appears as Appendix 5 page 51.

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

St Nicholas Church is a Grade 1 Listed 12th century church which sits on a slight ridge in an elevated position above the River Haven. Prior to the sea wall being built in 1931 it was not uncommon on spring tides to see the church almost completely surrounded by sea water.

The Old Rectory was built in the 15th century and restored in the 16th century and is timber framed. It is set in several acres of garden and water meadow. Its most recent extension was completed in the 1980's.

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

Key Characteristics of Itchenor Road

A linear development with important rural gaps and views over farmland

Residential buildings set back from the road with grass verges and hedged front boundaries

Differing boundary styles, ornamental hedging and trees in the front gardens

A predominance of attractive Stearns houses with their "eyebrow" windows

St Nicholas Church, its churchyard, the adjoining Church field, and the ancient lay-bye in front of Church Hill Cottage

The village pond

Key Nature Conservation Interests and Landscape Features to be Protected

The pond opposite the church and the River Haven beyond

Church field adjacent to St Nicholas Church used as a car park by parishioners

Trees and hedgerows

- Rural Gaps (see page 31):
- 1 White House to Lower Field
 - 2 Pink Cottage to Itchenor Park Farm Gate
 - 3 Black Bungalow to St Nicholas Church

Leisure and Recreation Activities / Facilities to be Protected

Public footpaths

Cycling (Salterns Way)

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

Beginning at the southern end of the Conservation Area and ending to the south at Itchenor Green and Shipton Green (The Common), this forms a linear development of houses mainly built in the 1930's. It includes the Memorial Hall and the houses between the Hall and the village pond on the south and west side of Itchenor Road. It also includes Old House Farm

and the agricultural buildings behind the Barn conversions that are part of Hundred Steddles Farm.

Landscape Appearance

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

Building Characteristics

The oldest house is the thatched Itchenor Gate (c 1650) which is unusually close to the road. Otherwise there is an assortment of designs many featuring Stearns “eye-brow” windows at first floor or attic level. In recent years there has been some unsympathetic infilling where the ratio of house size to plot size is disproportionate to the character of this area. The Itchenor Memorial Hall, with its adjoining open space, provides a meeting place for community groups and indoor events.

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

Key Characteristics of Itchenor Road

A linear development

House sizes are rather larger than in the northern part of Itchenor Road

Wide verges each side of Itchenor Road

Key Economic Activities

Itchenor Park Farm

Itchenor Gate Farm

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

Key Nature Conservation Interests and Landscape Features to be Protected

Itchenor Park and its mature trees

Mature trees and hedgerows

Footpaths

Rural Gaps (see map on page 31):

7 Goose Barn to The Oast

8 Itchenor Gate to Itchenor Gate Farm

The grounds of the Memorial Hall

Leisure and Recreation Activities / Facilities to be Protected

The Itchenor Memorial Hall

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

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

Landscape Appearance

These parts of the village are identified by the Common that lies mainly on the north and east side of the road and also by the views across open countryside. Some properties enjoy common rights. This area is, in many ways, the most rural part of the village. Both Shipton Green Lane from the east and Itchenor Road from the south have established tree corridors that immediately signify the rural setting of the village and these trees should be protected. Beyond the trees lie open fields. Many of the oldest houses in the village are located in this area and are generally set back from the road behind trees and gardens in a random fashion. Some of them pre-date the construction of the Birdham Straight (circa 1780). The wide grass expanse of Shipton Green is a reminder of the much larger areas of common land that once existed.

Building Characteristics

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

Key Characteristics of Itchenor Green and Shipton Green

Open Common land with houses set back from the road

Fields that extend to the roadside

Houses widely spaced allowing glimpses of agricultural land in between

Mature trees south of The Common flanking open fields on each side of the two roads leading into the village from the main road

Salterns Way which crosses the northern part of Shipton Green beyond Gramercy, where it passes out of Itchenor towards Birdham

Economic activities

Travis Perkins Builders Yard (previously Stearns Yard)

The Caravan Park

Haines Boatyard occupy buildings at The Triangle for boat storage and at Blue Gates for boat storage and maintenance

Key Nature Conservation Interests and Landscape Features to be Protected

The Common

Rural Gaps (see map on page 31):

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

Area 6. Chalkdock Lane/ The Spinney

Landscape and Building Characteristics

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

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

Key Characteristics of Chalkdock Lane/The Spinney

A secluded residential area

Open plan front gardens in The Spinney

Residents in The Spinney have their amenity protected to their mutual advantage by restrictive covenants that result in open plan front gardens. Furthermore, they accept that any building alterations require both planning approval and agreement from their Management Company.

Area 7. Spinney Lane

Landscape Characteristics

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

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

Building Characteristics

The first dwellings were erected in the 1930's and the area of development continued to extend until 2002. At the date of publication nearly half of the 30 houses had been either rebuilt or extended at some time. More recently the trend has been to demolish older properties and replace them with contemporary designs. The plots vary in size from just under an acre to over 2 acres.

Key Characteristics of Spinney Lane

It comprises low density housing in a mixture of styles and materials. However in recent years the size of houses has increased significantly with the footprint of some new dwellings extending across almost the full width of the plots.

Leafy aspect with large plots, ornamental trees, boundary hedges and generous grass verges to the lane

Generally a low building to plot ratio which allows wide landscape views

Key Nature Conservation Interests and Landscape Features to be Protected

Marine oaks

Mudland and saltmarsh

Rural Gap 15 (see map on page 31): Water meadows behind the sea wall and Spinney Lane

Leisure and Recreation Activities / Facilities to be Protected

Walking (public footpaths)

Mud berths

Important Rural Gaps

Map of Important Rural Gaps



Important Rural Gaps

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

See Appendix 7 on page 56 for National, and Local Planning Policies to protect the AONB and nature conservation interests.

1 White House to Lower Field

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

2 Pink Cottage to Itchenor Park Farm Gate

Rural, tree-filled view with fields behind

3 Black Bungalow to St Nicholas Church

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

4 Church Hill Cottage to Rosianne

The trees surrounding the village pond

5 St Nicholas Church to Rye Cottage (Spinney Lane)

Important landscape setting for the Church with pasture and the stream flowing to the Harbour

6 Field Gate to Sea Urchin (Spinney Lane)

The tree-lined private road / public footpath with fields behind

7 Goose Barn to the Oast

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

8 Itchenor Gate to Itchenor Gate Farm

Rural landscape view of open farmland

9 Itchenor Gate Farm to Lark Rise

Common land with rural views and a tree line planted by village residents

10 Lark Rise to Itchenor Cottage

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

11 Trees on the south side of Shipton Green Lane

Common land with woodland facing Shipton Green with agricultural land behind

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

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

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

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

14 The natural avenue of trees on both sides of Itchenor Road from Itchenor Green to the B2179.

This natural avenue of mature trees makes an important contribution to the character of Itchenor when entering or leaving the village along Itchenor Road.

15 Water Meadows north of Spinney Lane.

This is the area of land close to the village that is extremely low lying and tends to be waterlogged, lying between Spinney Lane and the sea wall. It is approached from the path that runs above the sea wall.

Design Guidance

Itchenor is wholly located within the Chichester Harbour Area of Outstanding Natural Beauty. An AONB is considered to be the equivalent of a National Park and is subject to the highest level of planning control. Chichester Harbour Conservancy acts as the joint Advisory Committee for the AONB. Consequently, Chichester District Council consults the Harbour Conservancy in relation to planning applications. This Village Design Statement has therefore taken into account advice and assistance provided by the Harbour Conservancy in offering the following guidance on design of future developments, buildings and building materials.

See Appendix 7 on page 56 for National and Local Planning Policies and AONB Management Plan policies of relevance to Itchenor.

Parts of Character Areas 1, 2, and 3 lie within the Conservation Area and all property within it is subject to special protection afforded by an Article 4 Direction. This requires that a planning application is made to the District Council for development listed in the Direction.

See Appendix 6 page 54 for the guide to the Article 4 Direction.

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

Design Guidance for all Character Areas

Many alterations and developments require Planning Permission and most alterations to Listed Buildings require Listed Building Consent. Within the Conservation Area there are further restrictions described above. It is always advisable to consult Chichester District Council Planning Department when planning any works to your property in order to check if you require any formal approvals. Parts of the village, particularly around the Church, are also archaeologically sensitive with potential hidden archaeological remains of the historic village centre. When works are planned that could involve disturbance of these deposits Chichester District Council Planning Department should be consulted.

The views and open spaces, together with the open farmland must be preserved in order to prevent the roads and harbour frontages resembling an urban sprawl. It is important to maintain these spaces because any further infill or development would be detrimental to the character of the village.

Guidelines

1. Further infilling between houses will be opposed where this special character would be harmed.
2. Any new development, changes of use, or extensions to buildings should be well designed to suit the character of the area in terms of materials, scale, proportions, roof forms and fenestration and size. Design guidance is set out below for each Character Area.
3. The positioning of future extensions should avoid increasing the width of existing houses. Such schemes are intrusive and detrimental to this area which lies within the AONB. Future extensions to houses should be located at the back rather than at the side to prevent the loss of gaps between houses.
4. The guidance contained in the “AONB Design Guidelines for New Dwellings and Extensions” should be referred to for further advice on the appropriate size, designs, and materials.
5. The Common, and important Rural Gaps, are particularly important in the context of preserving the rural character of the village. Any loss of trees will affect the rural character of the village.
6. Views of the village from the water and from footpaths need to be protected from development which detracts from the rural or historic character of the village.
7. The removal of harbourside trees should be discouraged. The planting of native trees in harbourside plots should be encouraged. As much as possible, the landscape and harbourside settings should be preserved.
8. New power lines, telephone lines, cable TV etc should, wherever possible, be set underground.
9. Boundary fencing, hedging, and tree planting should be in sympathy with the rural character of the village. Natural screening should be encouraged where this would enhance rural views. The use of hard boundary treatments adjacent to the road or shoreline should be discouraged (see Design Guidance for Boundary Treatments on page 38).
10. The installation of solar technologies including small arrays of solar panels, heat exchange systems and other renewable energy technologies, is supported provided there is no detrimental impact on the AONB, its setting, and nature conservation interests. Proposals should:
 - take opportunities to site equipment discreetly or out of view from public vantage points;
 - be designed as far as practicable to minimise their impact on the appearance of the site and/or building;
 - be of an appropriate scale in relation to the site and/or building and its setting in the wider landscape; and
 - operate at noise levels appropriate to their location.

This policy comes from the AONB Management Plan (See Appendix 7 page 56). The Harbour Conservancy publish updates to these and other policies from time to time (see www.conservancy.co.uk).

See Appendix 7 for policies of relevance to infilling

See Appendix 7 for policies of relevance to extensions

See Appendix 7 for policies of relevance to wildlife habitat, trees and hedges

See Appendix 7 for policies of relevance to renewable energy

11. During building operations, arrangements should be made for all materials, contractors' vehicles and visitors' cars to be accommodated within the site boundaries. This is to protect the grass verges and Common land throughout the village.

Area 1 Guidance: The Waterfront and Boatyards

The boatyards are an important part of the working harbour and help to support the local economy. They provide employment for local people and a service to visitors. They are also an important feature of the heritage of the village and the harbour and need to be retained. They must not be lost to further housing development, which is a potential threat. Redevelopment of the remaining boatyards with housing will therefore be opposed.

See Appendix 7 for National and Local Planning Policies of relevance to the Conservation Area, Listed Buildings, Chichester Harbour AONB and Appendix 6 for the Article 4 Direction

Guidelines

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

- 1.1 Future alterations and the redevelopment of houses that face the Harbour will be discouraged where it results in:
- the raising of existing ridge heights of houses
 - any significant increase in the glazed areas facing the Harbour
 - the use of uPVC for windows and conservatories or other materials that are not characteristic of the village
 - a disproportionate increase in size or mass

Area 2 Guidance: The Street (The Historic Core)

Guidelines

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

- 2.1 At the northern end of the Street, areas within residential curtilages at the front of properties should be allocated to garden and provide only pedestrian access. Car parking within areas facing the Street is not a characteristic and will be opposed. Low hedges and fences to the front of the properties should be retained in order to maintain a rural and open aspect.
- 2.2 To the south of the Ship Inn, building densities reduce with larger detached properties in larger plots as the norm enabling vehicular access and parking to be provided.
- 2.3 The use of uPVC windows visible from The Street will be opposed. Timber windows should be used. When replacing windows, existing window patterns should be followed; single panes of glass should be avoided. Glazing bars in either sash or casement windows should be retained and the depth of the reveal should be maintained. Windows of identical size and proportions should line up vertically and horizontally across the facade.
- 2.4 Dormer windows and velux windows that can be seen from The Street or other public areas will be opposed.
- 2.5 The raising of ridge heights or the alteration of the angle of roof pitches will also be opposed.

See Appendix 7 for National and Local Planning Policies of relevance to the Conservation Area, Listed Buildings and Appendix 6 for the Article 4 Direction

- 2.6 Service pipes, flues, vents, meter boxes, satellite dishes, and solar panels should be located away from main elevations, and roof slopes and where possible concealed from view.
- 2.7 A limited palette of building materials is used for the walls and roofs of characteristic buildings in the Street and should be adopted where changes are proposed:
- Lime plaster
 - Local red brick
 - Brick and napped flint/beach flint
 - Painted brick
 - Cambered plain clay tile roofs
- 2.8 Tile hanging and prefabricated flintwork will be opposed.
- 2.9 The public car park should be protected from future development. Its boundary is formed by established trees to adjoining arable land.

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

Guidelines

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

- 3/4.1 Alterations to the front elevations of houses which harm their character will be opposed. The Stearns “eyebrow” windows should be retained and are part of the character of Itchenor.
- 3/4.2 Materials and design should be sympathetic to the existing house and neighbouring properties. Extensions should be to the rear of existing buildings so that gaps between houses are preserved.
- 3/4.3 If redevelopment is appropriate, the height of the roof ridge should not exceed the ridge height of adjoining properties.
- 3/4.3 Maintain all existing roadside verges by cutting back vegetation so that safe refuges are maintained for walkers and cyclists.
- 3/4.4 Improvements to boundary treatments (e.g. hedges) along the roadside which are of an appropriate rural character will be supported. The use of bricks, panel fences and other hard boundary treatments should be discouraged.
- 3/4.5 Ensure that important views are maintained by keeping trees and vegetation in check. The height of the trees planted to form an avenue leading up to Church Farm should not be allowed to block out the view of the Church from Itchenor Road.
- 3/4.6 Encourage sympathetic boundary treatment of a rural nature.
- 3/4.7 Extensions forward of the building line will be opposed.
- 3/4.8 Materials and design should be sympathetic to neighbouring houses.

See Appendix 7 for National and Local Planning Policies of relevance to the Conservation Area (Area 3 only), Listed Buildings, infilling, and extensions and see Appendix 6 for the Article 4 Direction (Area 3 only)

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

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

Guidelines

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

See Appendix 7 for National and Local Planning Policies of relevance to Chichester Harbour AONB, infilling, extensions, and wildlife habitat, trees and hedges

Area 6 Guidance: Chalkdock Lane/ The Spinney

Guidelines

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

Area 7 Guidance: Spinney Lane

Guidelines

- 7.1 Preserve gaps between houses so that existing views are maintained both to the harbour and fields.
- 7.2 Extensions or rebuilding that bring the building line forward from the existing house will be opposed in order to protect the open spaces of the area.
- 7.3 Existing trees and hedges should be protected so that the rural and wooded setting is conserved and enhanced. Trees along the wooded shoreline should also be protected.
- 7.4 Infilling between houses on large plots and the subdivision of plots will be opposed where these would harm the character of the area.
- 7.5 The use of white uPVC in all windows facing the harbour will be opposed.
- 7.6 High walls, security installations, e.g. high fencing and CCTV, that can be seen from the harbour, fields, or footpaths will be opposed.

See Appendix 7 for National and Local Planning Policies of relevance to Chichester Harbour AONB, infilling, extensions, and wildlife habitat, trees

Design Guidance for Boundary Treatments and External Elements not normally requiring Planning Permission

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

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

Architecture and Buildings

The houses illustrated on the following pages (photos in progress) are:

Itchenor Park built by the Duke of Richmond in 1784. Storage buildings on the farm believed to have been built to house artillery to protect the area from invasion by the French. The Duke was appointed Director of Ordnance.

Jetty House built in 1830 by the Duke of Richmond and Gordon as a waterside house for bathing. Later used as a Customs House.

The Harbour Office (originally known as **Ferryside**) built pre-1910, originally with a thatched roof. Once owned by George Haines, the local boat builder, and now the Chichester Harbour Conservancy Office.

Old Haven built in 1899 on land purchased from Darleys and originally used as an astronomical observatory by one of the Harker family.

Itchenor sailing Club was originally two 17th century fishermen's cottages which have been refaced with stucco. Two storeys with attics, and a tiled roof.

Gordon Cottages built in 1700. Sold in 1876 by Wyatts as 'Nine boarded and thatched tenements, five being empty'. They were rebuilt in 1877 in their present style as fishermen's cottages.

Chandlers Reach a development of 13 cottages built in 1986 by Priestmere in traditional materials of brick and flint. Mainly used as weekend retreats for yachtsmen.

Richmond Cottages built in the 1700's in solid 'Monk Bond' brickwork (two stretchers then a header brick).

Over The Way an early 19th century cottage built in course cobbles with red brick dressings, quoins and eaves cornice and a hipped tiled roof. Casement windows and gabled trellised porches. Originally four cottages, now converted into one.

Ship Cottage and **Red Door** early 19th century terraced cottages, course cobbles, faced with cement and painted elevations beneath tiled roofs. Porches with square wooden columns.

The Ship Inn rebuilt in the late 1930's and set back from The Street. Red brick beneath a pitched hipped and tiled roof.

Emmets originally built in Queen Anne period and added to in Victorian times. Red brick (once painted), grey headers, modillion eaves cornice, tiled roof, trellised wooden porch.

Waterstone Close a 1970's infill development of six fairly substantial houses built to a contemporary architectural theme, typical of its period.

The White House a period house with slate roof once used as The Rectory and also as a Bakery.

The Old Rectory the original part was built in the 15th century, restored in the 16th century with a chimney stack added. A timber framed building with brick infilling. Hipped tiled roof. Casement windows with one oriel window on brackets on first floor. Modern porch.

Old School House painted weatherboard house under a tile roof on the site of the original village school.

The Oast an unusual 1940s house.

Harbour House a substantial house built on the waterfront in Spinney Lane in the 1930's with leaded windows and stone mullions.

12/13 The Spinney are typical of the 22 houses built on this estate in the 1960's as starter homes, now mainly used as second homes.

Rathane and **Grapnel** are typical Stearn houses built in the 1930's as two semi-detached cottages, with leaded windows and thatched roof.

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

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

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

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

Gramercy Stearn built house built in the 1930s, still inhabited by the Stearn family.

Appendix 1 Statement of Consultation – in progress

Appendix 2

Nationally Listed Buildings in Itchenor

SU 70 SE 15/673 5.6.58	West Itchenor	Itchenor Road The Parish Church of St Nicholas Grade I
<p>Chancel and nave without a division between them, shingled bell-turret with spire at west end and south porch. Flint with tiled roof C13. C13 octagonal font on stem with 4 shafts. (Simple medieval village church.)</p>		
SU 70 SE 15/674 5.6.58	West Itchenor	Itchenor Road Itchenor Park (formerly listed as Itchenor Park House) Grade II
<p>Dated 1787. Built by the third Duke of Richmond as a yachting lodge. Possibly designed by James Wyatt. Centre block of three storeys and three windows. Flanking wings or pavilions of one storey and one window each. Painted brick. Modillion eaves cornice. Slate roof. Casement windows. Pediments over the wings.</p>		
SU 70 SE 15/675 5.6.58	West Itchenor	Itchenor Road Itchenor Park Farm Cottages and the farm buildings adjoining (formerly listed as the stables to Itchenor House) Grade II*
<p>This building forms a courtyard which is not quite enclosed. It was a very fine building but the addition of farm buildings has detracted from its appearance. It was built by the third Duke of Richmond and was possibly designed by James Wyatt. The south side forms the farm cottages and is dated 1782. Two storeys. Eight windows. Red brick and grey headers. Modillion eaves cornice. Hipped slate roof. Casement windows. Stone cartouche with the Richmond arms. The east, west and north sides are also of red brick and grey headers with slate roof. Modillion eaves cornice and slate roofs. They were originally stables, coach-house and riding school and now farm buildings. 1783. Each has a central projection with pediment over. The east and west sides have five round-headed arcades with the three centre ones projecting slightly. The north one has only a deep central projection. The north, east and west sides are joined by continuing flanking walls with eaves cornice and pediments.</p>		
SU 70 SE 15/676	West Itchenor	Itchenor Road The Old Rectory Grade II
<p>Restored C16. Timber framed building with painted brick infilling, the ground floor rebuilt in painted brick. Hipped tiled roof. Casement windows. One oriel window on brackets on first floor. Modern porch. Two storeys. Four windows.</p>		
<p></p>		

SU 70 SE 15/677	West Itchenor	Itchenor Road Emmets Grade II
C18. Two storeys. Four windows. Red brick and grey headers, once painted. Stringcourse. Modillion eaves cornice. Tiled roof. Glazing bars intact. Trellised wooden porch with door of six fielded panels.		
SU 70 SE 15/678	West Itchenor	The Street (west side) Nos 3, 4, 5 & 6 (No 6 called Twittens) Grade II
One building. C18. No 6 has an inscription on it 'Built 1700'. Modernised by Thomas Wyatt 1877. Restored by John Cobden 1972. Two storeys. Eight windows. Stuccoed. Hipped tiled roof. Casement windows. Four small gabled porches.		
SU 70 SE 15/679	West Itchenor	The Street (west side) The Bollard, Richmond Cottage and No 10. Grade II
One building. Early C19. Two storeys. Eight windows. Red brick and grey headers alternately. Modillion eaves cornice. Hipped tiled roof. Casement windows. Doorways with sloping tiled hoods.		
SU 70 SE 15/680	West Itchenor	The Street (west side) Red Door and Ship Cottage Grade II
One building. Early C19. Two storeys. Five windows. Faced with cement. Tiled roof. Original marginal glazing to the windows. Two small porches with square wooden columns.		
SU 70 SE 15/681	West Itchenor	The Street (east side) Over the Way Grade II
One building. Early C19. Two storeys. Five windows. Faced with coursed cobbles with red brick dressings, quoins and eaves cornice. Hipped tiled roof. Casement windows. Gabled trellised porches.		
SU 80 SW 16/682	West Itchenor	The Street (east side) The Itchenor Sailing Club Grade II
Probably C17, refaced with stucco. Two storeys and attic. Three windows. One modern dormer. Tiled roof. Glazing bars intact. Addition of one window bay in painted brick at an angle to the north east.		
No 1026484 Listing NGR: SZ8079799478	Birdham	Itchenor Road Fir Tree Cottage Grade II
C18. Two storeys and attic. Two windows. One dormer. Painted brick. Hipped tiled roof. Glazing bars intact		
No1228839 Listing NGR: SZ8108699382	Birdham	Itchenor Road The Thatched Cottage, Holt Place Grade II
Formerly two or more cottages. C18. One storey. Five windows. Painted brick. Hipped thatched roof. Casement windows.		

“Focal” Buildings and “Positive” Unlisted Buildings in Itchenor

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

Focal Buildings

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

Positive Unlisted Buildings

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

APPENDIX 3

Tree Preservation Orders in Force in Itchenor

		TPO ref		Date served	Address/location	Date confirmed
	WI/67	/ 1082	TPO	03/05/1967	Land E of Itchenor Rd, W Itchenor Part Northern bound OS Parcel 10008	28/06/1967
	WI/67	/ 1083	TPO	03/05/1967	Land E of Itchenor Rd, W Itchenor OS Parcel 1309	28/06/1967
	WI/90	/ 1084	TPO	19/07/1990	Larkfield, Spinney Ln, W Itchenor	15/10/1990
	WI/91	/ 1085	TPO	21/01/1991	LAND TO THE NORTH OF SPINNEY LANE WEST ITCHENOR	31/02/1991
58	WI/92	/ 1086	TPO	11/09/1992	LAND AT OLD TYLES GLEBE FIELD ROAD ITCHENOR	01/12/1992
97	WI/93	/ 1087	TPO	23/02/1993	LAND AT ORCHARD HOUSE WEST ITCHENOR	15/06/1993
132	WI/93	/ 1088	TPO	23/02/1993	LAND TO THE REAR OF PILGRIMS WEST ITCHENOR	15/06/1993
24	WI/95	/ 1089	TPO	04/01/1995	LAND SOUTH OF GLEBEFIELD ROAD ITCHENOR	24/05/1995
383	WI/95	/ 1090	TPO	08/08/1995	LAND AT THE MIZZEN TOP ITCHENOR ROAD ITCHENOR	18/10/1995
536	WI/97	/ 1091	TPO	02/10/1997	LAND AT THE ANCHORAGE SPINNEY LANE ITCHENOR	09/12/1997
25	WI/98	/ 1092	TPO	07/10/1998	LAND SOUTH OF CEDAR HOUSE THE STREET ITCHENOR	30/11/1998
876	WI/99	/ 1093	TPO	02/12/1999	PIERPOINT HOUSE WEST ITCHENOR	21/01/2000
59	WI/00	/ 1094	TPO	30/03/2000	FAIRWAY, ITCHENOR GREEN, CHICHESTER	03/07/2000
98	WI/00	/ 1095	TPO	10/11/2000	ANCHOR COTTAGE, THE STREET, ITCHENOR	09/01/2001
	WI/07	/ 7	TPO	18/01/2007	Land at Fairfield, The Street, Itchenor	20/06/2007
	WI/11	/ 119	TPO	16/08/2011	Land at Meadow Cross, The Street, Itchenor	TBC

APPENDIX 4

Historic Maps

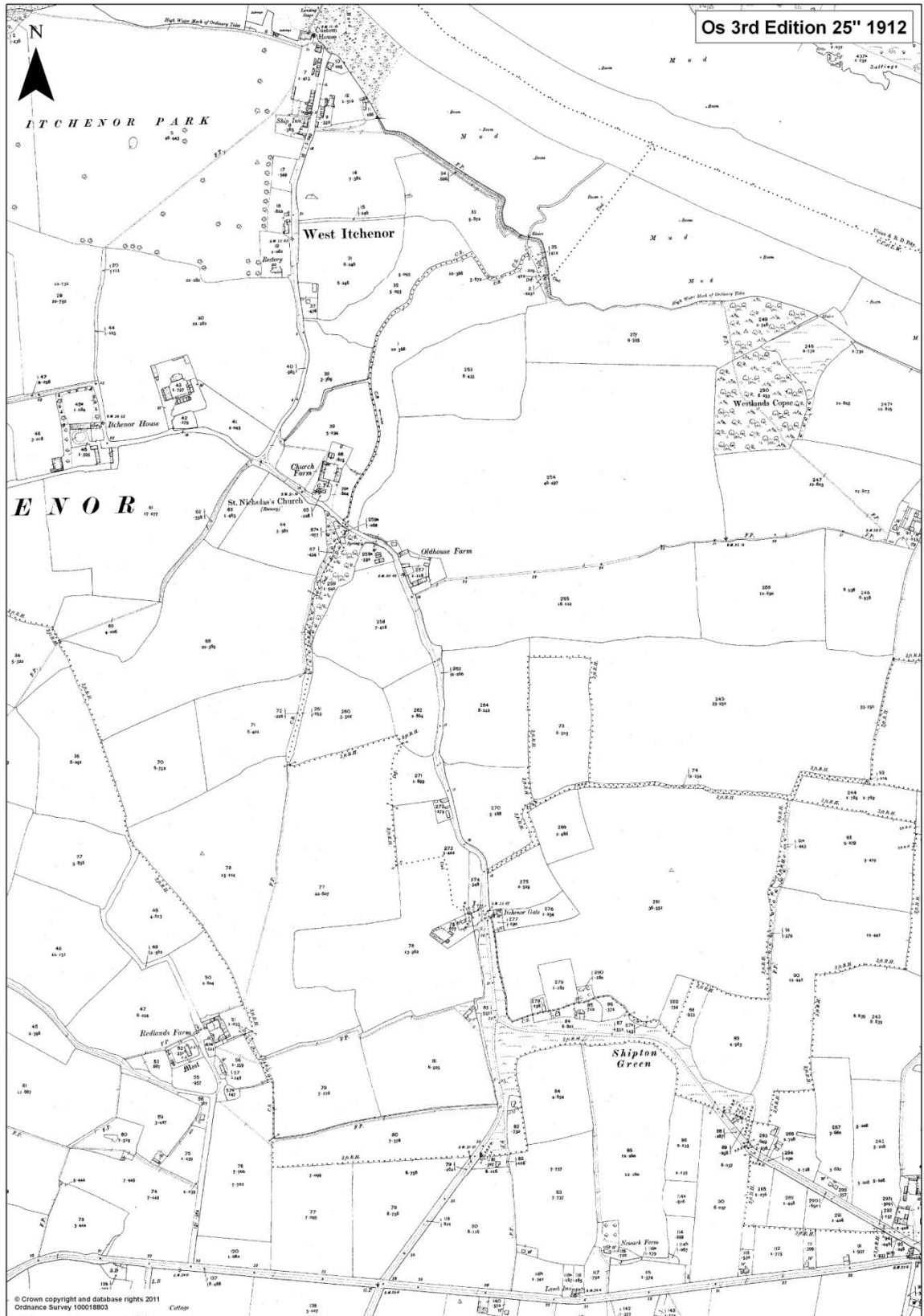
- 1 Itchenor and Birdham Tithe Maps (Merged) dated 1839 and 1847
- 2 Ordnance Survey Map 1875
- 3 Ordnance Survey Map 1912
- 4 Ordnance Survey Map 1933 (partial survey)
- 5 Ordnance Survey Map 1965-6



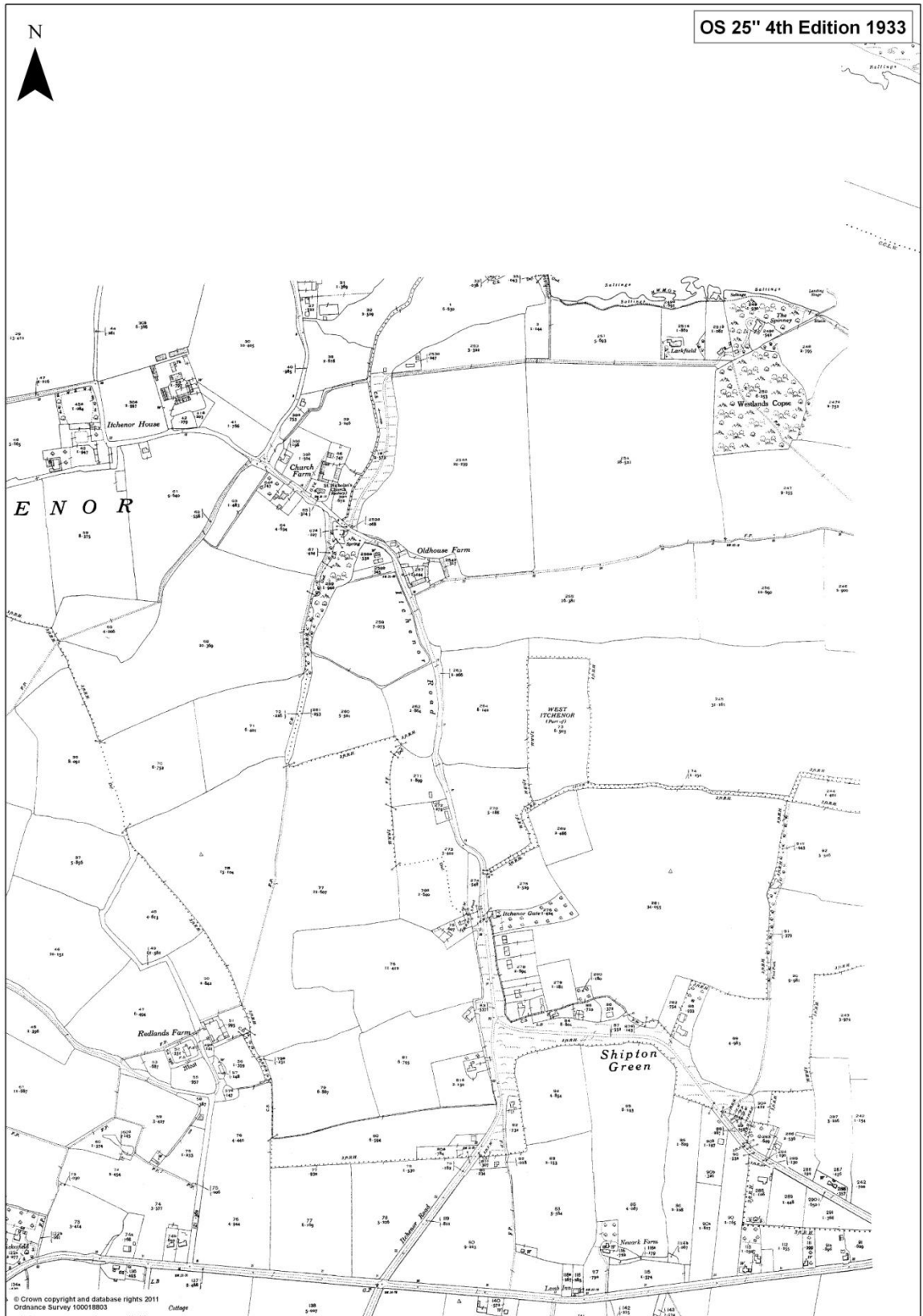
Map 1: Itchenor and Birdham Tithe Maps (Merged) dated 1839 and 1847



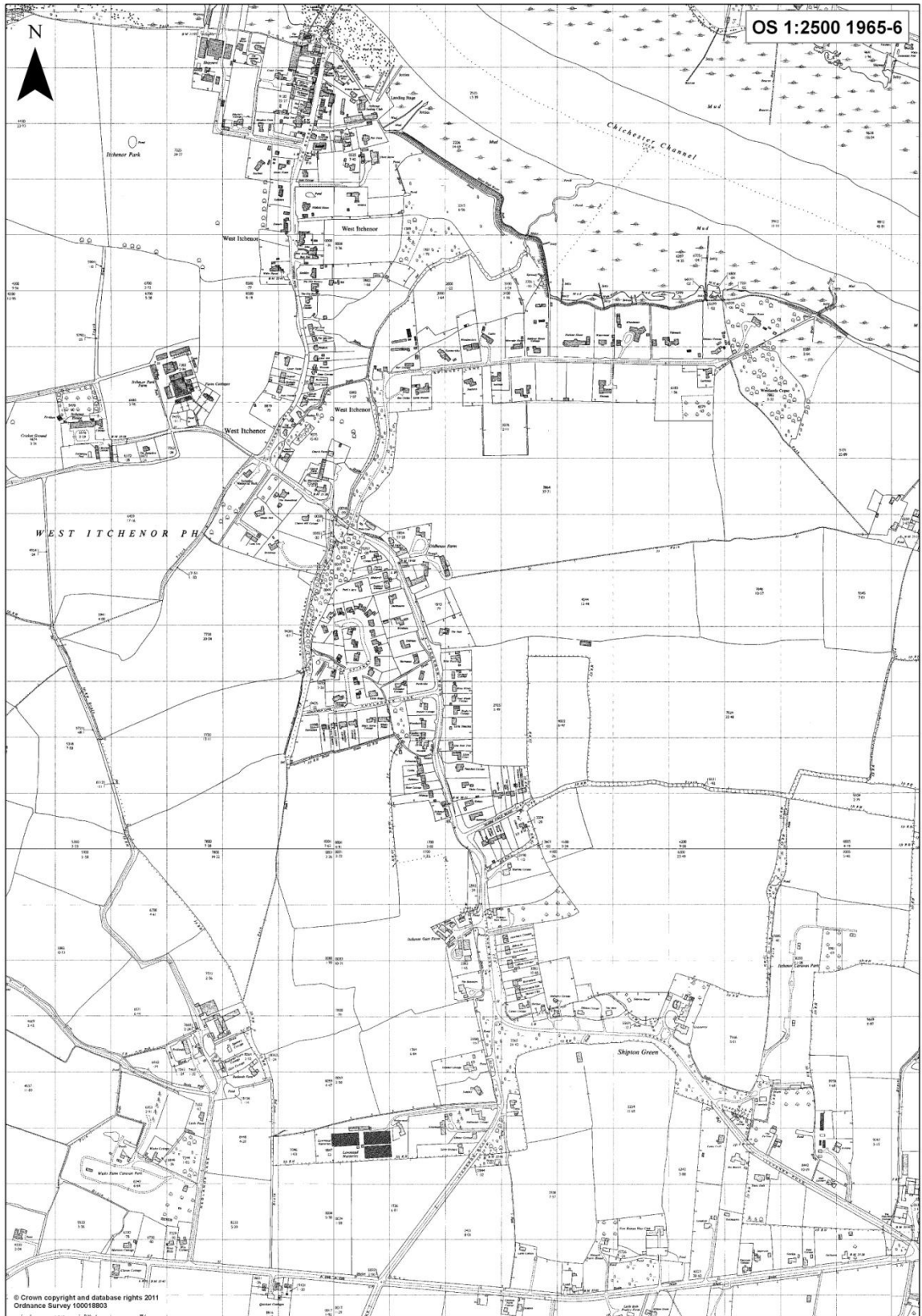
Map 2: Ordnance Survey Map 1875



Map 3: Ordnance Survey Map 1912



Map 4: Ordnance Survey Map 1933 (partial survey)



Map 5: Ordnance Survey Map 1965-6

APPENDIX 5

Houses and Other Buildings constructed by the Stearn family in Itchenor

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

Spinney Lane	Rye Cottage	Mr R Harker	Mr Gill
	Summers Day	Mrs Hornsby Wright	Mr Osbourne
	Woodpeckers	Mr Pepper	Whiteheads
	Gardners Cottage	Mr Greville Williams	A W Stearn
	Wheelhouse	Mr Schermuly	A W Stearn
	Tidemark	Mr Schermuly	Mr Osbourne
	Spinney Cottage	Mr Hughes	Mr Osbourne
	The Spinney	Mr Small	A W Stearn
	Larkfield (Tidemark)	Mr Beeton	Mr Osbourne
Larkfield Cottage	Mr Mitchell	A W Stearn	

Itchenor Road south from entrance to Spinney Lane

Old House		Mr Goodchild
Farm House		
Thatch Cottage		A W Stearn
Glebe Cottage		A W Stearn
Stoptide	Mr Lawton	A W Stearn

Glebefield Road: This was developed by R C Graseby for his employees at the Shipyard

Farleigh Cottage	Graseby	A W Stearn
Meadow Cottage	Graseby	A W Stearn
The Beach House	Graseby	A W Stearn
The Glebe	Graseby	A W Stearn
Old Tyles	Mr Grainger	A W Stearn
Havenwood	Mr Gilbert	A W Stearn
Willow Cottage	Mr Harker	A W Stearn
Veltrusy	Mr S Grainger	A W Stearn

Chalkdock Road

Black Horse Cottage	Mr Jenkins	Mr Roth
Greenleas	Capt Mckye	A W Stearn (jnr)

Itchenor Green

No 1 Hawthorn Cottage	Mr Ferry	A W Stearn
No 2 Hawthorn Cottage	Mr Firey	A W Stearn
No 1 Rose Cottage	Mr Huggins	A W Stearn
No 2 Rose Cottage	Mr Robinson	A W Stearn
Green Gates	Mr Hughes	A W Stearn

	Galleon	Mr Huggins	A W Stearn
	Rovenden (Sea Fever)	Mr Tapkensi	A W Stearn
	Oakside	Mr Wheatley	A W Stearn
	Shipton Villa	Mr Hague	A W Stearn
	Corner Cottage	Mr Martin	A W Stearn
Shipton Green Lane	House in Caravan Park (Copsefield)	Mr Knowles	A W Stearn
	Ockenden (re-built as Home)	Mrs Jones	Mr J K Clark
	Coney Croft	A W Stearn	A W Stearn
	The Beacon(Camelot)	Dr Stoddent	A W Stearn (jnr)
	Nasib		
Itchenor Road	Lowmead	Mr Sullivan	A W Stearn
	Abinger Cottage (Windsong)	Mrs Kirk	

Additions and Alterations

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

APPENDIX 6

The Article 4 Direction for the Itchenor Conservation Area

An Explanation of what an Article 4 Direction is

An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority to provide additional powers of planning control in a particular location. Article 4 Directions specific to Conservation Areas withdraw certain Permitted Development Rights in respect of dwelling houses for specified classes of minor alterations and extensions, such as porches, replacement of windows and doors and painting of the exterior of a building. These are set out in the next section below.

They generally only apply to the main elevations of a property visible from the public domain such as from a highway, a footpath or a public space which, for Itchenor, includes the Harbour. They apply to those elevations which front on to a public area (including side elevations of corner properties). Rear and side elevations where they do not face a highway, public footpath, waterway or open space are not included.

The Article 4 Direction runs alongside all existing planning regulations. It does not release applications from existing planning legislation. It is in addition to them. Therefore any new extensions or building work at the rear of houses inside the Article 4 Direction area, may still require planning permission under existing legislation.

Explanation of the Development that falls within the Article 4 Direction

The area covered by the Direction includes all dwelling houses within the West Itchenor Conservation Area (see map on page 13).

All alterations (and demolitions) within the following classes of Permitted Development affecting a front or public elevation of the houses within the area covered by it will in future require planning permission:

- i. the enlargement, improvement or other alteration of a dwelling-house; this includes changes to windows, doors, door surrounds
- ii. changes to a roof slope or coverings and the demolition of or alterations to chimneys
- iii. the addition or alteration of a porch on the front elevation
- iv. the construction of a building or enclosure within the front garden (or side boundary facing onto a road)
- v. the provision of a hard standing
- vi. the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- vii. the installation, alteration or replacement of a satellite antenna
- viii. the erection or demolition of a gate, fence, wall or other means of enclosure
- ix. the painting of the exterior of any part of a dwelling house or building/enclosure within the curtilage of a dwelling house (the addition of render or stone cladding is already controlled)

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area will normally be recommended for refusal. Any new extensions or building work at the rear of houses inside the Article 4 Direction area may still require planning permission under existing legislation.

The Effect of the Article 4 Direction

Planning permission is now required for the works described above.

Additional Information

Consent will not normally be given to replace traditional features with modern ones, or to use substitute materials such as aluminum or plastic to replace wood and iron. Where modern materials have replaced traditional ones in the past, it is expected that the correct original materials and details will be restored when circumstances allow or when further replacement is needed.

Planning Fees

There are no fees payable to the Council for any planning application required solely by an Article 4 Direction.

Repairs

Planning permission is not required for repairs, provided these are carried out in a traditional manner, repeating the details of the original elements involved and using the same materials. Worn out minor elements can also be replaced provided they are replicas.

APPENDIX 7

Introduction to Current National and Local Planning Policies

With the changes to national planning policy that will follow the Localism Legislation and the ongoing work by Chichester District Council to produce the Local Development Framework for the District, our “saved” policies in the present Local Plan will be superseded. These changes will result in the need to replace this Appendix. It has therefore been designed with this in mind. Reference to policies has therefore been omitted from the text of the VDS and instead all current policies have been placed in this Appendix. We cross reference the VDS to this Appendix by the use of text boxes. The current National, Regional and Saved CDC Local Plan Policies of relevance to rural parts of the AONB, and those considered to be most relevant to Itchenor are set out below:

PLANNING POLICIES

1. NATIONAL POLICY:

PPS5 Planning for the Historic Environment (selected extracts are set out below: please note that Conservation Areas are now called Designated Heritage Assets)

- **HE7.2** In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used.....to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals.
- **HE 7.5** Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.
- **HE9.1** There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
-

Town and Country Planning Order 1994

Direction made under Article 4 (1) to which Article 6 applies relating to West Itchenor Conservation Area (see Appendix 6 of the VDS in the previous pages)

PPS7 ‘Sustainable Development in Rural Areas’ (selected extracts below)

- AONBs have the highest status of protection in relation to landscape and scenic beauty – the conservation of natural beauty of the landscape and countryside should therefore be given great weight in development control decisions. The conservation of wildlife and cultural heritage are also important considerations.
- Major developments should not take place in these designated areas, except in exceptional circumstances.

- Planning Authorities should be supportive of farm diversification but not where it results in excessive expansion and encroachment of building development into the countryside. The re-use or replacement of existing buildings will be encouraged where feasible.
- Planning Authorities should be supportive of some small-scale development in or next to rural settlements in order to meet local business and community needs and to maintain the vitality of these communities (e.g. marine-related businesses).
- Housing in the countryside away from established settlements should be strictly controlled and will require special justification (e.g. agricultural worker's need).
- The re-use of buildings in the countryside should be for economic development purposes (e.g. tourist accommodation, small businesses) before residential is considered.

2. REGIONAL POLICY

South East Plan Policy C3: Areas of Outstanding Natural Beauty (AONBs)

(This still forms part of the 'development plan' until the clause in the Localism Act is given effect to formally abolish Regional Plans). It states that high priority will be given to conservation and enhancement of natural beauty in the region's AONBs and planning decisions should have regard to their setting. Proposals for development should be considered in that context. Positive land management policies should be developed to sustain the areas' landscape quality. In drafting local development documents, local planning authorities should have regard to statutory AONB Management Plans.

In considering proposals for development, the emphasis should be on small-scale proposals that are sustainably located and designed. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aim of conserving and enhancing natural beauty.

3. LOCAL POLICY

Chichester District Saved Local Plan Policies (selected extracts below)

H12 Replacement dwellings and extensions in the rural area

Planning permission will only be granted for the extension or 1 for 1 replacement of dwellings in the rural area provided proposals would not create a dwelling readily capable of conversion into more than one dwelling; detract from the rural character and appearance of the existing dwelling and/or of the surrounding area, by virtue of scale, mass or design, particularly within the AONB where proposals should not detrimentally increase the bulk of the building visible from public vantage points; or detract from the amenities of adjoining residents. Proposals should also not result in the loss of a 'small dwelling' (external floorspace of 90 m² or less) by creating an increase in floorspace of more than 50% of the original dwelling.

C1 Waterside Management

Proposals which detract from the openness or rural character of the landscape adjacent to Chichester Harbour by increasing the built development as seen from the coastal footpath, foreshore, water or viewpoints across the harbour will be refused.

RE4 Chichester Harbour AONB

AONBs will be conserved and enhanced. Any development which would be harmful to their visual quality or distinctive character will not be permitted except in compelling circumstances (e.g. development essential for agriculture, forestry or quiet informal recreation, for roads, the extraction of minerals or deposit of waste may exceptionally be regarded as compelling provided these cannot be located or designed to meet these needs without giving rise to such harm).

RE12 Rural diversification

To encourage employment opportunities proposals for rural diversification involving conversions, changes of use and new building in compliance with Policies B5 and RE14 will be accepted provided they are not contrary to policies for the protection of the countryside, visually damaging within the landscape, damaging to nature conservation interests, or result in a type/level of activity that would be detrimental to the surrounding area.

B5 New build and extensions in the rural area

Extensions to existing buildings for business, industry or warehousing will only be permitted where they are small in scale in relation to the size of the existing buildings.

New buildings for business, industry or warehousing will only be permitted if they are small in scale and the LPA is satisfied that the enterprise necessitates a countryside location for its operation and there is no satisfactory location available within the nearby settlement policy area or business allocation.

Proposals should not:

- create unacceptable noise/activity for residents or the enjoyment of the countryside;
- generate unacceptable levels of soil, water, artificial light or air pollution;
- create unacceptable levels of traffic for the rural location;
- include proposals of a height or bulk that would be visually damaging to the rural area;
- result in unsightly external storage;
- result in isolated development which would lead to a damaging change in the character of the countryside and/or the special character of the AONB.

C7 Boatyards and Marinas

In order to safeguard waterside sites for boating related facilities the development or redevelopment of boatyard and marina sites will only be permitted for uses associated with boat building, fitting out, maintenance and repair of boats and ancillary uses.

BE4 Buildings of Architectural or Historic Merit

The district planning authority will place a high priority on protecting the character and appearance of all buildings of architectural or historic interest. The district planning authority will have special regard to the desirability of preserving listed buildings and their settings. There will be a presumption in favour of the preservation of such buildings, including their settings and any features of architectural or historic interest, unless a convincing case can be made for demolition or alteration; development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

BE5 Alterations to Listed Buildings

Where listed buildings are to be altered or extended the design, detailing and materials must be appropriate to the character of the listed building.

BE6 Conservation Areas

Within designated conservation areas and their settings the district council will seek to preserve or enhance the special architectural or historic character or appearance of the area and will refuse applications where:

- (1) they include new buildings or extensions or alterations to existing buildings (including shop fronts) which are of inappropriate height, scale, materials or design, to accord with the character of the conservation area;
- (2) the proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;
- (3) the proposals fail to respect the existing historic layout and street pattern of the conservation area and the surrounding settlement (including passageways, alleys and public open spaces);
- (4) the proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas.

BE11 New Development

New development within the district must not detract from its surroundings. In assessing planning applications the following matters will be taken into account:

- (1) its effect on the local environment;
- (2) the intrinsic merit of the design, scale, materials, siting and layout;
- (3) its relationship to and effect on neighbouring development;
- (4) its setting in the landscape.

To ensure that adequate infrastructure, and provision for its future maintenance, is or will be provided, permission may be refused or phasing requirements and/or contributions secured by condition or agreement

Permission will also be refused if the proposal takes insufficient measures to support the objectives of crime prevention.

BE14 Wildlife habitat, Trees, Hedges and Other Landscape Features

Proposals for new development will only be granted planning permission if they include:

- (a) appropriate landscaping proposals which include the use of native species unless it can be shown that these are inappropriate to the site and which indicate the replacement of healthy trees lost as a result of the development;
- (b) a design and layout which will minimise the impact on features and sites of nature conservation or of geological value and take advantage of opportunities for habitat enhancement and creation.

Development which would have an adverse effect on wildlife species protected by law will not be granted permission.

Proposals for development which will affect existing trees or hedges or which will involve new planting will be required to include:

- (1) details to be submitted at the time of initial application showing the position of existing and proposed new trees and hedges in relation to both the site as existing and to the development as proposed. Such details should additionally show the location of proposed service cables and pipes;
- (2) measures to adequately protect existing trees and hedges whilst works are being carried out. The district planning authority may impose conditions on any permission given to ensure that adequate protection is implemented before development commences.

Requirements (1) and (2) must be prepared in accordance with BS 5837: 1991 ("trees in relation to construction").

R4 Public Rights of Way and other Paths

The district planning authority will not permit developments that would extinguish or be detrimental to the amenity value of public rights of way or give rise to the need for inconvenient detours or threaten public safety. For the purposes of this policy public rights of way are defined as footpaths, bridleways, byeways open to all traffic (boats) and roads used as public paths (rapps).

T4 Tourism in AONBs

Tourist development which has an adverse impact on the specific character of Chichester Harbour and Sussex Downs Areas of Outstanding Natural Beauty will be refused. In particular development will not be permitted which would:

- (1) adversely affect the undeveloped rural character of the surrounding landscape;
- (2) give rise to works required for access or infrastructure which would be obtrusive;
- (3) result in development, the design, bulk and height of which would be inappropriate to its setting;
- (4) have a damaging effect upon long distance views into or within the areas of outstanding natural beauty;
- (5) be detrimental to features of archaeological or ecological importance.

AONB Management Plan 2009-2014 (see selected extracts from Appendix 3 of the Management Plan below)

Policies A1-A6: Agriculture and Landscape

Policy A1. The Conservancy will seek to retain the rural nature of the area, opposing applications which involve major changes in geomorphology or which introduce large numbers of people into the landscape. In particular the Conservancy will oppose any applications that have an irreversibly damaging effect on the rural and natural nature of the landscape.

Policy A2. Whilst it is recognised that some agricultural development is permitted development, the Conservancy will seek to minimise the impact on the landscape of agricultural structures, that are out of keeping with the landscape, through the principle of prior notification. If the Conservancy is aware of any threats from permitted development, it will urge the local planning authorities to seek an Article 4 direction for significant landscape or environmental areas, where it is apparent that this landscape or environmental value is threatened by unacceptable land use.

Policy A3. The Conservancy will support only those proposals for a change of use from agriculture to other appropriate uses that can be accommodated without harming the open countryside or special landscape characteristics of that particular locality. Chichester Harbour AONB is outside of the areas designated for horticulture in the adopted local plans. Any application for a change of use to horticulture will need to demonstrate the need for horticulture in that location, the impact of the buildings on the landscape, and the increase of light and noise pollution

Policy A4. The Conservancy will only support the conversion of agricultural buildings to an alternative use if The Design and Access Statement submitted with the application outlines the following:

- A business or tourism use is considered for the building before residential
- The design is sympathetic to its landscape context particularly the use of materials, the insertion of additional openings and prevents any urbanisation of the site, particularly if a residential curtilage is to be introduced
- Where a conversion is for a self-catering use or holiday home a holiday occupancy condition should be instated as part of the planning permission
- Where residential is considered to be the best use, the statement should be submitted explaining why the site is unsuitable for employment or a tourism use, and if the site is suitable as an exception site (as defined in PPS 3) and could be considered for affordable housing
- That protected species are not affected, such as bats and barn owls.

Policy A5. The Conservancy will seek to ensure that any proposed development for the diversification of farming, the conversion of existing redundant buildings, a new industrial or employment site, or a tourist or sports facility will not:

- Cause a detrimental impact on the landscape by creating excess artificial light
- Cause a detrimental impact on the tranquillity of the AONB by way of activity or the level of noise generated
- Be visually intrusive.

Policy A6. The Conservancy will only support telecommunications masts where:

- A Design and Access Statement shows that there is a genuine need for the mast in that location within the AONB and no other suitable site or mast sharing opportunities are available outside of it;
- That the mast is sited in an appropriate location within trees, or within an existing redundant structure/building
- That the mast is sensitively designed, its colour, height and bulk is kept to a minimum and that opportunities to disguise the mast are made (for example it could be made to look like other vertical key features in that landscape, for example trees or telegraph poles).

Policies B1-B8 : Built Development - Residential

Policy B1. In principle, the Conservancy will support only those proposals for new residential development which are in existing defined settlement boundaries as shown on the proposals maps in the adopted Local Development Plans, or are expressly intended to meet the social and economic needs of the rural communities and which do not adversely affect the landscape or conservation qualities of the AONB. Any applications for infilling within hamlets or villages outside of the identified built up areas will be resisted where it would result in harm to the character of the area by reducing plot size, intensifying development, and would result in unsustainable development.

Policy B2. The Conservancy will oppose any property extension or replacement dwelling which significantly increases the size of the property to the detriment of the landscape and that increases the developed frontage of the waterside, when seen from public vantage points, such as public footpaths or the water.

Policy B3. The design construction and alteration of buildings in the AONB should reflect the nature of the landscape and the natural environment by linking the built environment through the use of vernacular styles and materials and good design. Special consideration will be given to such applications in respect of listed buildings. Chichester Harbour Conservancy in conjunction with two local planning authorities have produced Design Guidelines for New Dwellings and Extensions which should be referred to when assessing or presenting new proposals.

Policy B5a. Renewable energy: micro-generation. The Conservancy in principle supports the installation of small-scale* solar technologies, small-scale wind turbines, heat exchange systems and other renewable energy technologies, provided there is no detrimental impact on the AONB, its setting and nature conservation interests. Applications should:

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

* Primarily on or associated with residential properties and small businesses. For example, small arrays of solar panels, roof-mounted wind turbines or free standing wind turbines up to 20 metres to the blade tip.

Policy D1: Built Development- Commercial

Policy D1. To protect existing waterside sites for marine uses and water related facilities any new development or redevelopment of boatyard and marina sites will only be permitted for uses associated with boat building, repair, maintenance and ancillary uses. Where a site has been vacant for a long period of time and it can be demonstrated through marketing for at least a year that a marine facility is no longer viable, a mixed use retaining some marine use and alternative employment uses will be considered provided that can be accommodated without harming the special qualities of the area and which are capable of reversion to marine industrial use at a later stage.

AONB Landscape Character Assessment (with Planning and Management Guidelines)

The following Chapters are relevant to the area covered by the VDS

D2 Itchenor Reach

I1 West Manhood Peninsula

Sea Defences

and paragraph 4.5 Harbourside Housing Development

Design Guidelines for New Dwellings and Extensions in the AONB (see General Guidelines on pages 4-10 and for Itchenor see especially pages 28 and 29)