

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN

Pre-Submission Modified Plan 2014 - 2029

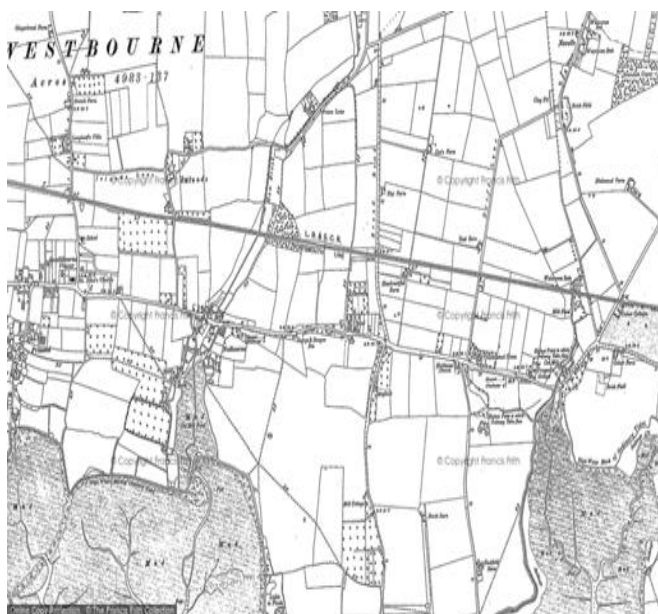
Policy SB8 Design and Heritage in Nutbourne West

Supporting Evidence SB8.EV1 Nutbourne West Character Appraisal

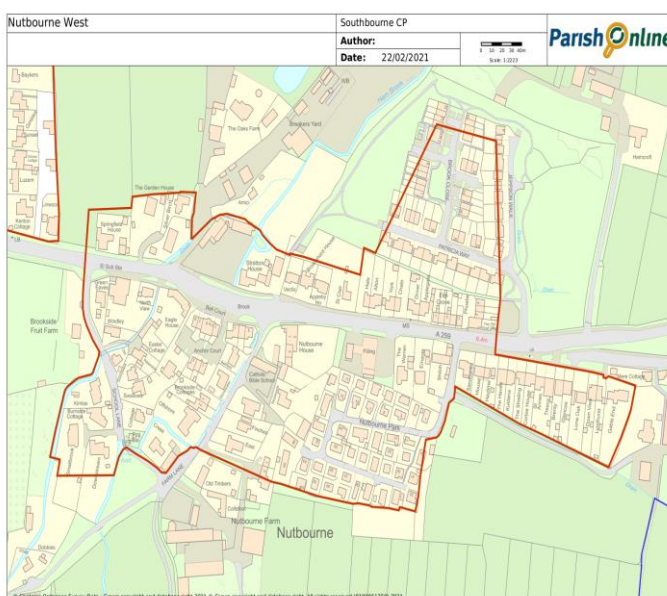
(September 2022)

1. Introduction

- 1.1 Although now largely subsumed within the modern civil parish of Southbourne, the two coastal villages of Prinsted and Nutbourne have hosted human activity since the Neolithic and Iron Ages, as evidenced by archaeological findings both on the foreshore and further inland.
- 1.2 The old village of Nutbourne is strategically located between Southbourne and Chidham on the A259 (formerly the A27), the main communication route along the coastal plain between Havant and Chichester since at least Roman times. The core of the settlement is centred round the intersection of the A259 and the Ham Brook chalk stream. This Character Appraisal focusses mainly on the historic core, generally encompassed within the Settlement Boundary defined in the Neighbourhood Plan, but it is recognised that a much wider area has been considered locally to be part of Nutbourne for a considerable time. The historical reasons for this are examined in this report.
- 1.3 Historically, Nutbourne's economic activity and prosperity were based on two sources. First, the needs of both local inhabitants and passing travellers were served by several roadside shops and cafes including Ted Blanche's General Stores, Ted Silk's Butcher's Shop, Pinks Grocery Store and the Black Cat Café. The Nutbourne wheelwrights, blacksmiths, coachbuilder and later motor works once prospered by catering to the needs of local and passing traffic including horses and drovers' cattle. Since the 1990s all have either been redeveloped or converted to residential use. The former Bell and Anchor pub on the main road (opposite Harris' Yard) was replaced in 1996 by two residential properties, Bell Court and Anchor Court. The nearby Eagle House was the Eagle pub until its conversion into a private dwelling in the 1990s. The Travellers Joy is the only remaining public house in this part of the parish.
- 1.4 Secondly, from medieval times to the late 19th century local grain was milled at the tidal mill on the Nutbourne foreshore to the south of the settlement, close to where the Ham Brook flows into Chichester Harbour. Ships would call at the adjacent quay to collect and deliver goods.
- 1.5 Nutbourne and Southbourne formed a separate ward of Westbourne Parish until becoming part of the Southbourne ecclesiastical Parish in 1878. Nutbourne's boundary until the 1930s stretched as far west as New Road and included the Travellers Joy public house.
- 1.6 Southbourne, including Nutbourne, became an independent Civil Parish in 1967. In 2014 the boundary between Southbourne and Chidham and Hambrook Parishes was altered, dividing Nutbourne in two with only Nutbourne West remaining in Southbourne Parish. Black Cat Cottage and The Thatched Cottage, located in the layby created out of a bend on the old A27, now mark the easternmost boundary of both Nutbourne West and Southbourne Parish.



Nutbourne (OS map1909)



SPNP 2015 - Map of Nutbourne West

- 1.7 Nutbourne may mean 'north stream' a possible reference to the Ham Brook, the chalk stream that rises from a spring near the watercress beds at Hambrook Hill South (just NE of the Southbourne/Chidham parish boundary). It flows 1.7 miles south along Priors Leaze Lane and Footpath 257, then passes through Nutbourne village towards an inlet at the top of Chichester Harbour close to the site of the former tidal mill.
- 1.8 The village does not appear in the Domesday Book, but may represent the four hides extending inland to the boundary with the manors of Woodmancote and Westbourne held in 1086 by Thomas Payn, whose estate is also documented as including a water-mill fed by tidal waters. In the 12th century the manor of Nutbourne was held by the family of Aguilon. In the early 13th century the manor was divided between descendants of the original family but the partition was never fully realised, although there are later references to it as a half estate. The manor was sold to Nicholas de Pershete, or Sperschute, in 1313. By the 15th century the manor was held by the College of Arundel, but following its dissolution in 1544 the manor passed through several hands in the 16th, 17th and 18th centuries.
- 1.9 Nutbourne village itself remained small throughout much of its history, serving as a stopping point on the road between Chichester and Emsworth, with local grain being milled at the tidal mill and goods collected and delivered to the nearby quay.
- 1.10 The most significant change to the social fabric of Nutbourne came from the 1818 Inclosure Act 'for Inclosing Lands in the Manors of Woodmancote, Nutbourne and Prinsted'. As evidenced by the 1823 Inclosure Map of the Manor of Nutbourne (WSRO), almost 800 acres of 'Open and Common Fields, Commons and Waste Grounds' north of the core village settlement, were taken into private hands. Until then, locals had enjoyed the right to pasture their livestock and collect firewood and turf. The land in question included Nelly Common (also known as Nelly's field), Haley Common, the fields on the eastern side of Inlands Road both south and north of the railway line, the ancient woodland beside the Ham Brook stream just north of the main village, and Hambrook Common at the north-east end of Priors Leaze Lane.
- 1.11 Two existing farms, Inlands Farm on Inlands Road and the nearby Loveders Farm on Priors Leaze Lane, both Listed Buildings on the Southbourne Historic Environment Record, were thus able to increase their land holdings substantially.
- 1.12 Prior to the late 19th century the entire length of the route from the coastal road through to the junction with Stein Road was named Inlands Lane. It is as an ancient route of significance because it originally formed the northern boundary of the Manor of Nutbourne and was the sole track or drove way linking the coastal village of Nutbourne with Westbourne. Westbourne was the main

village and commercial hub, containing the parish church and burial ground, and until 1878 was the ecclesiastical parish to which Nutbourne was attached.

- 1.13 At some date yet to be ascertained, the section from the main coastal road to the junction with Priors Leaze Lane was renamed Inlands Road, and the western end of the original Inlands Lane leading due west from the junction with Priors Leaze Lane was renamed Cooks Lane. Further evidence of the antiquity of the route are the remaining sections of substantial ancient hedges along Cooks Lane which presumably once flanked the entire length of the lane until their removal as part of the layout of post-War development.
- 1.14 Priors Leaze Lane, which heads north-east from the Cooks Lane junction to Hambrook, acquired its name because it led to the land near the Ham Brook stream which until the 16th century was held by the Augustinian priors of Pynham Priory near Arundel. Leaze derives from the Anglo-Saxon word denoting a communal pasture surrounding a thicket of trees.
- 1.15 Running due north from the corner of Priors Leaze Lane close to the Cooks Lane junction is an ancient footpath (now registered as Footpath 247) which was once the only direct link between Nutbourne and the adjacent hamlet of Woodmancote in the manor of that name.
- 1.16 The fact that there are so few old footpaths or tracks in the entire area of northern Nutbourne would seem to indicate that prior to the 19th century land drainage systems, this land in all likelihood hosted a richly biodiverse mix of scrub, boggy areas and ancient woodland interspersed with small open pastures. It was only transformed into arable fields, orchards and horticultural greenhouses with the introduction of modern agricultural practices.

2. Topography

- 2.1 Like similar areas on the coastal plain, the land is generally level and low lying with a tendency to seasonal high tide flooding in the area close to the Ham Brook.
- 2.2 The Ham Brook divides in two just north of the A259, with both channels brought under the main road through concrete ducts. The main course of the stream continues south alongside Farm Lane, much of it in open ditches, before flowing into the harbour at Nutbourne Marshes. The second channel continues south through the settlement area before it turns west past the Old School House, is ducted underneath School Lane and finally re-joins the main channel of the Ham Brook at the ford leading into Nutbourne Marshes before entering the Harbour.
- 2.3 From medieval times to the late 19th century the area between the ford and the coast, now a seasonally grazed water meadow, was the mill pond belonging to Nutbourne Tidal Mill.

3. Archaeology and Heritage

- 3.1 The coastal plain in general is a topographic zone of high archaeological potential. However, until recently, due to the lack of systematic investigation, little Prehistoric or Roman activity had been recorded in the Nutbourne area, although the A259 is thought to lie on or close to the Roman road. The Saxon and Medieval periods were also poorly investigated/recorded despite Nutbourne village's likely medieval origins.
- 3.2 However, in 2017 archaeological investigations required prior to the Meadow View development north of the main A259 road, revealed substantial material evidence of human settlement and activity from the Bronze Age, Iron Age, Roman and Medieval periods. Similar discoveries have been made in recent years at other development sites west of the central Southbourne settlement area. All open land in Nutbourne, including the fields in the Inlands, Priors Leaze and Cooks Lane area, must therefore be deemed likely to harbour similar ancient historical riches. Hence it is essential

that any future development be preceded by systematic archaeological investigations to enable the full history of continuous human presence in Nutbourne since prehistoric times to be recorded for future generations.

- 3.3 Cartographic and documentary records show medieval and post-medieval occupation and there are a small number of post-medieval farmsteads, mainly in Farm Lane, with three outliers along Inlands Lane/Road and Priors Leaze Lane. There is also one listed 16th century timber-framed building, the Timbers in Farm Lane.
- 3.4 Only a few traces of Nutbourne Tidal Mill, documented since 1086 CE, can be found on the foreshore where the Ham Brook emerges from Nutbourne Marshes, formerly the mill pond. There is currently no marker to indicate the location of this significant part of Nutbourne's past.

4. Land Use

- 4.1 Despite considerable development over the past century, Nutbourne West still retains the essential relationship between the core settlement and its surrounding landscape, both inland and towards the coast.
- 4.2 Most of the development along the A259 through Nutbourne is now of a residential nature. The pubs, cafes, garage, wheelwright and shops that once formed the Farm Lane/Main Road economic and social hub are now mainly converted into, or replaced by, private dwellings.
- 4.3 The remaining commercial activity in the former hub now consists of the nearby Mamawu Cafe to the south of the main road (on the site of a Little Chef café and previously Ted Blanche's General Store) and Chichester Caravans (on the site of the former Spencers' Yard) on the north side, with Harris' scrap yard behind.
- 4.4 The surrounding open farmland is given to a mix of arable, pasture and the remains of the old orchards and fruit farms (Westons, Brookside) which once contributed significantly to the local economy.

5. Layout

- 5.5 In addition to the linear development along the A259, most of Nutbourne's buildings are clustered in the core village settlement close to the main road or within the triangle to the south formed by Farm Lane and School Lane.
- 5.6 Many of the plots along the A259 still follow the plan of the 1823 Inclosure of lands in the Manor of Nutbourne. The 19th century dwellings on these plots, e.g. Stratton House, Willow Green, Springfield House, and Linwood House, are sited fairly close to the main road with relatively narrow frontages and long gardens behind. Much of the subsequent infilling has taken place where these plots had sufficient frontage.
- 5.7 Along Farm Lane all open land surrounding the remaining old buildings, including Timbers and Nutbourne Farm, has been filled in during the 20th century with a mix of dormer bungalows and detached brick houses.
- 5.8 Much the same has happened along School Lane. Land around the old School House (closed 1910) and a few other modest 19th century brick cottages close to the western channel of the Ham Brook stream has been infilled with a mix of detached dormer bungalows and houses, mainly of red brick, although some have been painted or partially rendered.

- 5.9 The open curve of the main road between Bell Court/Eagle House and Chichester Caravans/Harris' Scrap Yard with space for parking bays and bus stops sadly gives no hint of its past as Nutbourne's economic and social hub with its shops, pubs, forge and motor works.

6. Roads, Streets, and Routes

- 6.1 As already noted, the main Nutbourne West settlement is situated along the A259, the ancient east-west communication route linking villages and towns along the coast from Chichester to Havant and beyond.
- 6.2 With today's busy traffic, pavements, streetlights and a plethora of street signage and furniture, it is hard to imagine the A259 as it was in previous centuries when horse-drawn traffic predominated and the road was used extensively for driving cattle and taking produce to the markets in Chichester and Portsmouth. Cattle were still being moved along the road from field to field as late as the 1950s. Since World War II the road has been steadily improved; in places it has been widened and straightened incorporating main drainage. A pre-war innovation was the regular bus service between Portsmouth and Brighton.
- 6.3 Nutbourne West's only direct access route northwards is Footpath 257. This starts beside Nutkin Barn on the main road opposite the Farm Lane junction and follows the Ham Brook stream north through the countryside outside the settlement area towards Priors Leaze Lane to the inland farms and countryside along Priors Leaze Lane.
- 6.4 The footpath and stream pass through ancient woodland which straddles the railway line and is shown clearly on the 1810 Ordnance Survey Map (WSRO). The footpath separates from the stream as it skirts the lakes at Brook Farm. It affords good views to the west through numerous mature willows over the arable fields that form the landscape gap between the Nutbourne and Southbourne settlement areas. The footpath continues up to Priors Leaze Lane shielded to the east by a mature traditional hedge some 4 metres high and including many native trees,
- 6.5 Curiously, there are no other roads, tracks or bridleways leading northwards inland from the centre of Nutbourne village. Inlands Road/Lane, two hundred metres to the west of the main settlement, remains the only vehicular route linking the ancient coastal settlement to the northernmost farms and fields of Nutbourne Manor. These originally extended up to the Cooks Lane/Stein Road junction, the ancient intersection of the manors of Nutbourne, Prinsted and Westbourne.
- 6.6 There is a Nutbourne sign on the southern verge of the A259 opposite the Camping and Caravan Site entrance. However, there are at present no other signs marking the historical identity of this ancient place.



Nutbourne sign on A259 (to east)

7. Spaces

- 7.1 The only designated public open space and children's play area within the Nutbourne West settlement area is the newly laid out provision on the land either side of the Meadow View development on the northern side of the A259. However, the surrounding countryside is easily reached by foot, which greatly contributes to the semi-rural character of the settlement even today. To the south the coastal path and small low-tide beaches along Chichester Harbour are easily accessed by several footpaths through the open paddocks and arable fields of the AONB.

8. Green and Natural Features

- 8.1 Despite its modest size, Nutbourne West is endowed with three of the UK's most distinctive and rare natural environments - Nutbourne Marshes Local Nature Reserve, the Ham Brook chalk stream, and the Chichester Harbour Area of Outstanding Natural Beauty.
- 8.2 **Nutbourne Marshes**, to the south of the village, is a 386.9 hectare (956 acre) Local Nature Reserve managed by Chichester Harbour Conservancy. It is part of the Chichester Harbour Site of Special Scientific Interest and Nature Conservation Review site, Grade I*, the Chichester and Langstone Harbours Ramsar site, the Special Protection Area, and the Solent Maritime Special Area of Conservation. It can be viewed from the footpath that leads from Farm Lane to the coastal path. This is an area of intertidal and subtidal saltmarsh and mudflats. There are many invertebrates on the mudflats such as ragworms and the banks have unusual plants including sea wormwood. Migrating birds can be observed here including curlews, grey plovers and dunlins.
- 8.3 **The Ham Brook** chalk stream rises at the Hambrook spring just over the north east border of Southbourne Parish and flows south through Nutbourne West where it merges with the tidal waters of Chichester Harbour at the site of the former Nutbourne Tidal Mill. The blue-green infrastructure along the entire 1.7 mile course of the Ham Brook, one of only 200 chalk streams in the UK, constitutes one of the richest biodiverse environments in the Chichester area. The Southbourne Parish Neighbourhood Plan Review has identified it as a central feature of a proposed Wildlife Corridor to create an important and viable blue-green link running north/south between the coastal AONB and heading towards the South Downs National Park (SDNP).
- 8.4 **Ancient Woodland** A few hundred metres north of the Nutbourne settlement an ancient mixed woodland straddles the railway line which clearly bisects the larger woodland shown on the 1810 Ordnance Survey map (WSRO). The proximity of oak trees close to the village suggests the woodland's use, prior to the 1823 Inclosure, for pannage for pigs.
- 8.5 **Hedgerows** There are a number of old hedgerows in Nutbourne, especially along the Ham Brook stream north of the main road, that are likely to qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997. Many of them lie along boundaries shown on late 18th century, mid-19th century and some other later maps, and although there is nothing specific to indicate that these boundaries were marked by hedges, it seems likely.
- 8.6 **Mature trees** Sadly the famous Nutbourne elms that used to form an imposing arch over the main road near the former Nutbourne Post Office have gone. However, a significant number of other mature trees, including oaks and willows, remain between the older houses along the A259 and throughout the settlement bordered by Farm and School Lanes. These trees contribute greatly to the blending of the settlement with the surrounding countryside and they should be protected and retained wherever possible.

9. Views

- 9.1 **South:** Panoramic views of Bosham Church spire and the Chidham bellcote can be enjoyed from the coastal path at Nutbourne, joined under clear skies in winter months by the spire of Chichester Cathedral, five miles away across the coastal plain.
- 9.2 **West:** Framed by mature trees along the A259 road, the spire of St John's Church in Southbourne forms a strong visual link between Nutbourne West and the main settlement of Southbourne. Glimpses of the spire are also obtained between trees from various other locations. Looking westwards from the coastal path, the eye is first drawn to the cluster of boats across the Thorney Channel at Thornham Marina. Beyond this, the view opens out still further towards Portsmouth's Spinnaker Tower curving up elegantly on the horizon, creating a uniquely dramatic light show when caught against the setting sun.
- 9.3 **North:** The extensive hills of the SDNP, including Walderton Hill and Bow Hill, can be viewed along the northern horizon from various points along the coastal path at Nutbourne, and can also be seen through the landscape gap between Nutbourne West and Nutbourne East on the A259.
- 9.4 **Dark Skies:** At night time, the low horizon over Chichester Harbour from the AONB fields and the coastal path afford some of the clearest and most extensive possibilities for night sky observing similar to those in the nearby Maybush Copse in Nutbourne East, which has been identified as a Dark Skies Discovery Site.

10. Buildings

- 10.1 The buildings in Nutbourne West vary considerably from the 16th century Old Timbers in Farm Lane, to the 21st century development at Meadow View.
- 10.2 **Listed Buildings:** There are seven entries relating to Grade II listed buildings in Nutbourne West: CD4857 27/517 5 18th century long barn; CD5531 27/516 5 Old Timbers 16th century, 2 cottages, timber framed; CD4883 27/10007 6 18th century Nutbourne House; CD6286 11/528 8 The Thatched Cottage, 18th century (or earlier); CD6288 11/525 8 18th century Public house (Restored); CD4862 11/526 9 Wayside Cottage, 18th century house; CD6287 11/527 9 Mere House 18th century.
- 10.3 The village's oldest dwelling, 16th century Old Timbers in Farm Lane (CD5531) has a distinctive jettied upper story with oak beams on moulded brackets with modern herring-bone brick infilling. The ground floor is currently stuccoed in white, and the formerly thatched roof is now covered with slates. The rebated chimney shaft is original.
- 10.4 The 18th century listed Barn at Nutbourne Farm (CD4857) has walls of coursed sandstone with red brick quoins and a flush string course, with a half-hipped tiled roof and two wagon entrances. A three bay cart shed marks the eastern end of the barn. At the north-west end of the Barn is a distinctive pentagonal projection comprising wooden pillars supporting a pentagonal tiled roof which may originally have been a threshing floor.
- 10.5 Thatchways (CD4858) lies north of the railway line in Inlands Lane/Road. It is 18th century. The walls of both storeys are faced with flints with red brick dressings and quoins. It has a hipped thatched roof, casement windows and a thatched roof doorway.



Old Timbers, Farm Lane, Nutbourne
(17th C)



Barn at Nutbourne Farm, Farm
(18th C)



Thatchways, Inlands Lane
(18th C)

- 10.6 The cluster of four Listed Buildings on the old main road layby, created when the new A259 was realigned slightly to the north in 1986, forms a pleasantly varied streetscape interspersed by mature trees.
- 10.7 The Thatched Cottage (CD6286) 18th century or earlier, is a two storey dwelling of painted brick with casement windows and a hipped thatched roof with two 'eyebrows'. A low traditional flint and brick wall marks its frontage to the layby.
- 10.8 Black Cat Cottage (CD6288) 18th century. Situated on the south side of the old road layby, it has two storeys, both stuccoed, with casement windows and a tiled roof. It was originally the George and Dragon Public House, then the Black Cat Cafe, and then the Black Cat Transport Café with a railway carriage serving as a restaurant in the garden known as the "Moonlight Express", now gone. In the 1980s it was known as the Cedar Tree Restaurant and as such was added to the schedule of listed buildings in 1986. Later, it was converted to the Tamarind Indian Restaurant which closed in 2010 when the building was restored as a private dwelling with a conservatory added to the south.
- 10.9 Wayside Cottage (CD4862) 18th century. Two-storeyed dwelling of painted brick with two windows and a tiled roof, its gable end to the street. The adjacent 18th century Mere House (CD6287) has two storeys faced with flints with brick quoins, all now painted. It also has a gabled porch and a tiled roof and the casement windows are furnished with Venetian shutters.



Black Cat Cottage, Main Road
(18th C)



Wayside Cottage and Mere House
(18th C)



The Thatched Cottage, Main Road
(18th C)

- 10.10 Nutbourne House (CD4863), situated at the junction of the A259 and Farm Lane, probably dates from the late 18th century and mid 19th century and has painted brick to the main road front, rendered to the sides, with a slate hipped roof. The front is of two storeys and three bays, probably early to mid-19th century. It has sash windows with glazing bars in plain reveals under flat arches or wedge lintels, also painted over. The door case has Tuscan pilasters, an open pediment and a radial fanlight. The side to Farm Lane is pebble-dashed with a dentil band at the eaves. The window to the ground floor is currently a French door. The rear range is much lower, with a plinth but no band,

has three-light windows plus casements, and glazing bars only to the first floor. The single storey outhouse to the south end of this range is rendered, with a garage door.

- 10.11 Other Buildings** The group of late 18th century and early 19th century houses close to the Farm Lane/A259 hub (Stratton House, Springfield House, Linwood House, Willow Green, and the Lemon House) have painted brick, with hipped slate roofs. Nearby Eagle House, the now restored former public house dating from around the early 18th century, has a steep tiled roof and rendered walls.



Former Eagle Pub, Main Road
(18th C)



Nutbourne House, Main Road
(18th C)



The Lemon House, Main Road
(19th C)



Linwood House and Springfield House on the north side of Main Road
(18th C)



Between Inlands Lane and School Lane

- 10.12** Elm Grove, the red brick Victorian semi-detached late 19th century red brick terrace of four houses on the north side of the A259 near the former Nutbourne Post Office, is named after the famous elms that once arched dramatically over the road. The otherwise plain treatment of the brick façade with its well-proportioned sash windows is lightened by the addition of ornate terracotta ridge tiles and a decoratively scrolled white barge board on the gable ends.

- 10.13** The adjacent early 20th century red brick Old Post Office has a hipped tiled roof and three sash windows facing the road. Since the recent conversion into two private dwellings the building has been furnished with two bay windows on the ground floor topped by hipped tile roofs matching that seen on the left-hand side of the façade in a 1914 postcard (Ruth Heelan: Southbourne Pictorial History, 2018, p.134).

- 10.14** West of Elm Grove terrace, there is one small white 1920s detached bungalow raised on a plot set above the main road together with three inter-war semi-detached houses with hipped roofs, brick ground floors and pebble-dashed upper storeys. These presumably replaced the elms that previously grew on the site.

- 10.15** Nutbourne Park, a residential estate of 46 freehold park homes is set back from the A259 opposite the Old Post Office. Some have views across open fields towards Chichester Harbour.

- 10.16 Five red brick inter-war semi-detached houses with garages to the side are also located on the south side of the main road. They display typical 1920s retrospective borrowing from traditional vernacular motifs, including flat-fronted bay windows to the ground floor with tiled roofs that extend along the whole front and incorporate a porch supported on wooden posts over the entrance doors. Some of the porches have recently been enclosed. Some houses have been extended over the garages or clad the upper storey with light-colour panelling. The easternmost of these houses are located on the section of the old A259 which now forms the layby set back from the modernized Main Road that includes the cluster of the four listed houses described above.



Elm Grove + Old Post Office
(Late 19th C)



Main Road semi-detached houses
(Mid 20th C)



Main Road opposite Old Post Office
(Mid 20th C)

- 10.17 In 1996 the former Bell and Anchor public house in the centre of Nutbourne Village opposite Chichester Caravans was replaced by Anchor Court, a terrace of three houses, and Bell Court, a development of eight flats. In terms of both style and materials both developments display an eclectic mix of elements from local vernacular traditions. In the former, the red brick terrace and low tiled roof has been rendered almost cottage-like by the prominently placed dormer windows with stuccoed gable fronts. In Bell Court the same style of dormer window has been used flanking the prominent stuccoed gable-fronted central bay with its porthole and oblong round-headed window which dominates the building. The tiled entrance porches and lower roof line of the side sections also help to articulate the complex as a whole.



Anchor Court, Main Road, Nutbourne (1996)



Bell Court, Main Road, Nutbourne (1996)

- 10.18 Two dwellings on the Main Road, Birch Tree and Nutkin Barn, have recently been furnished with contemporary wooden cladding. The Catholic Bible School is in a converted barn at the top of Farm Lane with a characteristic local mix of render, flint and brick.



Birch Tree, Main Road



Nutkin Barn beside Footpath 257



Farm Lane, Catholic Bible School

10.19 Farm Lane, with the exception of the two Listed Buildings, comprises an eclectic mix of dwellings including: a red brick 19th century building near Nutbourne Farm; a 20th century semi-detached house with pebble dash to the top storey; and a number of detached 20th century red brick bungalows, some of which have a hip and valley roof with both gabled and dormer windows. The combination of brick and flint used as a decorative feature on the dwellings and in the garden walls also makes a stylistic link to the local vernacular. The lane ends in a cul-de-sac just beyond the Ham Brook's entry into Chichester Harbour at Nutbourne Marsh, the location of the now completely modernized old Smithy (Jordan's).



Farm Lane,



Farm Lane



Farm Lane

10.20 School Lane, apart from the mid 19th century Old School House now rendered and with the addition of a tiled wooden porch, and the nearby 19th century red brick cottages, has been infilled in the 20th century with a number of detached cottages and bungalows, mostly in red brick and incorporating various traditional vernacular motifs which enables them to blend sympathetically with the older dwellings.



Old School House (19th C)



Ham Brook duct under School Lane



School Lane (20th C)

- 10.21 The most recent housing in Nutbourne West is Meadow View, the new development of 55 two, three and four bedroom homes on land to the north of the A259 beside the Old Post Office building.
- 10.22 Alternating red brick, white render and cladding, plus the juxtaposition of front and side gables, have been employed to visually lighten the closely sited buildings. It can be seen that the consistent use of steep roof lines, terraced houses and the use of shared paved areas rather than front gardens or soft landscaping near the dwellings serves to give the development a somewhat urban quality not characteristic of old Nutbourne as a whole. However, Meadow View also includes substantial areas of public open space flanking the new housing, which will include a children's play area (the first in Nutbourne West), allotments and a footpath route around the whole site. It has also provided off-road parking spaces for use by the occupants of Elm Grove Terrace.



Meadow View, Nutbourne (2019)



Meadow View (2019)



Meadow View (2019)

11. Concluding summary of key defining characteristics

- 11.1 Nutbourne West is an ancient settlement strategically located on the Main Road close to the Ham Brook, tidal mill and adjacent harbour. Along with Prinsted, it was the major economic hub of the group of old villages and hamlets that in 1878 would become the ecclesiastical Parish of Southbourne.
- 11.2 The advent of the modern A27 in the 1980s, while making life more bearable for those living alongside what was to become the A259, led to the loss of non-local through traffic and the inevitable decline in local economic activity, resulting in 21st century Nutbourne West's predominantly residential character. The loss of local retail outlets means that while Nutbourne West residents look to Southbourne for everyday needs and services, the historical significance of Nutbourne West to the Southbourne area remains important.
- 11.3 Although development has unfolded both along the A259 and throughout the core settlement for the past two centuries, Nutbourne West still retains enough unmodernised old village houses and its original road layout to maintain its village character. The wide variety of architectural styles used have in the main employed enough traditional materials, vernacular features, low rooflines and where possible generous plot sizes to support this. Also, the presence of a significant number of mature trees contributes to the rural feel, as does the easy access by footpath in all directions to the surrounding countryside. It is essential that these elements should be respected in any future planning policies and decisions. Similarly, to retain its village identity, it is essential that the few remaining landscape gaps along the A259 be retained, for example the gap opposite the four listed houses at the boundary between Southbourne and Chidham and Hambrook Parishes.

- 11.4 The Ham Brook stream runs through the heart of Nutbourne West. It was a very important waterway in the past for economic reasons, and now perhaps constitutes Nutbourne West's most important contribution to the future. Although only a modest 1.7 miles long, the Ham Brook is one of only 200 chalk streams in the UK, thus the rich and unique biodiversity of the stream and its adjacent habitat cannot be underestimated. For this reason, the Neighbourhood Plan proposes the designation of the Ham Brook and its immediate surroundings as a Wildlife Corridor to ensure a blue-green link which could eventually connect the protected landscapes and biodiversity of the South Downs National Park and the Chichester Harbour AONB. The continued and guaranteed viability of the Ham Brook Wildlife Corridor constitutes perhaps Southbourne Parish's most essential new contribution to the biodiversity of the whole area extending from the South Downs to the coast, and must be respected in any future development proposals.

12. Planning Policy

- 12.1 It is recommended that the existing character of the individual areas of Nutbourne West outlined in this Character Appraisal, including those lying outside the current Settlement Boundary, should be recognized and incorporated in designs for new extensions and other alterations in full accordance with Policy 47 in the Local Plan: Key Policies 2014 - 2029. This includes acknowledging period features and materials. However, where relevant, opportunities should be encouraged to update existing buildings according to best current concepts of design and sustainability.

13. Conclusions

- 13.1 Most of the key characteristics of Nutbourne West identified above echo so precisely many of the recommendations made in the **CDC Landscape Gap Assessment (May 2019)** that the relevant paragraphs are included here verbatim:

"10 Southbourne and Hambrook

10.1 The Southbourne and Hambrook gap comprises an area of low lying gently sloping coastal plain formed of two main parts to the north and south of the A259. The gap also provides separation between Nutbourne East and Nutbourne West. The southern area falls within the AONB and comprises an arable field semi enclosed by a wooded copse, hedgerows and the settlement edge of Nutbourne with an open southern boundary on its western side. This field forms part of a pattern of more open arable fields extending southwards to the open harbour edge to the south. To the north of the A259 the gap comprises open arable fields and some more semi-enclosed pasture/grazed fields of mixed scale, a water course, fishery and a small woodland block, divided by the railway line. The main settlement of Nutbourne West is orientated east-west with Nutbourne East orientated north-south. To the east the gap between Hambrook and Nutbourne East is already narrow, comprising a field of public open space west of Broad Road, with low density housing along Broad Road to the east already joining the two settlements. Chichester Grain Farmers (agroindustry), Brook Farm and a Travelling Showpeople's site adjoin the northern part of the gap to the east. The gap provides separation between the settlements of Southbourne and Hambrook/Nutbourne, Nutbourne East and West but does not include the remaining narrow gap between the settlements of Nutbourne and Hambrook.

Existing landscape character, visual context and key views

10.2 The gap has a rural character, although in places this is being eroded by a few suburbanising influences. The landscape to the south, within the AONB and has a notably strong rural character. The landscape of the gap, particularly to the north, is semi enclosed

by hedgerows and tree lines providing visual containment including along the settlement edges with some more open arable fields to the south of the train line and in the north. The adjacent settlement edges are reasonably well contained by vegetation limiting the intervisibility between the settlements which contributes to their perceived separation. This perceived separation is further enhanced by the successive layers of vegetation within the gap, particularly in the north. In the south the gap forms part of a low lying gently sloping coastal plain landscape forming part of the wider harbour landscape of the AONB to the south, east and west. In the south the gap has good visual continuity with the wider AONB landscape. The open fields immediately north of the A295 contribute to the open setting of the AONB. **Low density settlement to the south of the A259 means Nutbourne East and West are practically joined together but for one field. The perceived separation of these two settlements is however aided by the low density settlement being set in a well treed landscape setting.**

10.3 The key places where the land within the gap can be perceived is from the A259, Priors Leaze Lane, the train line, public rights of way crossing the gap, public rights of way within the AONB to the south and to the east of Southbourne. Hedgerows and settlement along A259 restrict views in places. **In places the gap provides open views across fields within the area, more open in winter months, including to the hills within the SDNP to the north.** There are glimpses of Prinsted and Nutbourne Channels from the southern part of the gap including from along the A259. These open views contribute to the perceived separation of the CHICHESTER DISTRICT COUNCIL LANDSCAPE GAP ASSESSMENT 48 The terra firma Consultancy Ltd MAY 2019 settlement. The gap is also visible in characteristic views from within the AONB across the open landscape of the Chidham peninsula to the south. The openness of the gap provides some contribution to the open setting of a cluster of listed buildings along the A259.

Recommendation

10.4 This gap forms part of the former strategic gap between Chichester and Emsworth.

10.5 It is important that the area between Southbourne and Nutbourne/Hambrook is retained as open countryside. The gap is essential in preventing the coalescence of the settlements and maintaining their separate identities as well as the separation of Nutbourne East and West.

10.6 Comments:

- 1. Provides an important area of undeveloped countryside between the built up area of Southbourne and Nutbourne/Hambrook, the southern part of which falls within the AONB**
2. The landscape of the gap within the AONB has a good rural character and forms part of a pattern of more open arable fields extending southwards to the open harbour edge to the south
3. The gap provides a key contribution to the perceived separation of the settlements particularly experienced by people travelling along the busy A259, Priors Leaze Lane, the train line, public rights of way crossing the gap, public rights of way within the AONB to the south and to the east of Southbourne
4. The gap is also perceived in characteristic views from within the AONB across the open landscape of the Chidham peninsula to the south.
- 5. Forms a narrow separation between Nutbourne East and Nutbourne West. Low density settlement to the south of the A259 means Nutbourne East and West are practically joined together but for one field. The perceived separation of these two settlements is aided by the well treed landscape setting of the low density settlement. The perceived separation is however vulnerable to erosion e.g. from vegetation loss and the potential increase in building density.**
6. The open fields immediately north of the A295 contribute to the open setting of the AONB.

7. The gap is important in the wider part it plays as part of a succession of gaps along the East-West corridor that break up and help define the separate identities of the string of settlements between Chichester and Emsworth.

8. Development in much of the northern and southern area of the gap would be conspicuous, particularly from the public right of way crossing the gap, and could block characteristic views. The open character of the landscape provides positive views between the settlements across open countryside including across the AONB and to the SDNP. This contributes to the perceived separation of the settlements and their rural settings.

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