

Bracklesham and East Wittering Vision Potential Improvements for the village centres

Vision Document

A consultation and ideas process 2019-2024



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Project reference: 2155

Date	Rev.	By	Chk	Comments
05.08.2020	P01	DP	LF	Initial draft
18.09.2020	P02	DP	LF	Amendments to headers and font size
11.01.2024	P03	TJ	LF	Updated to current information

1. Background to Study and Consultation

1.1. The Brief

- 1.1.1. In 2019 East Wittering and Bracklesham Parish Council in partnership with Chichester District Council decided to jointly fund a project to try and pull together ideas for the regeneration of the area. Various issues had been identified as requiring attention in order to maintain and improve the area for residents and visitors alike, to assist economic, social and environmental sustainability. It was felt that this should be a fully consultative process and would be best served by forming a cohesive vision that could form a catalyst to regeneration and from which individual projects could then emanate.
- 1.1.2. The terra firma Consultancy were appointed in July 2020, by East Wittering and Bracklesham Parish Council in partnership with Chichester District Council, to provide conceptual ideas, that through a process of consultation over the next year, would culminate in a vision document to be finalised in summer 2021. In turn, this is to suggest feasible projects that could then be actioned or seek funds for action in the years that follow.

1.2. The Process

- 1.2.1. The commission commenced Thursday July 23rd 2020 with a thorough briefing by representatives of the client parties and West Sussex Highways at Bracklesham Barn before walking the area and discussing the issues to be addressed. Following this, the terra firma team prepared an initial report for client comment before preparing material for public consultation. This was a working document that could be continually added to as the consultations went through each phase and in its final form, constitute the agreed Vision Masterplan.

1.3. The Programme

- 1.3.1. With the onset of COVID-19 measures soon after the selection of terra firma to undertake the work, the initial programme of undertaking the project through the course of summer 2020 was abandoned and a new programme set out and agreed as follows:

August/September 2020: Assessment and Initial Consultation Material

- Following the briefing and site immersion, our team would formulate the initial assessment material, first thoughts and consultation material for the workshops and then website that would include key questions, some suggestions of strategy and options from precedents and initial evidence gathered.
- Review Meeting 1 with Council Officers. This was undertaken and the initial version of this document agreed and issued in October 2020.

April/May 2021: Workshops and Consultations

- Allow for attendance at 2 public consultation workshops (inc Easter period) and summer half term event at East Wittering Beach, nature as outlined in brief; (anticipating EWB/CDC enabling venue, identifying/inviting stakeholders but terra firma taking a lead in proceedings).

June/July 2021: Develop Sketch Designs and Produce Vision Document

- Review Meeting 2 with Council Officers to discuss findings from consultations (inc website).
- Agreement on nature of projects to take forward and costings required from team (ie the QS)
- Develop sketch plans and visualisations for areas concerned along with text and precedents.
- Final presentation mid July followed by finalisation of Vision Document.

- 1.3.2. The above revised programme had to again be altered following production of the initial document due to COVID-19 and complexities in the consultation process delayed. What eventuated was an online process over 2021, followed by Parish Council focussed workshops at the end of that year.

- 1.3.3. To enable more detailed proposals to be developed for the 3 agreed areas to be taken forward, topographical and services surveys were commissioned in early 2022; East Wittering Centre, Bracklesham Centre and Booker Green.

- 1.3.4. Developed designs with the potential for better consultation and costings / funding were commenced but in discussion with the highways authority, somewhat reduced in their ambitions and suggested that further targeted consultations undertaken were the retail community from the two town centres while Booker Green was put out to tender.
- 1.3.5. By the close of 2023 and change of Parish Clerk, the results of further consultation received and it was agreed between the Parish Council, Chichester City Council and The terra firma Consultancy that the project should now conclude with the updating of this document summarising the process and setting out the final drawings produced.
- 1.3.6. It should be understood that the results of consultation were not conclusive and while generally the proposals in the vision emanate from community ideas and were well received, there was also opposition. In the case of Booker Green, so much so as to abandon the project even though detailed and costed for implementation. The town centre schemes are ready enough for preliminary budget costings and research into funding opportunities but it was felt this would be something for years to come. This document therefore stands as a body of work setting out the vision consulted on over the period in the hope that it can one day be helpful in generating improvements when the community is ready and in agreement.

2. East Wittering and Bracklesham

Wikipedia states;

East Wittering and Bracklesham is a civil parish in the Chichester district of West Sussex, England. The parish lies on the coast of the Manhood Peninsula, approximately six miles (9.6 km) southwest of Chichester. It comprises the built up areas of Bracklesham and the eastern half of East Wittering, the western half of which lies within the boundary of West Wittering civil parish. To the east of Bracklesham used to be East Thorney, a detached portion of East Wittering separated from the body of the parish by a very narrow strip of Earnley. East Thorney is now under the sea off Bracklesham.

In the original brief to consultants ;

Setting the scene

The Parish of East Wittering & Bracklesham is located on the Manhood Peninsula in the south western corner of Chichester District, West Sussex. The village of East Wittering is approximately 7 miles south of the city of Chichester and 17 miles east of Portsmouth, both of which represent the closest major centres of employment, shops and services.

A small parish in terms of land area, it contains two settlements; East Wittering and Bracklesham, with the vast majority of housing and development located in its southern third adjacent to the coast. This includes the Parish church, Primary school, and most of the shops and services.

Due to its location on the extremity of the Manhood peninsula, combined with a lack of an A road or rail line, the settlements of the parish are relatively isolated and this tends to make the area popular with retirees or those seeking quiet lifestyles, rather than commuters. Those seeking to commute out of the area or access shops and services in nearby settlements are largely forced to rely on their own means of transport.

The beaches of the Manhood Peninsula, particularly those adjacent to East Wittering and Bracklesham, are extremely popular amongst the surfing fraternity. Businesses servicing the needs of this group and others using the local coast and landscape are an essential part of the local economy in East Wittering. The Bracklesham Bay Site of Special Scientific Interest exists within the Parish, making up its full southern boundary adjacent to the English Channel.

The local population more than doubles during the holiday season due to the influx of visitors. The increase in the visitor population is essential to many local shops and businesses, but leads to increased pressure on the infrastructure of the parish and beyond e.g. roads and sewage. The commercial centre of East Wittering and Bracklesham also serves the holiday makers from adjoining parishes

There are likely to be increases in population in the area over the next decade. This will add an additional burden to facilities and open spaces, and means it is becoming increasingly necessary to consider place shaping and public realm activities.



Location of Bracklesham Bay and East Wittering within the South East. - Google map



Location of Bracklesham Bay and East Wittering within the South East. - from parish council

3. A Little History

Bracklesham & East Wittering is a small parish of irregular outline residing on a windswept coastal plain approximately seven miles south west of Chichester, and derives its name "Wittering" from the settlement of the Winthere's People, and the prefix "East" to distinguish this parish from West Wittering.

Bracklesham is derived from the personal name "Braccol", plus the suffix "Ham" – meaning homestead of enclosure. Bracklesham was once a prebendal manor in its own right with its own ancient chapel. The chapel was annexed to East Wittering by Bishop Sherbourne in 1518.

At the time of the compilation of the Domesday Survey, the manors of Sidlesham, Selsey and East Wittering were all held by the Bishop of Chichester, within the Hundred of Somerley. This later combined with the Hundred of Wittering (Birdham, Itchenor and West Wittering) to form the Hundred of Manhood.

During the mid-nineteenth century, the population was around 200; by 1900 this had dropped by about 50, with a total of 41 houses in the parish. The interwar period saw a large amount of development on the coastal strip, with the emphasis being mainly on holiday traffic - a valuable local industry. This sustained period of suburbanisation contributed to an ever-changing village aesthetic as old, familiar landmarks and institutions were either replaced by new buildings or outright demolished owing to their decrepitness. The growth was also due to the cheap cost of land, and without any form of planning regulations numerous varieties of homes were built for use either as permanent residences or holiday homes.

The major turning point was to be the development of holiday camps across the parishes in the 1930s, which marketed themselves to a less exclusive audience than the more expensive holiday home market attracted. New Beach Holiday Camp in neighbouring Earnley was a typical example of such, whose owner, Joe Lyndhurst, noted in his 1962 brochure that "It was only after the effects of the depression began to wear off that the real development began. The number of campers was nearly 200 during July and August of 1933 in a season that started in Easter".

The evacuation of Dunkirk and the Fall of France in the spring of 1940 prompted the realisation that the threat of bombing raids in the area were now real, and there was a renewed fear of invasion as many residents abandoned their seaside holiday homes to retreat to the sanctity of the inlands.

The end of the Phoney War also brought with it the coming of the military into the Witterings, with The Duke of Cornwall's Light Infantry being the first to arrive in a desperate state following their withdrawal from Dunkirk. Many of the holiday camps in the area were requisitioned by the military, the most prominent of which was HMS Sea Serpent established at Gibson's Holiday Camp; a base of Naval operations throughout the war.

The villages played host to a number of British, Canadian and American regiments for the rest of the war, with the soldiery often occupying the deserted houses as makeshift billets. Living amongst the locals as a part of village life inspired a sense of comradeship and familiarity between the two parties; indeed, when it came time for the Canadian Black Watch to depart the village in May 1943, the diarist noted, with a hint of wistfulness, that "Many strong friendships have been formed in this part of the country and the general feeling on our forthcoming departure is one of deep regret".

Bracklesham and East Wittering played an important role in hosting several large-scale amphibious landing rehearsals prior to the Dieppe Raid in August 1942, and D-Day in June 1944.

On May 4 1944, Exercise Fabius III was launched on the beaches between East Bracklesham Drive and Marine Drive West. This was one of six exercises that took place simultaneously as the final full-scale rehearsal before the invasion of continental Europe 33-days later. At the time this exercise constituted the largest amphibious military operation in History, as the men of the Canadian 3rd Division (along with Royal Navy support) descended upon our shores in their thousands, observed by Dwight D. Eisenhower, Winston Churchill and Bernard Montgomery in person.

Since the end of the Second World War, further development has taken place, almost giving Bracklesham a renewed sense of individual identity once again. By 1961, the population of the parish had increased to 1,798 and presently this figure reached a staggering 5,117 (ONS 2011 Census). Bracklesham & East Wittering remains a favourite of beach lovers, holidaymakers, surfers and peace seekers to this day. The words of a 1935 holiday pamphlet of the area remain true today:

"If you are enabled to make your home "amid scenes that are brightest" then read this brochure, for it will describe to you East Wittering ... This radiant spot: a golden coastline rejoicing in a tonic air and offering the gayest pageant of the sea in all our island shore".

1842



1935



4. Planning Policy

An extract from the Local Plan:

Manhood Peninsula

East Wittering and Bracklesham sit within West Sussex County and Chichester District Council areas. Under the Chichester District Local Plan Review 2035 preferred approach set out in December 2018 policies on development strategy (S3), strategic housing (SA8), local centres (S10), integrated coastal zone management (S18) natural environment (S26), flood risk management (S27), green infrastructure (S29) are all specifically relevant to the task in hand.

The Manhood Peninsula, located at the south of the plan area, is rich in coastal landscapes with the majority of the area covered by environmental designations. It also includes some of the area's larger settlements which rely heavily on limited road accessibility north towards Chichester city.

East Wittering and Bracklesham have a population around 5,200 (2016). It is known for its beaches and as a holiday destination.

There are distinct offers from West Wittering's beach and from Selsey with its caravan parks, horticulture, fishing and related businesses and the wildlife interests of Pagham harbour and Medmerry, UK's largest exposed coast managed realignment scheme.

An extract pertaining to the Spatial Planning Vision for the peninsula can be seen in the three paragraphs below.

3.11-3.13

3.11 The emphasis will be mainly upon protecting and enhancing the special qualities of the coast and its rural hinterland, which attract residents, visitors and businesses to the area. The provision of new dwellings and workplaces will help make the area more self-contained and reduce the area's dependence on Chichester City. In recognition of the semi-rural nature of some settlements and the proximity to internationally important wildlife habitats such as Pagham Harbour and Medmerry Realignment, a selective and sensitive approach to development will be taken.

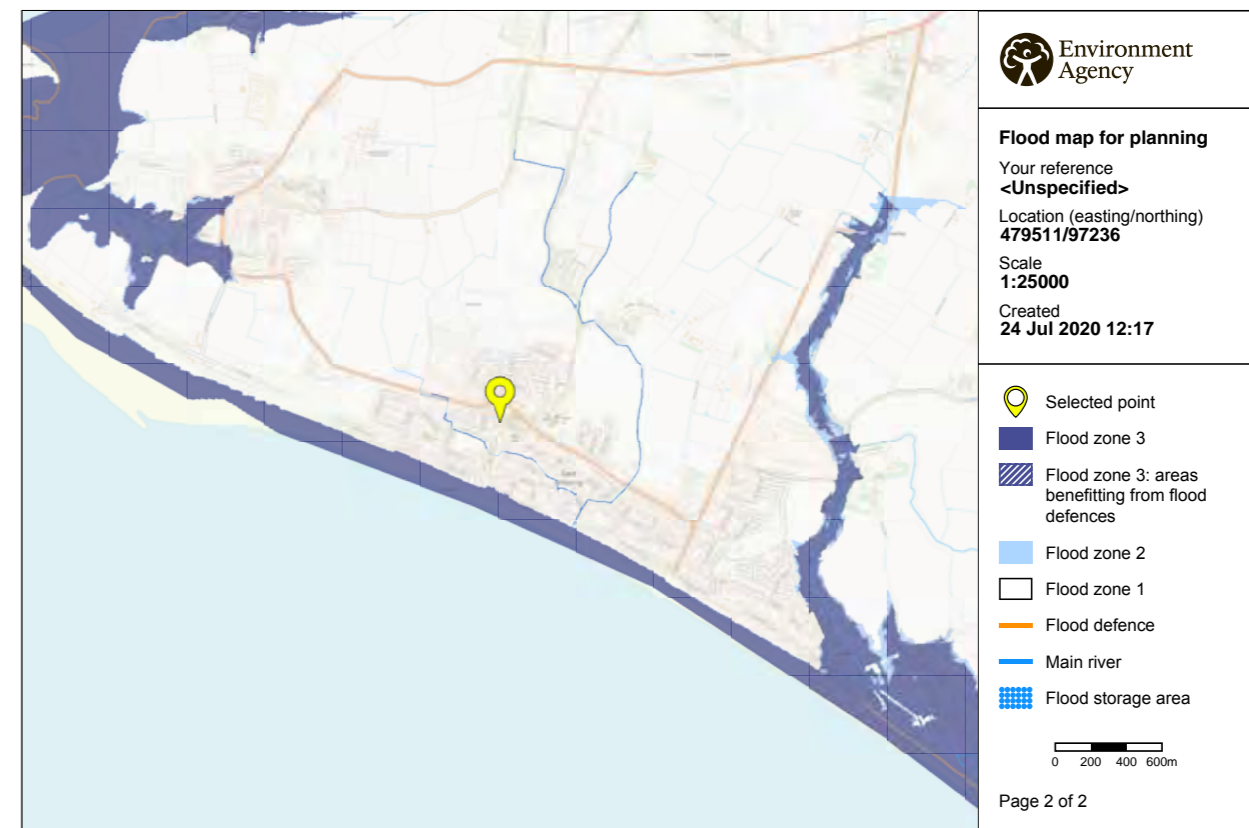
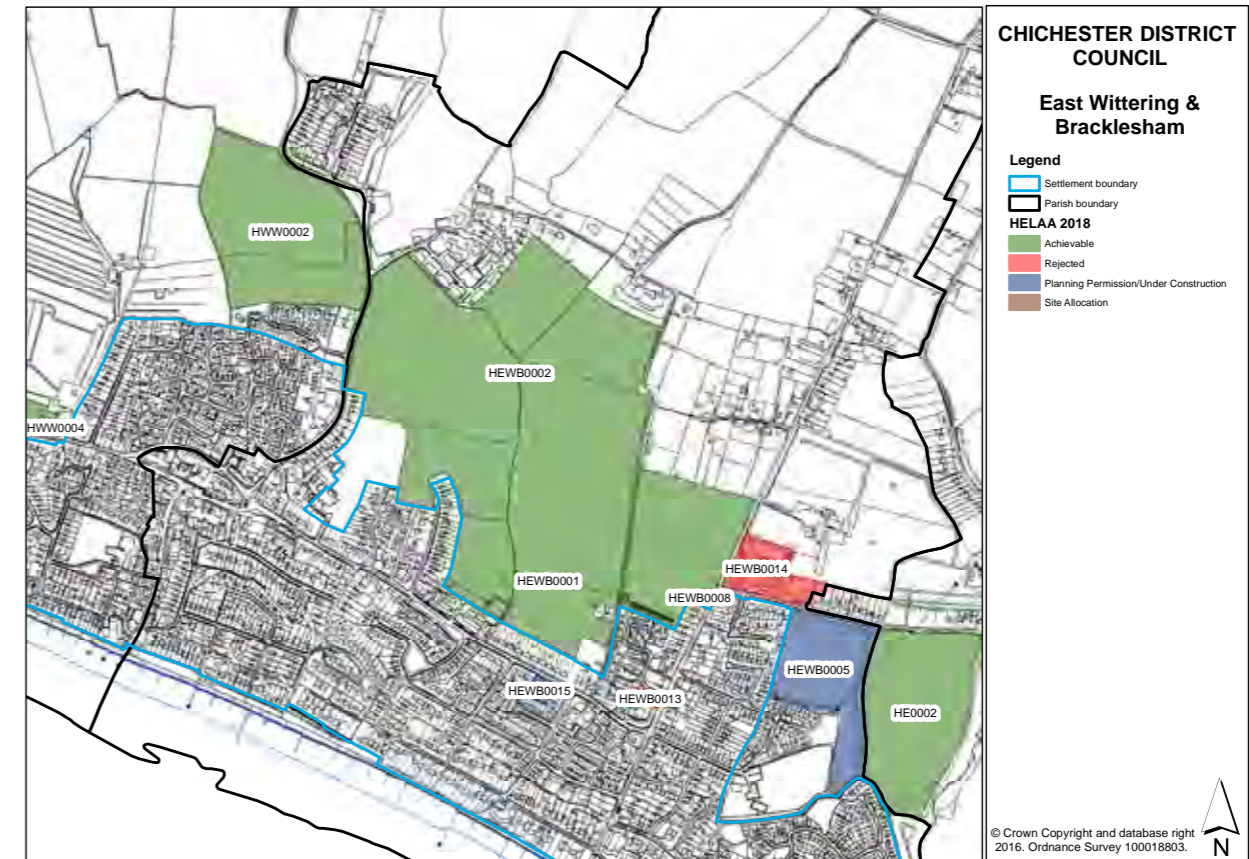
3.12 The coastal settlements of Selsey and East Wittering and Bracklesham will thrive as centres for commercial and social activities that meet the needs of local residents, businesses and visitors alike. Opportunities for regeneration that arise in these settlements will support their role as tourist resorts. The local visitor economy will develop niche markets including green tourism, reflecting the area's natural assets and shift from a day trip destination to one which encourages short stay breaks. In particular, places such as the Medmerry Realignment and Pagham Harbour will serve to extend the tourism season.

3.13 Local industries such as horticulture, agriculture, fishing and tourism will flourish with a particular focus on local food production. An 'enterprise' culture, building on high levels of entrepreneurship and self-employment, will be developed further by, for example, improving links with academic institutions in Chichester.

East Wittering & Bracklesham Neighbourhood Plan 2019-2038

A neighbourhood plan has been in process since 2013 and is currently at pre-submission stage. This acknowledges this project and it is hoped that the two can be progressed in tandem in 2020, with the vision informing the proposals. The draft vision for East Wittering & Bracklesham Parish in 2035 is:

"The settlement will have retained its distinctive character with the quality of the landscape and the seafront continuing to define its identity. Housing growth in East Wittering & Bracklesham will have been contained by clearly defined settlement boundaries that have preserved the quality of the setting. A new mixed use hub will have been established in the East Wittering village centre to support local employment. The improved access to the Medmerry Realignment and the rest of the Manhood Peninsula will have also led to an increase in visitors and tourism. Community facilities will have expanded to meet the growth needs of tourists and the local community. Whilst having retained its rural character and setting the parish will have accommodated growth in housing numbers to meet the needs of its residents, and to provide a balance of dwelling types to serve the community over the long term. Accessibility to and connectivity between the existing network of footpaths, bridleways, cycle ways, public open spaces and other outdoor recreational and leisure assets will have been improved across the parish."



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Bracklesham Bay is designated as a SSSI (Site of Special Scientific Interest), not only because of the extensive fossil presence, but also because of the important saltmarsh areas for birds.

6. SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> Established tourist destination Existing provision of watersports within study area, including Shore Watersports retail outlet (East Wittering) Activity tourism is a growth marketplace Existing supply of accommodation stock, albeit mainly in a certain category (holiday parks) Availability of car parking with large car parking areas with established mechanism for charging Existing funds held by Parish Council (circa £250,000?) to act as initial match funding Wider Peninsula offers opportunities for watersports, angling and nature-based tourism. Relatively flat topography lends itself well to walking and cycling Proximity to 'soft underbelly' of South London (and the mainline rail link from Chichester into London) Mini-boom associated with domestic tourism (coastal and rural areas) Hidden character 2 points of intensity Double level beach - Tamarisk Compact core to East Wittering Parking provision and possible overflow sites Cafe on the beach 'Billy's'. Foreshore team. Shore road. 	<ul style="list-style-type: none"> Seasonal nature of visitor economy Market driven by day visitors Lack of "identity" Limited number of potential development sites owned by the two Councils Pockets of the community are struggling Limited provision of welcome and directional signage when entering study area or in East Wittering and Bracklesham Level of access to the beach (key points to access the beach) Main road linkage between Bracklesham and East Wittering is uninspiring (also no pathway along beach) Heritage features are hidden away Access to Manhood Peninsula – roads can become gridlocked on peak days (impact on local communities) Limited provision of public transport Limited wet weather facilities available for visitors Reported high levels of second home ownership Not memorable No walking or cycling map or facilities Key areas are hidden. No sense of arrival No unique identity or character. No real central core for Bracklesham Grass areas underused- left over space feels unloved, lacks investment and maintenance. All feels back of house. Lacks a coherent identity. 	<ul style="list-style-type: none"> Encouraging more overnight stays in the area (currently driven by day visitor marketplace) Evening economy (encouraging visitors / community to eat out) – perhaps with focus on local produce Partnership working between different hubs in the Peninsula With new housing development an increasing residential population (available size of market and potential for CIL to help part fund projects in the future) Establish a strong identity(ies)/brand for Bracklesham and East Wittering (also linked to need for effective marketing) Opportunity to maximise income generated from main car parks (and introduction of ANPR to minimise leakage) Introduce gateway signage to highlight you are entering 'somewhere special' Introduce branded wayfinding signage within Bracklesham and East Wittering to improve visitor flows Build on destination partnership to ensure joint working with other opportunities among different hubs Bookers Green – create a 'mini-hub' toilet facility with integrated seasonal catering kiosk (potentially hold architectural competition) Green space opposite Billy's on the Beach Café (although currently used by kite surfers to set up equipment) Increase provision of wet weather facilities Creating an accessible destination e.g. introduce Changing Places toilet - http://www.changing-places.org/ 	<ul style="list-style-type: none"> Bracklesham / East Wittering could become overshadowed by West Wittering or Selsey (may already be overshadowed?) Increase in number of unemployed residents impacting on local businesses outside of main tourist season Second wave of COVID-19 with associated 'lock down' Introduction of watersports centre outside of Bracklesham / East Wittering could impact on watersports marketplace within study area Lack of joint working with up 'hubs' on Manhood Peninsula Impact of climate change / rising sea level Funding Flooding Over-subscription and grid lock. Planning and covenants. Ownership issues B2179/A286 Road capacity. No planting maintenance.

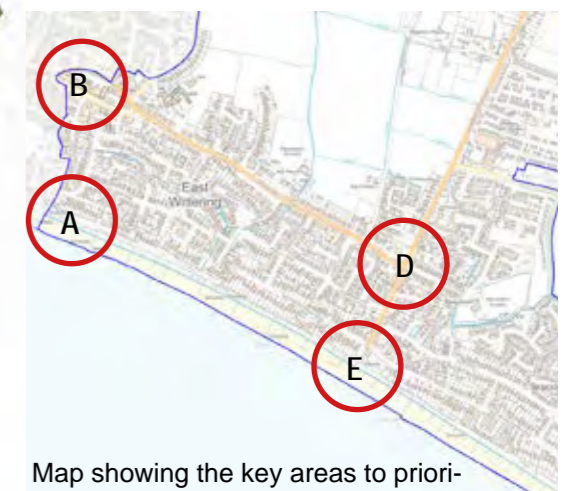
7. Areas to Prioritise



Plan showing specific areas for development and key aims.

Key

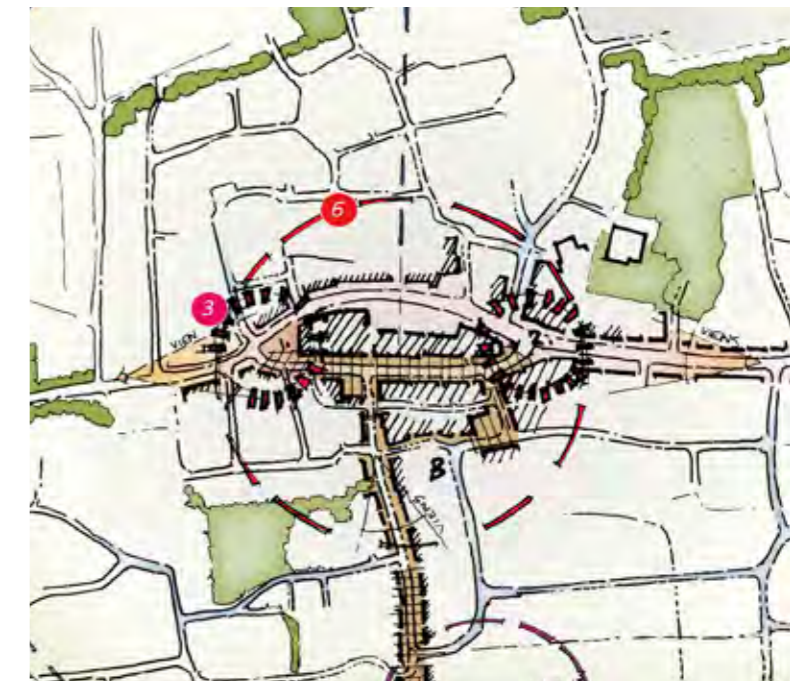
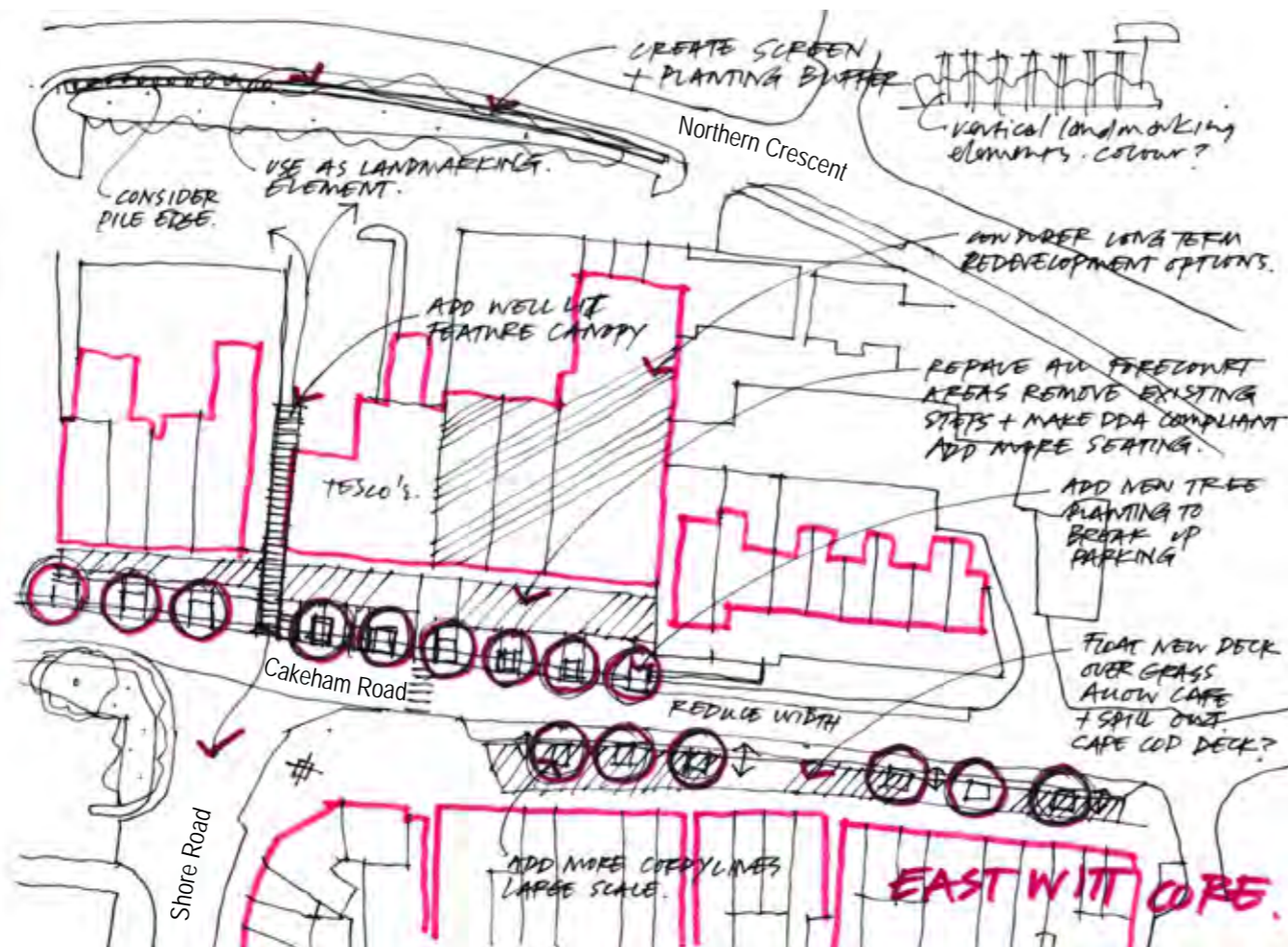
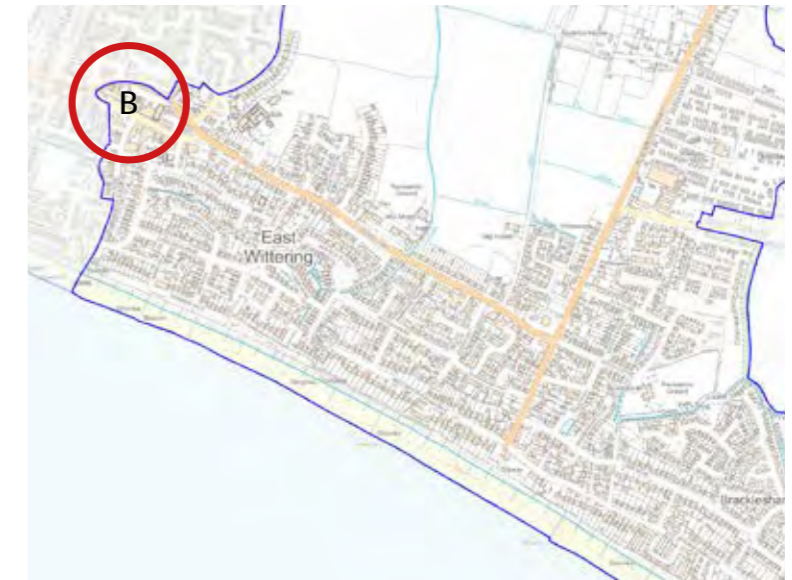
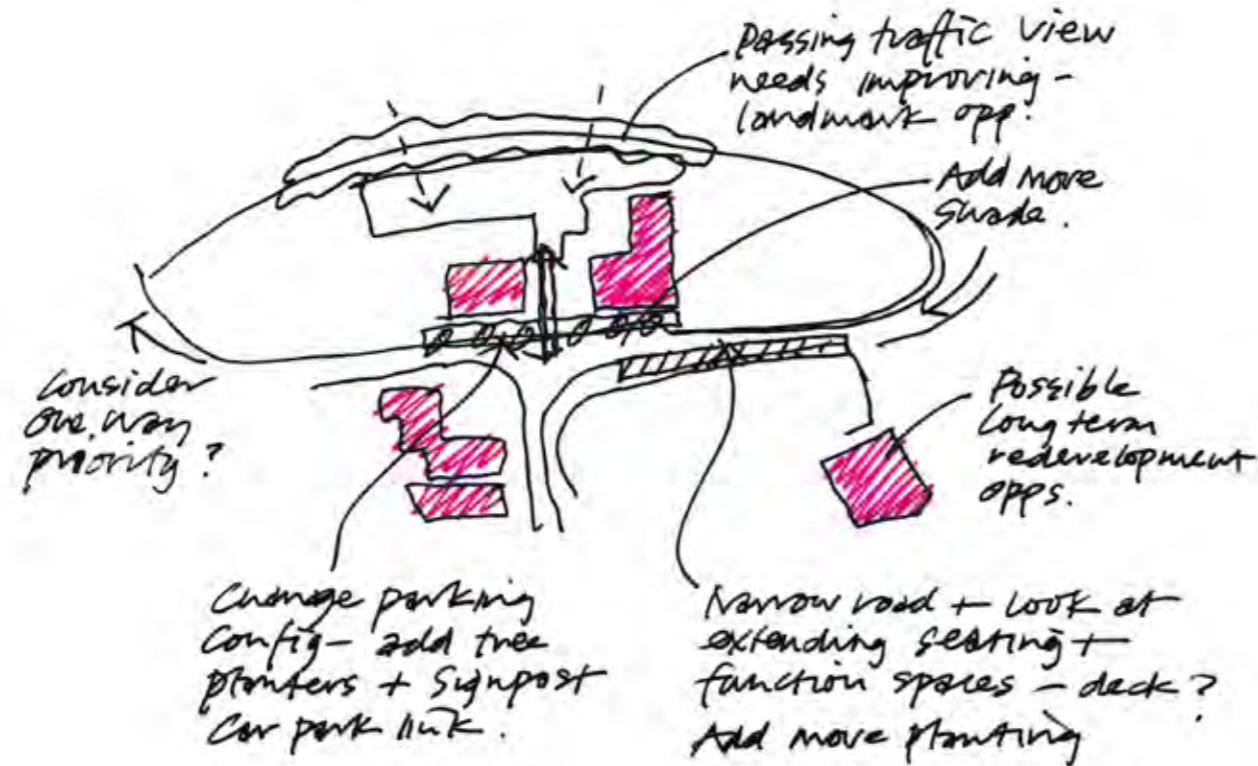
- Foster a unifying sense of place and identity.
- Maximise the immense value of the sea front as East Wittering and Bracklesham's jewel.
- Strengthen gateways and primary routes.
- Develop a series of complementary character areas and destinations.
- Improve movement and connectivity with new links to reduce congestion along Stocks Lane.
- Enhance the local centre to provide a diverse offering for residents and visitors alike.
- Establish an underlying landscape strategy that is connected to the wider Green Infrastructure network.
- Ensure that any growth is well integrated with the existing community and enhances landscape links and circulation.



Map showing the key areas to prioritise.

Bringing forward the plan and 8 initial observations, it was felt that there could be benefit if concentrating an initial focus on 4 specific areas; East Wittering centre (B on plan), East Wittering foreshore (A), Bracklesham Centre (D), and Bracklesham foreshore (E). The access and connections outside and in between (eg. F and C) could then be considered in the future, along with ideas for bringing it all together as a common entity.

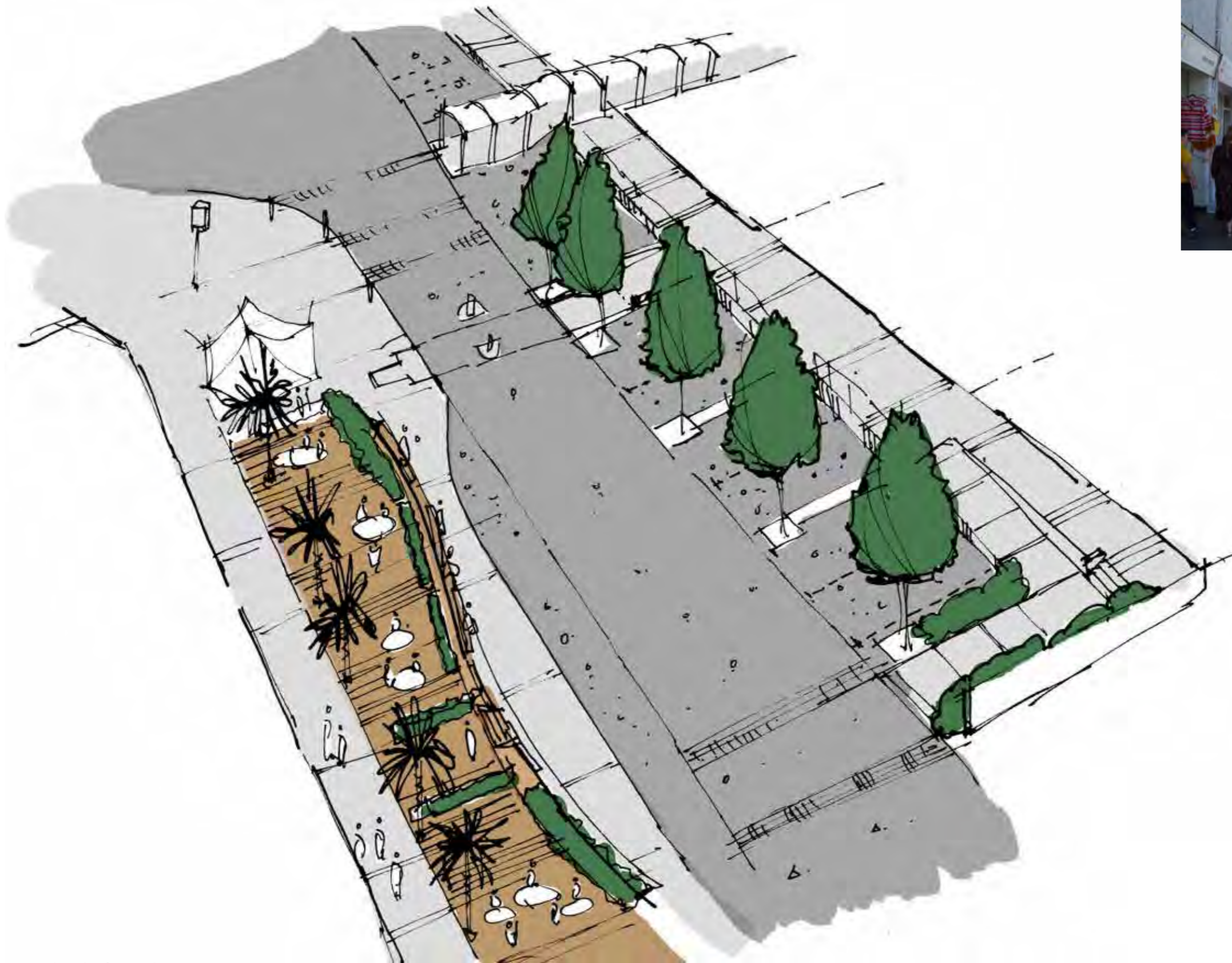
7.1. East Wittering Centre



- Screen parking at rear of Tescos from Northern Crescent - develop this boundary to landmark. Develop the cut through pedestrian access further and signpost it.
- Reduce road width through core and use the gain to increase and paving and seating areas. Add more tree planting - Quercus ilex?

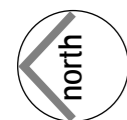
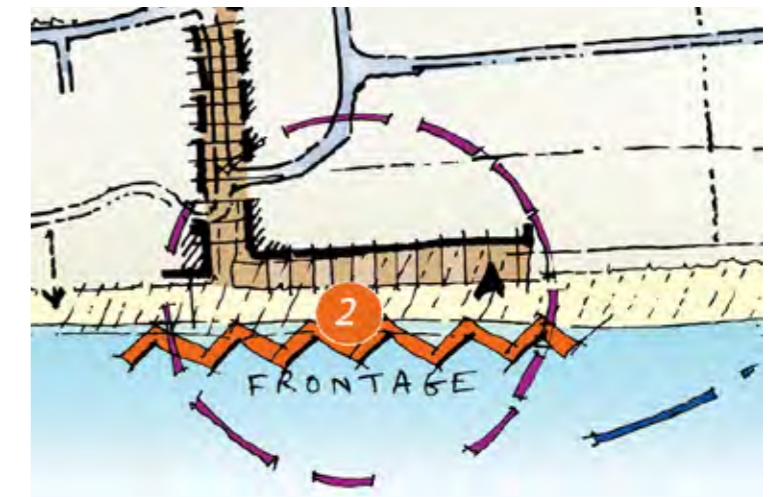
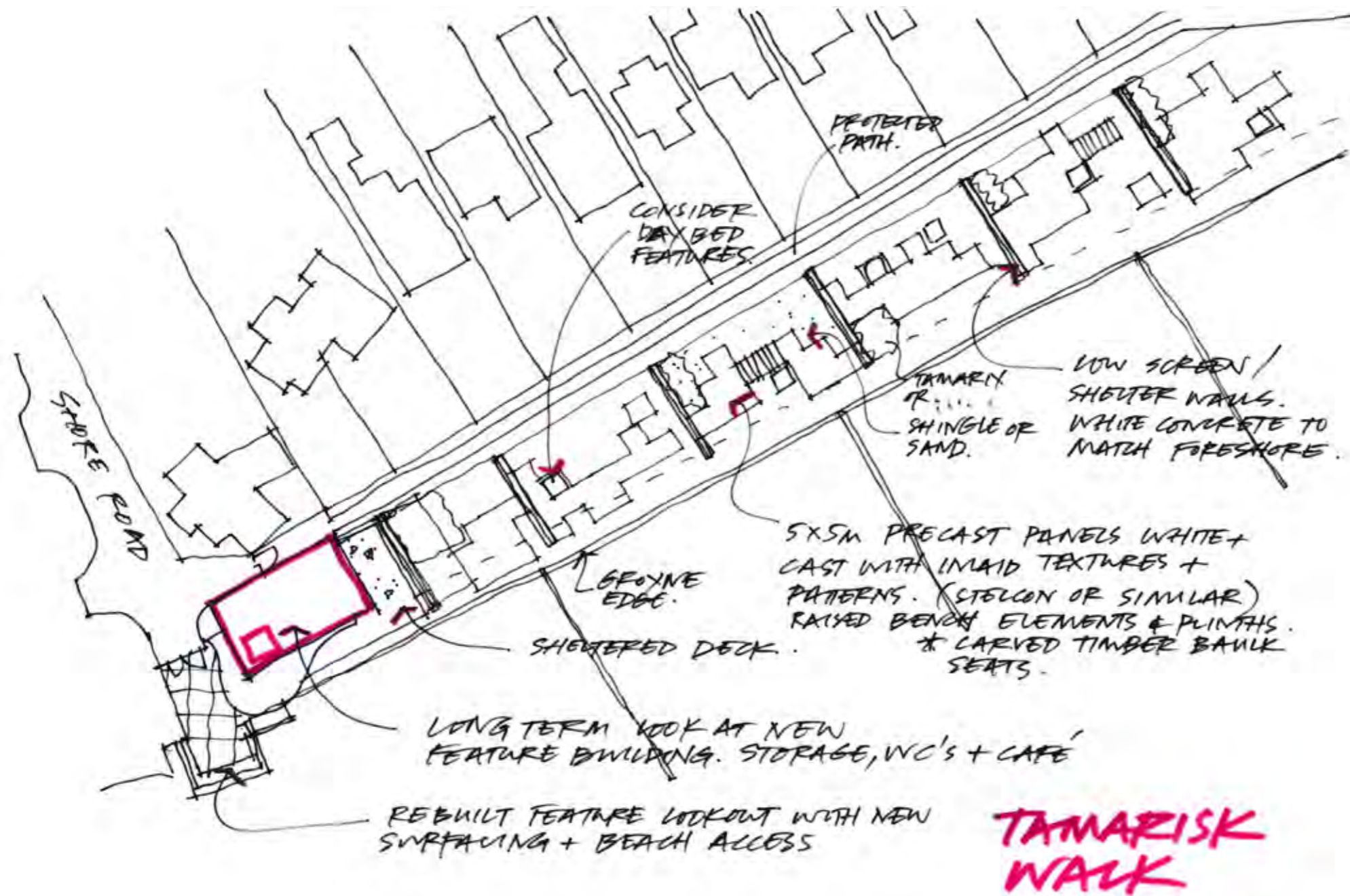


East Wittering Centre



Sketched visualisation of East wittering centre

7.2. East Wittering Foreshore



Tamarisk - an evergreen coastal shrub

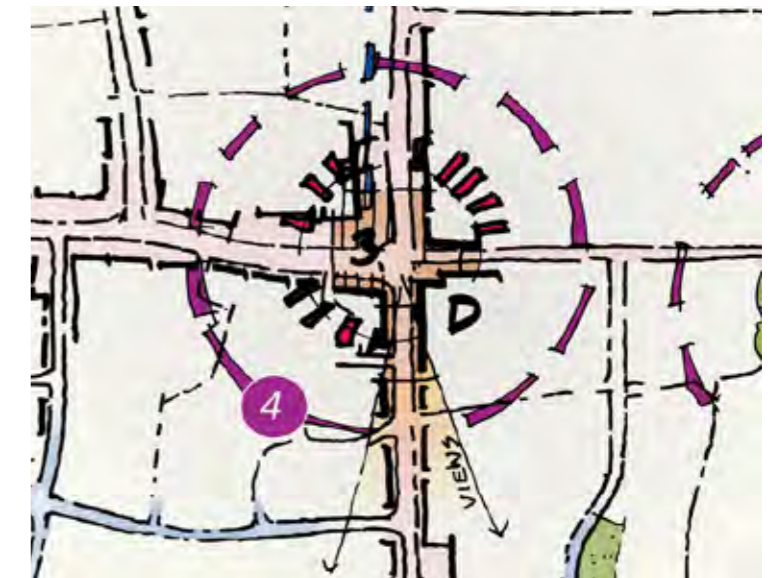
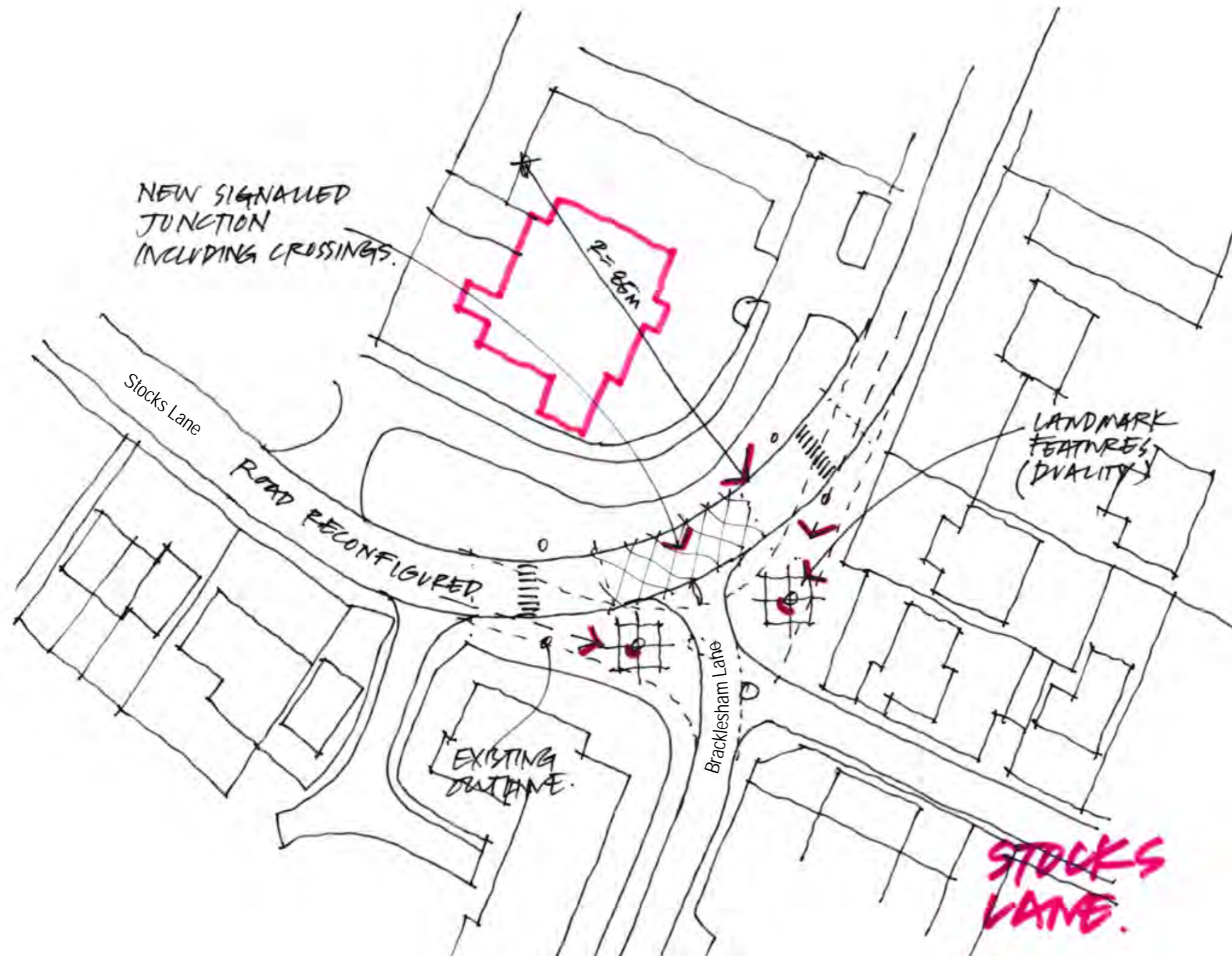
- Shore road end viewpoint needs investment. Make more of cafe and seating deck and outlook. Add toilets.
- Look at joint venture development to provide real facilities here to match foreshore provision.
- Tamarisk walk - Double height beach frontage grass and picnics. Easy to develop as a contemporary sun deck with shade and plinth seating - White concrete etc.
- Limited by any view covenants on houses.
- Great easy development opportunity. 100m and needs bike racks.

East Wittering Foreshore



Sketched visualisation of East Wittering Foreshore

7.3. Bracklesham Centre



- Look at changing priority and reconfiguring Stocks lane/ Bracklesham Lane junction.
- Possible to tighten curve and change to signalled junction?
- Space for landmark feature.
- Stocks lane lawns/ entrance to recreation ground- This needs a planted grove to give some identity. Develop filter paths down to the beach. Community planting scheme?
- Look at changing the character of the southern part of Bracklesham Lane to Foreshore, try to reinvigorate shops and foreshore cafe.



Bracklesham Centre - 3 Options for Bracklesham Lane Junction



Option 1 - Tree planting by roadway



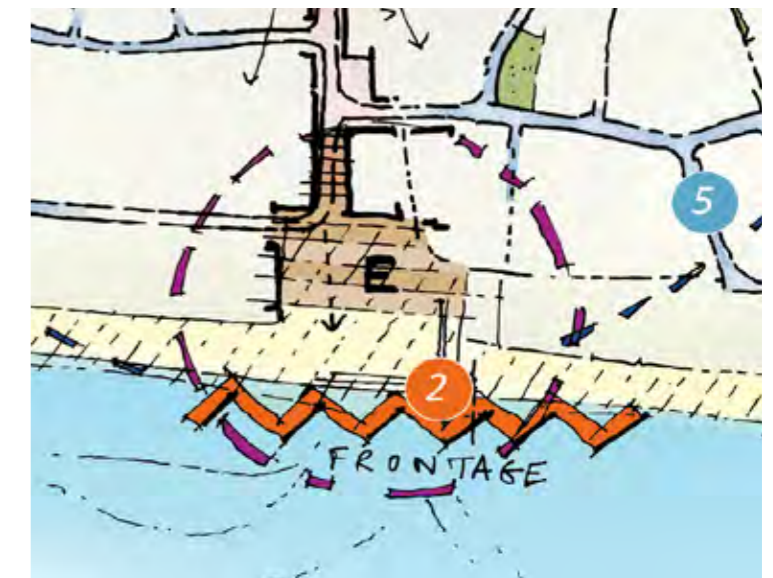
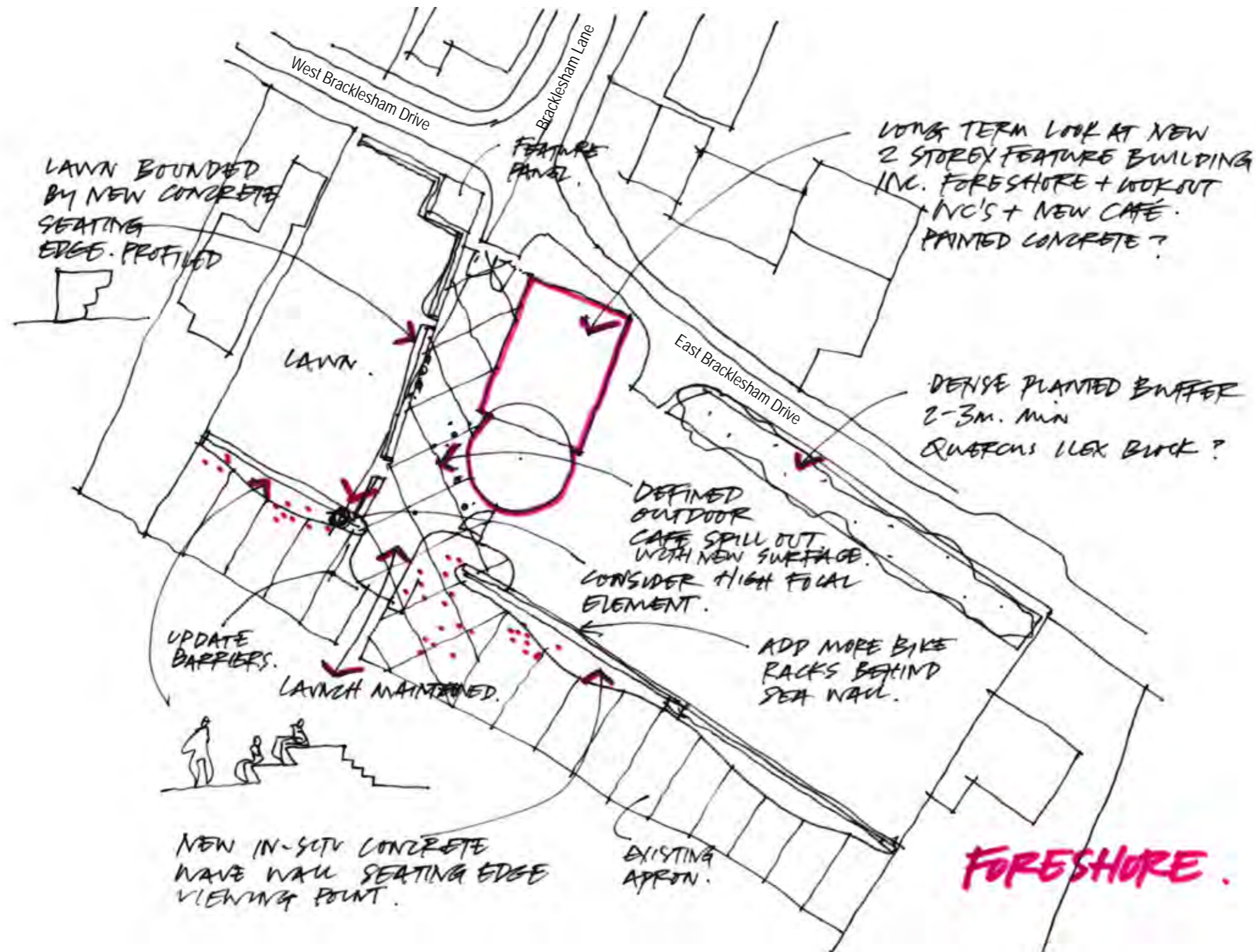
Option 2 - Earth mounding with wide pavements and sculptural elements.



Option 3 - Ground cover and low level planting



7.4. Bracklesham Foreshore



- Bracklesham foreshore is a development opportunity and a key vision component to balance with Shore Road.
- The whole site lacks vegetation. 'Tamarisk walk' contains no tamarix. Easy interventions but rely on land ownership.
- Toilets, cycling provision, shade and shelter are seriously under developed, needs more thought especially for young family demographics.
- Key areas/ spaces are under developed and often have little function.



Bracklesham Foreshore



Axonometric



Perspective



8. Identity and Connections

Linkages between shore road and Bracklesham foreshore underdeveloped and difficult to follow.

Needs a clear named footpath and walkability map that links from Bus stops on Stocks lane to the beach and access from A-B, and into the car parks.

Follow the markers - easy repetitive brand reinforcement.

Develop bus stops brand destinations and focal points.

Develop planting palette to add spatial definition. Add shade structures and Wisteria, maybe easy provision?

Add vertical landmarking forms.

Develop materials palette.

Memorable features are lacking. Develop two clearly different identities for the foreshore and tamarisk walk but link with materiality.

Interactive and quirky?

Elegant and contemporary?

Focussed to provide family based supportive facility.

Having concentrated on four prime areas, it is important to be able to roll out the improvements in some way in between to aid connections, accessibility and identity. Signage, wayfinding, street furniture and plantings could adopt a common language that raise the perception and awareness of resident and visitors alike. Clarity in locating destinations, creating a real sense of approach and arrival, where to park and where to walk through. Much more could be made of the locally named twittens that provide cut throughs between housing to the sea. The library could be better connected to the centre. Bracklesham Barn and its amenities made more evident.

Themes that could underlie this sense of identity could consider building from the fossil beaches or beach holiday heritage.



Wayfinding examples

Seating example



Seaton Jurassic, Seaton, Devon

Colwyn Bay, North Wales



Milton road, Waterlooville

Pavilion, University of Stuttgart. Biomimicry. Taking inspiration from fossils and natural structures.



Nature/ Sea inspired Detailing

Littlehampton, West Sussex

9. Consultation

As set out in this document's introduction, the initial draft (sections 2-7) was produced and circulated for consultation in October 2020 with the following high level questions:



Now your ideas

Questions to be developed with the team:

For instance:

Do you support the approach of the study?

Do you agree with the priority areas?

What comments do you have on the initial ideas?

What have we missed?

Do you have ideas for themes that could be explored for the identity of the 2 villages?

Should they be different?

Contact Details and Deadlines to be inserted.

10. Consultation Process Timeline and Notes

10.1. BREW Vision Survey 2021

The BREW vision survey took place from 4th May until 6th June 2021. The survey was available via the online platform Survey Monkey and paper copies were sent to homes in the parish along with the local life magazine, 320 responses were received. In addition, an in-person drop in feedback event was held on 28th May to invite the community to have the opportunity to more openly share their thoughts and feedback which was attended by over 45 people. A number of letters and emails containing open feedback were also received.

All information has been collated, for those responses received that were open feedback – in person or via letter and email have been put through sentiment analysis process identifying the most common themes of feedback. This feedback will also be reviewed again in the next stage of the BREW project as detailed below.

We want to thank everyone that participated and for all their valuable feedback, it has demonstrated the passion of the community and the love for the area we live in. It is acknowledged that there was negative feedback regarding the survey and BREW via social media – centred around the survey not allowing enough flexibility to reject any suggested improvements. The survey was intended to refine comments received from the public during previous neighbourhood plan process and where many of the areas and themes emerged in that process. The BREW group is still in the stage of forming the vision, and we are openly welcoming on-going feedback and engagement from all areas of the community to take this project forward.

Visions are being produced by the main centres in the district (Midhurst, Petworth, Chichester, Bracklesham & East Wittering & Selsey) the vision combines the needs and wants of the local residents and visitors to create a blueprint of ideas for improvements to the area from now until the next 10 years+. These can be very minor from providing more litter bins or form bids for larger projects such as improved play park facilities or beach access for those less able. Although this is a parish council led project, it is for the community, and we urge as many to be involved as possible. We have already shared the feedback from this survey with Chichester District Council, and we are delighted to share that we will be able to immediately respond to some of the key items of feedback. Over the next 3-6 months with the aid of a welcome back grant fund that Chichester District Council has been awarded the Parish will receive:

- Increased litter picking
- Improved signage around the villages
- More planting
- Improved signage for disable parking spaces

These are short term small improvements. In terms of the areas identified and open spaces in our parish, the next step for BREW is to hold a series of in person meetings for each of the areas: Bookers Green, East Wittering Centre, Bracklesham Centre and Opens Spaces (Bracklesham Park and Downview). This gives the opportunity for the open feedback received for each area to be reviewed in detail, and project teams to be formed for the community to work together to identify a longer-term plan for project bids for these areas.

Survey data

Question 1

Do you think we have identified all of the areas suitable for improvement:

Agree	Disagree
179	141

Question 2

If there is another area of Bracklesham and East Wittering you would like to see improved, please state:

This question was an open feedback question, full data has been downloaded for review and sentiment analysis undertaken. Themes in order of frequency were:

1. Bracklesham Shops
2. East Wittering Village Centre
3. Beach front (accessibility and promenade)
4. Downview & Bracklesham Parks
5. Bracklesham Foreshore
6. End of Shore Road

There were 23 comments indicating that no changes should be made to the areas at all.

Question 3

The initial drawing concepts in the public space improvement document are purely for the purpose of demonstrating some of the facilities and improvements that could be made to the identified areas over the next ten years. What is your overall opinion of the initial concept ideas?

What is your overall opinion of the initial concept ideas?	
Very positive	66
Positive	104
Neutral	60
Negative	37
Very Negative	53

Question 4

What facilities would you like to see installed, or where already present, Improved at the Booker Green area?

Answers from the online and paper survey, which scored 1 as highest and 7 as lowest. The total is calculated by the total score divided by number of responses that selected the response.

Facilities to be improved or installed at Bookers Green								
	1	2	3	4	5	6	7	TOTAL
Improvement to beach accessibility	187	35	26	19	14	10	7	42.57
Increased seating and picnic areas	61	68	56	53	27	14	12	41.57
Water Sports Equipment hire	20	39	44	57	68	38	14	40.00
Cafe	39	54	61	49	30	31	22	40.85
Memorials	19	32	31	31	31	42	89	39.29
Outdoor showers	18	27	40	42	61	62	24	39.14
BBQ facilities for hire	14	15	12	19	39	73	102	39.14
None of the above	17							17*

Note: none of above was an entry written in the paper copy by some participants that completed the survey, although it was not given as an option when the survey was created. A number of participants have provided feedback that this option should have been included, therefore it is necessarily to record the feedback in order to be taken forward for the next stage of creating the vision.

Question 5

Are there any additional facilities or existing facilities you would like to see improved at the Booker Green area that have not been mentioned in the above question?

This question was an open feedback question, full data has been downloaded and sentiment analysis taken, themes in order of frequency were:

1. Stop encroaching shingle / improve sea defences
2. More bins
3. Toilets
4. Promenade or path between Bracklesham and East Wittering
5. General improvement and tidying to the end of Shore Road
6. Cycle paths connecting villages
7. Provision of tap water

It is noted that there was a high level of negative feedback to the suggested ideas regarding Bookers Green via social media channels, at the in-person feedback meeting and expressed in letters and emails. Overall sentiment analysis shows there were 37 comments rejecting any changes to bookers green area in question 5, and there were 18 objections via letter or email and 17 'none of the above' recorded on the paper copies. This totals 72 negative responses with regards to suggested improvements to Bookers Green.

Question 6

What facilities would you like to see installed, or where already present, improved in Bracklesham Village Centre?

Answers from the online and paper survey, which scored 1 as highest and 7 as lowest. The total is calculated by the total score divided by number of responses that selected the response.

Overall results

Facilities to be improved or installed at in Bracklesham Village Centre							
	1	2	3	4	5	6	TOTAL
Landscaping and planting	108	38	47	55	41	2	48.50
Safer road layout	84	65	52	34	36	18	48.17
Public crossings	53	64	71	48	36	16	48.00
Cycle paths	82	66	44	29	23	37	46.83
Way finding	11	22	31	75	79	59	46.17
Art installations	11	15	25	29	55	138	45.5
None of the above	18						18*

Note: none of above was an entry written in the paper copy by some participants that completed the survey, although it was not given as an option when the survey was created. A number of participants have provided feedback that this option should have been included, therefore it is necessarily to record the feedback in order to be taken forward for the next stage of creating the vision.

Question 7

Are there any additional facilities or existing facilities you would like to see improved in Bracklesham Village Centre that have not been mentioned in the above question?

This question was an open feedback question, full data has been downloaded and sentiment analysis taken, themes in order of frequency were:

1. Improvement to shop fronts, more improved selection of shops
2. Cycle parking
3. Planting and landscaping
4. More rubbish bins
5. Improved and/or more parking
6. Road safety / pedestrian crossing
7. Toilets

Please note these may have been options in the previous question but have also dominated the open feedback, therefore are listed above.

Question 8

What facilities would you like to see installed, or where already present, improved in East Wittering Village Centre?

Answers from the online and paper survey, which scored 1 as highest and 7 as lowest. The total is calculated by the total score divided by number of responses that selected the response.

Overall results

Facilities to be improved or installed at in East Wittering Village Centre										
	1	2	3	4	5	6	7	8	9	Total
Additional Seating	32	55	44	33	27	29	32	27	10	32.11
Landscaping and planting	102	39	45	36	20	19	15	8	4	32.00
Public crossings	40	40	41	48	43	31	24	13	3	31.44
Cycle Path	57	39	47	23	32	17	20	19	22	30.67
Memorials	9	23	12	15	29	33	39	58	57	30.56
Art Installations	18	20	24	22	19	29	30	38	74	30.44
Way finding	11	8	13	38	40	51	53	45	17	30.01
One way traffic priority	23	13	24	22	29	31	35	40	53	30.00
Improvement to accessibility	49	33	20	33	31	30	22	22	30	30.00
None of the above	18									18.00

Note: none of above was an entry written in the paper copy by some participants that completed the survey, although it was not given as an option when the survey was created. A number of participants have provided feedback that this option should have been included, therefore it is necessarily to record the feedback in order to be taken forward for the next stage of creating the vision.

Question 9

Are there any additional facilities or existing facilities you would like to see improved in East Wittering Village Centre that have not been mentioned in the above question?

This question was an open feedback question, full data has been downloaded and sentiment analysis taken, themes in order of frequency were:

1. Parking improvements
2. Improvement to shop fronts
3. Pedestrianisation / Safer Road / layout and pedestrian crossings
4. Planting and landscaping (high feedback noting this needs to be maintained if installed)
5. Toilet improvement / refurbishment
6. More recycling bins
7. More clearly marked disabled parking bays
8. Bus shelters
9. Local produce markets
10. Regular maintenance (railings, planters, benches etc)

Please note these may have been options in the previous question but have also dominated the open feedback, therefore are listed above.

Sentiment analysis from this open feedback question shows there was 1 comment rejecting any changes to East Wittering village centre.

Question 10

The Bracklesham Foreshore area is owned by Chichester District Council, therefore is not within the scope of the BREW vision group, but we recognise this area is important to our community. Therefore, we would like to be able to collect your thoughts on the facilities available and what you may like to see added in the future in order for us to pass this feedback to Chichester District Council. What facilities would you like to see installed or where present improved.

Answers from the online and paper survey, which scored 1 as highest and 7 as lowest. The total is calculated by the total score divided by number of responses that selected the response.

Overall results

Feedback regarding facilities to be installed or improved at Bracklesham Foreshore								
	1	2	3	4	5	6	7	TOTAL
Improvement to existing toilet facilities	78	77	56	24	28	13	18	42.00
Improvement to beach accessibility	180	44	29	17	10	7	5	41.71
Increased seating and picnic areas	46	74	70	58	19	20	3	41.43
Outdoor showers	25	19	39	58	72	48	18	39.86
Water Sports Equipment hire	18	26	44	60	66	42	22	39.71
BBQ facilities for hire	6	14	10	19	41	92	92	39.14
Memorials	10	16	22	34	34	48	112	25.00
None of the above	18							18.00

Note: none of above was an entry written in the paper copy by some participants that completed the survey, although it was not given as an option when the survey was created. A number of participants have provided feedback that this option should have been included, therefore it is necessarily to record the feedback in order to be taken forward for the next stage of creating the vision.

Question 11

Are there any additional facilities or existing facilities you would like to see improved at the Bracklesham Foreshore area that have not been mentioned in the above question?

This question was an open feedback question, full data has been downloaded and sentiment analysis taken, themes in order of frequency were:

1. Beach path or promenade linking Bracklesham to East Wittering
2. Accessibility to the beach
3. Improved toilet facilities
4. More bins, general cleanliness and maintenance
5. Increased parking – facilities for boat parking, parking management
6. Surf lifesaving club

Please note these may have been options in the previous question but have also dominated the open feedback, therefore are listed above.

Sentiment analysis from this open feedback question shows there was 2 comments rejecting any changes to Bracklesham Foreshore area.

Question 12

What facilities would you like to see installed, or where already present, improved in Bracklesham and East Wittering Parks and open spaces?

Answers from the online and paper survey, which scored 1 as highest and 5 as lowest. The total is calculated by the total score divided by number of responses that selected the response.

Overall results

Facilities to be improved or installed at Bracklesham and East Wittering parks and open spaces?						
	1	2	3	4	5	TOTAL
Improved play park facilities	95	96	50	36	11	57.60
Increased seating and picnic areas	75	70	71	53	19	57.60
Multi-use games area	30	49	97	87	22	57.00
Skate Park	91	28	19	34	110	56.40
Dedicated off lead dog areas	51	27	33	60	108	55.80
None of the above	24					24.00

Note: none of above was an entry written in the paper copy by some participants that completed the survey, although it was not given as an option when the survey was created. A number of participants have provided feedback that this option should have been included, therefore it is necessarily to record the feedback in order to be taken forward for the next stage of creating the vision.

Question 13

Are there any additional facilities or existing facilities you would like to see improved at the Bracklesham and East Wittering Parks and open spaces that have not been mentioned in the above question?

This question was an open feedback question, full data has been downloaded and sentiment analysis taken, themes in order of frequency were:

1. Skate Park / pump track
2. More litter bins / dog mess bins
3. Public toilets
4. More facilities for older children
5. Cycle paths
6. Tennis courts / Table Tennis
7. Contained dog area
8. Bike racks

Please note these may have been options in the previous question but have also dominated the open feedback, therefore are listed above.

10.2. Bookers Green Workshop Notes - 15th September 2021

Attended by six members of the public, 2 members of West Wittering Parish Council and 4 members of East Wittering and Bracklesham Parish Council.

The group undertook an activity to review the feedback that was received during the survey and initial face to face consultation meeting. The grouped together themes of ideas from the feedback, then selected what ideas were classed as:

- Good and to be taken forward
- Maybe, to be considered
- Not to move forward with

Key theme from the feedback and the consultation was that the character of Bookers Green must remain the same, the grassy area should stay, and the main objective should be to enhance what the area has, provide some additional facilities for those using it, and support those with accessibility needs.

The ideas taken from the feedback to feed into the next stage of the vision are:

1. Improvement to accessibility
 - a. The beach is extremely difficult for those less able to access, particularly at the end of Shore Road. Further investigation into how the area could be made more accessible including the potential for a jetty for people to direct access.
 - b. The paths surrounding and in the area are uneven and disjointed making it difficult for all users to navigate. The surfaces need to be reviewed and consistent, safe for all users.
2. Stop or reduce shingle – protect the grassy area and make it more useable by reducing shingle encroachment. The group looked at the playpark fencing examples and agreed something - if fitting and sympathetic to the area – along the grass could work to support this and make the area defined. It would need to be something that did not block the view, and people could still access the beach otherwise people could all be funnelled at the end of Shore Road causing congestion. Terra firma suggested looking at staggered wooden fencing.
3. Uniform seating – Look at both benches and picnic tables, uniform solution.
4. Tap with drinking water – A tap where people can wash off, provide water for their dogs and drinking water. A more sustainable option than plastic bottles. Investigation as to whether this could be at the end of shore road by the ice cream vendor
5. Accessible toilet – group agreed that toilets in Marine Drive were fine (perhaps some improvement to these) but that an accessible toilet at the end of Shore Road would enable more beach users.
6. Cycle Parking to be made available
7. Memorials – No agreement reached on this but would like to look at stone options and bench options. What are other places doing right now
8. Telescope and wayfinding
9. Signage – the group felt this was key and the area would highly benefit from both parking, toilets and to the shop's signage. It was highlighted that there needs to be a whole signage strategy for the village giving it an identity.
10. Safer road layout – pedestrianise past the flats until the end of Shore Road, or to look at traffic calming measures to indicate a change, no turning, no parking and a dead end. Discussed the use of potential different colours, white picket gates at the side

In addition to the ideas to take forward the group expressed that communication of the B.R.E.W vision was key to ensure residents were clear on where the vision is, the ideas for each areas and the next steps. It was highlighted that covid prevented all of the face to face activity previously planned but this could resume at a next stage including:

- Publication of the workshop discussions and suggestions
- Leaflets in the shops, doctors, dentists, churches, community halls and library
- Posting on social media
- Leaflet drops
- Pop up stands

10.3. Bracklesham Village Centre Workshop Notes - 16th September 2021

Ideas to be investigated/taken forward:

- Improve road/pavement surfaces to make them uniform
- Improve pedestrian safety at road junctions
- Install crossing point at loop/coop site
- Relocate bus stop away from junction at Bracklesham Lane/Stocks Lane/Middleton Close
- Install a new bus layby on the southern bus route
- Improve routes & visibility to increase disabled accessibility/safety
- Keep access to disabled toilet at Billy's
- Relocate tables/chairs at Billy's
- Improvements to shop frontages – support to owners, planters/benches/improved parking
- Reconfigure Socks Lane/Bracklesham Lane/Beech Avenue junction subject to road safety audit
- Remove the additional road in front of the Coop to increase space
- Wayfinding/signage/benches - link to art trail for wider area/include twittens
- Central focal point/meeting place – Identify where – possibly SW corner of new road junction. Focal point and Xmas tree location.
- Cycle parking
- Bring back disease resistant Elm trees and daffodils on entrance to village
- More tree planting (semi-mature)

Possible projects (qualified support)

- Tap for surfers/water sports at the beach/Kosy Kot
- Parking restrictions for Elm Close/Bracklesham Lane
- Improved footpaths around Central Stores area
- 30mph limit reduced to 20mph in village centre
- 40mph limit reduced to 30mph on approach to village
- Engage with Coop re. parking issues

Discounted projects (no support)

- One way system

10.4. East Wittering Village Centre Workshop Notes - 29th September 2021

Ideas to be investigated/taken forward

- Improve existing ramps on South side of Cakeham Road at Kingfisher Parade.
- Improve existing ramps on North side of Cakeham Road at the Parade.
- Improve paths and surfaces for disabled users
- Northern Crescent car park to be used for events
- Area outside sports bar to be integrated into the village
- Pavement in Shore Road
- More trees but not at the expense of parking
- Improve drainage
- Paths on Northern side of Cakeham Road to be improved
- Road crossings in village centre to be improved
- More events for local residents

Possible Projects (qualified support)

- Outside seating areas
- Gates – to provide a village identity
- Power/lighting for events
- New bus shelters
- New signage
- Improve disabled parking
- Walls, stairs & railing need improvement
- Cycle storage outside sports bar and along Shore Road
- Address speeding issues possible via road surfacing and layout changes

Long term aspirations for Shore Road

- Potential for widening of the footpaths to allow better 'sense of place' allowing for cafes to have outdoor seating, better parking and flow of traffic to be accomplished by creating one way only traffic or a single lane with passing places making the road access only.
- Potential for seasonal or weekend pedestrianisation of shore road to allow the same as above and to cope with seasonal pedestrian traffic.
- Addition of planting and bike racks

Discounted projects (no support)

- Town square
- Shopfront improvements
- More plants

Next Steps:

In addition to the ideas to take forward the group expressed that communication of the B.R.E.W vision was key to ensure residents were clear on where the vision is, the ideas for each areas and the next steps. It was highlighted that covid prevented all of the face to face activity previously planned but this could resume at a next stage including:

- Publication of the workshop discussions and suggestions
- Leaflets in the shops, doctors, dentists, churches, community halls and library
- Posting on social media
- Leaflet drops
- Pop up stands

10.5. Terra Firma Meeting Notes - 10th November 2021

Present

Lionel Fanshawe (Terra Firma)
Jane Cunningham (CDC)
Doug Holden (EWBPC)
Pam Kensington (EWBPC)
Richard Ford (EWBPC)
Sam Tate (EWBPC)

Apologies

Brian Reeves (EWBPC)
Joe O'Sullivan (EWBPC)
James Salamon (EWBPC)
Emma Cox (will try and join meeting later) (EWBPC)

Introduction

Feedback from the workshops had been circulated. Clear acceptance and support for projects that improved accessibility and access to the beach.

Specific feedback from the workshops

Bracklesham Bay

- Widespread support for improving the junction at Stocks Lane/Bracklesham Lane
- Widespread support for a southern bus stop/layby
- Widespread support for a safe road crossing

WSCC have allocated £113K for a road crossing in Bracklesham Lane from S106 funds in 2023. There is scope to incorporate this into the scheme for WSCC.

Improved wayfinding and signage was well received, although there was not much support for a public art project. The idea of creating a focal point at the revised junction was popular.

There was qualified support for tree planting away from the sea front.

Residents wanted parking restrictions to be looked at in Bracklesham Lane in order to improve road safety. The issue of how/where to incorporate parking in the area South of the Stocks/Bracklesham Lane junction was an area of concern.

Next steps:

1. Need to agree a contact in WSCC Highways to develop the scheme further- arrange meeting with new contact now that Chris Stark has left to discuss in more depth (possibly involve Pieter Montyn).
2. Need to speak to landowners/stakeholders (e.g. Coop to assess what is feasible)
3. Need to have some utility surveys, etc to inform next stage of designs
4. Costed proposals once the scheme has been developed

East Wittering Village Centre

Widespread support was for improving access, especially on the Northern Side, particularly improving the access ramps at Tesco and the Coop and improving from Northern Crescent Car Park.

Strong support for bus shelters – these will need to be incorporated into any plans for the North side of the Street. Some loss of car parking will be inevitable in order to sort out the ramp and access issues in this area.

Qualified support for access gates to the High Street area to make events easier to manage and deliver.

Participants were receptive to the option of a one way system that incorporated Northern Crescent and Cakeham Road.

Concerns around reducing parking spaces in the High Street and how this would impact disabled residents and local businesses.

Support for improving access and wayfinding from car parks to High Street to encourage better use of the public car parks.

1. Need to agree a contact in WSCC Highways to develop the scheme further- arrange meeting with new contact now that Chris Stark has left to discuss in more depth (possibly involve Pieter Montyn).
2. Need to speak to landowners/stakeholders (e.g. Shops, Medical Centre to assess what is feasible)
3. Need to have some utility surveys, etc to inform next stage of designs
4. Costed proposals once the scheme has been developed

Shore Road

Widespread support for improving pedestrian safety by prioritising pedestrians ahead of cars – possibly create a priority route out of Shore Road via Marine Drive – not sure how feasible this would be.

Booker Green

Limited support for any development at Booker Green. Qualified support for a jetty at the end of Shore Road to improve beach access for disabled users.

Limited support for changes at Booker Green. People wanted it to be better maintained and tidier, but they wanted the open aspect and unspoilt nature of the site to remain the same.

Provision of memorials is a priority for EWBPC (large waiting list at present).

People would support unified seating and a more coherent design.

Services for events (water/electricity).

Recycling bins – speak to CDC about what they can accommodate in the grass collections. Can we improve the number of bins in the overall design.

Next Steps:

1. Need to agree a contact in WSCC Highways to develop the scheme further- arrange meeting with new contact now that Chris Stark has left to discuss in more depth (possibly involve Pieter Montyn).
2. Speak to Dom Henley. Re feasibility of jetty at end of Shore Road
3. Need to have some utility surveys, etc to inform next stage of designs
4. Costed proposals once the scheme has been developed

Terra Firma – will aim to have more developed plans by late January 2022, with a view to having costed designs by March 2022.

10.6. Further action

Following this, a meeting took place with Highways at which they suggested a further round of consultation with retailers. This took place in 2023.

Meanwhile the surveys were obtained and all the area designs drawn up in more detail, but costings not requested.

10.7. Retailer Survey 2023

A survey of village businesses took place during October 2023 regarding the notion of improvements to the quality and appearance of the area (including Bracklesham Lane and the junction with Stocks Lane, East Wittering Village and Shore Road. Paper copies of the survey were delivered to all business premises and posted to owners of business premises in the Bracklesham Bay area and 9 responses were received.

The aim of the survey was to assist understanding of local business needs and how the space between shop frontages and public highway were being used, to assist with the development of the vision and discussions around the phasing of potential works.

All information has been collated, and summarised below. Note that not all questions were asked of all businesses.

Survey data

Question 1

Approximately, when are your most busy time(s); time of day/day of week/time of year?

Most respondents noted that their busiest periods are during school holidays and Saturdays, or follow a seasonal pattern.

Question 2

Do you own or lease any of your external areas along your frontage? If yes - please can you describe (or draw on a plan) the extent and approx. area of your curtilage.

Almost all respondents did not own or lease external areas. One stated lease/ownership of the space between their frontage and the road.

Question 3

Do you use this space to promote your business or to trade? If yes, please can you briefly describe how the space is used and/or any type of event(s) and how often they are held over the year. What would help or be essential to have in place for this to continue?

Almost all respondents used the space for some kind of signage, usually in the form of an 'A' board. One stated using the space for parking and another stated promotional activities as a regular use (whilst being mindful not to hamper pedestrian use).

Two of the nine respondents were not asked this question.

Question 4

What would you like to see improved between the property and highway footpath?

Two respondents did not wish any changes to be made. All others stated a desire to see improvements including improved/more regular maintenance to grass and pavements areas, clearing of drains, improved lighting, addition of pedestrian crossing, repainting of parking bay lines, additional cycle racks/bins/benches, barrier to protect steps from car collisions, a village map showing the locations of facilities such as parking/toilets/beach/shops).

Question 5

Do you place marketing banners/flags in this space to promote the business? And would you ever consider sponsoring a permanent banner fixed to lighting columns?

One respondent answered yes to this question. All others responded no. Of these, one would consider sponsorship if

not too costly and the other would not consider it at all.

Two of the nine respondents were not asked this question.

Question 6

We are considering the benefits/disadvantages of changes to the road layout to incorporate controlled pedestrian crossings and bus laybys on Bracklesham Lane. Would you support these changes or are they not important to your business?

All but one respondent supported this idea, noting that increased parking and a reduction in reckless driving, altercations and small bumps would be beneficial.

Question 7

Is there anything essential to your business that should not be altered?

Parking and easy access to the village, including the presence of bus stops in their present locations, were generally seen as essential, as well as clear views of business signage and shop fronts/windows.

One of the nine respondents was not asked this question.

Question 8

What else would encourage customers to visit your premises rather than go elsewhere?

Improved parking was the most frequent answer to this question. Other answers included seasonal showers, measures to reduce flooding when it rains and a wine bar.

One of the nine respondents was not asked this question.

Question 9

If not already mentioned, is there anything else you would like to see improved?

Many improvements already mentioned were mentioned again here, suggesting their importance to businesses. These included improved/more regular maintenance to grass and pavements areas, clearing of drains, improved lighting, additional bins. Other improvements mentioned here included increased litter picking, increased signage and promotion of car parks, better/updated facilities in car parks (e.g. showers/cafe), repairs to steps on Kingfisher Parade, addition of defibrillators, more colour (painted furniture and more flowers in beds), better branding.

Question 10

Do you think there is adequate on-street parking in Bracklesham Lane. Would you support changes to the road layout to incorporate safer parking?

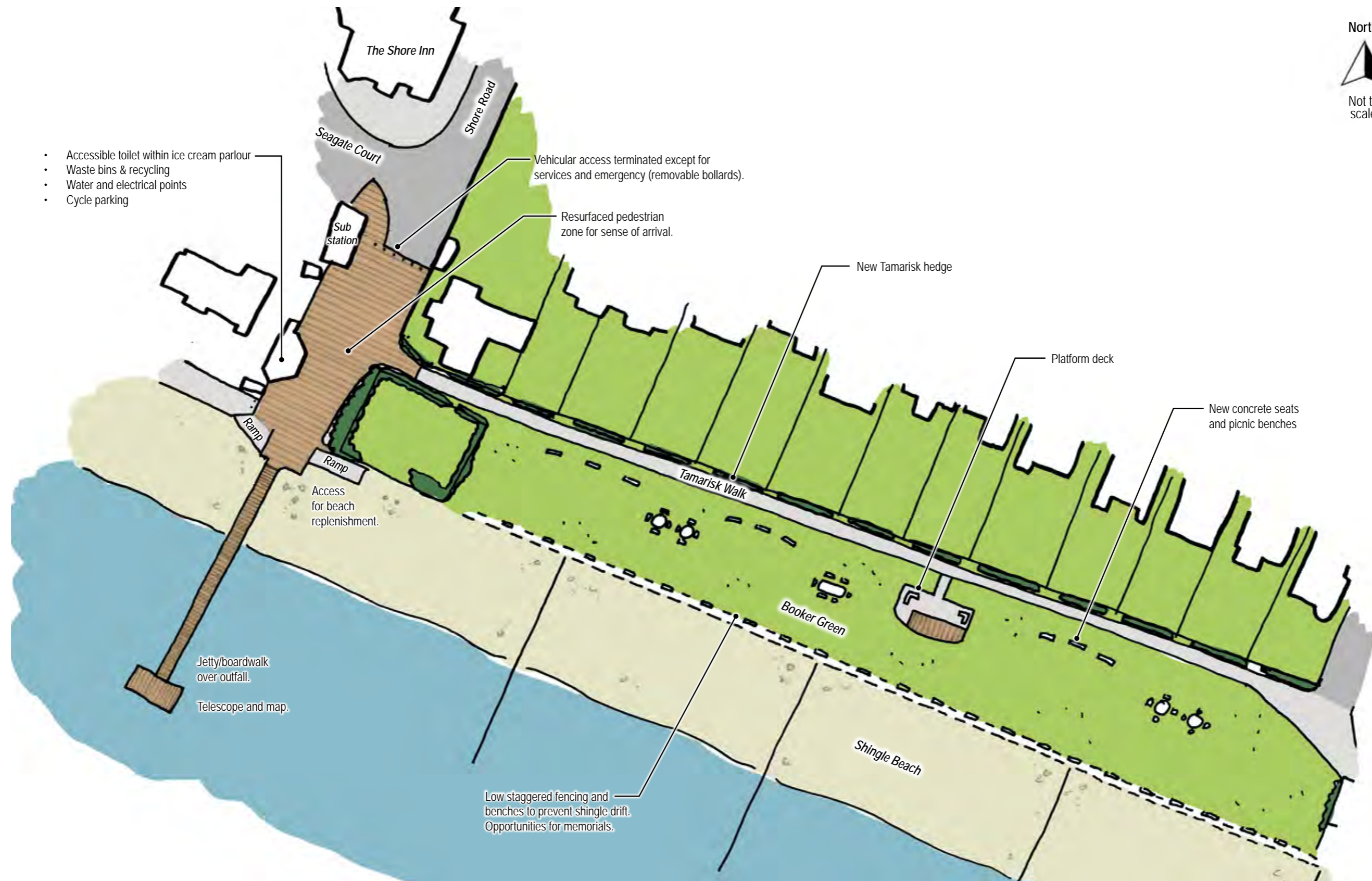
There was no clear majority in answer to this question and most responses only addressed one part of the question, though it was unclear which part this was.

Four of the nine respondents were not asked this question.

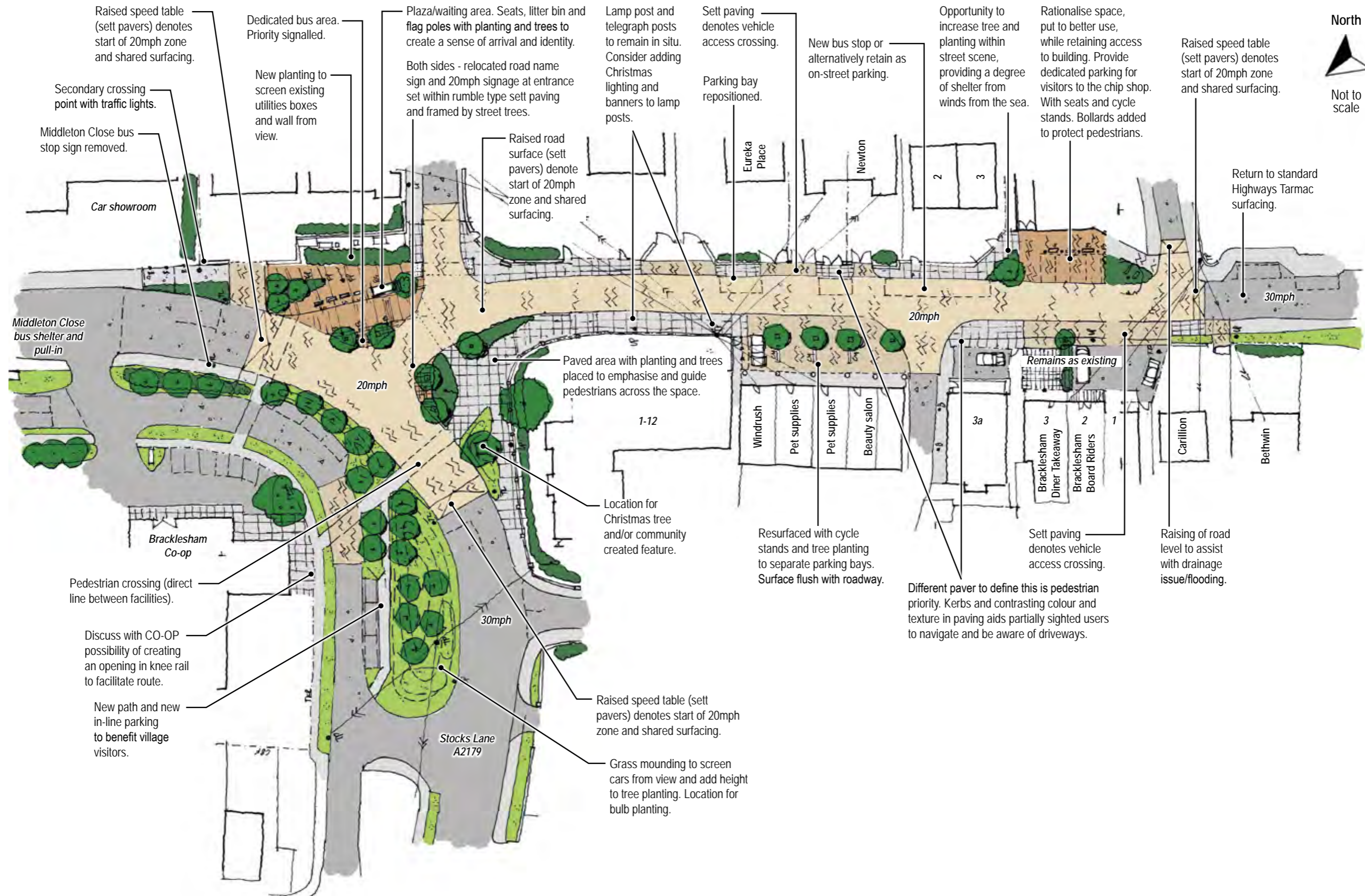
Other comments

Other comments included a desire for any works to be undertaken outside of peak season and reiteration that the village is not currently a pretty place and doesn't spark a desire to linger, and that as a holiday village extra care should be taken to ensure that it is kept clean, tidy and well maintained so that visitors are encouraged to spend as much time as possible there, visiting local shops and facilities.

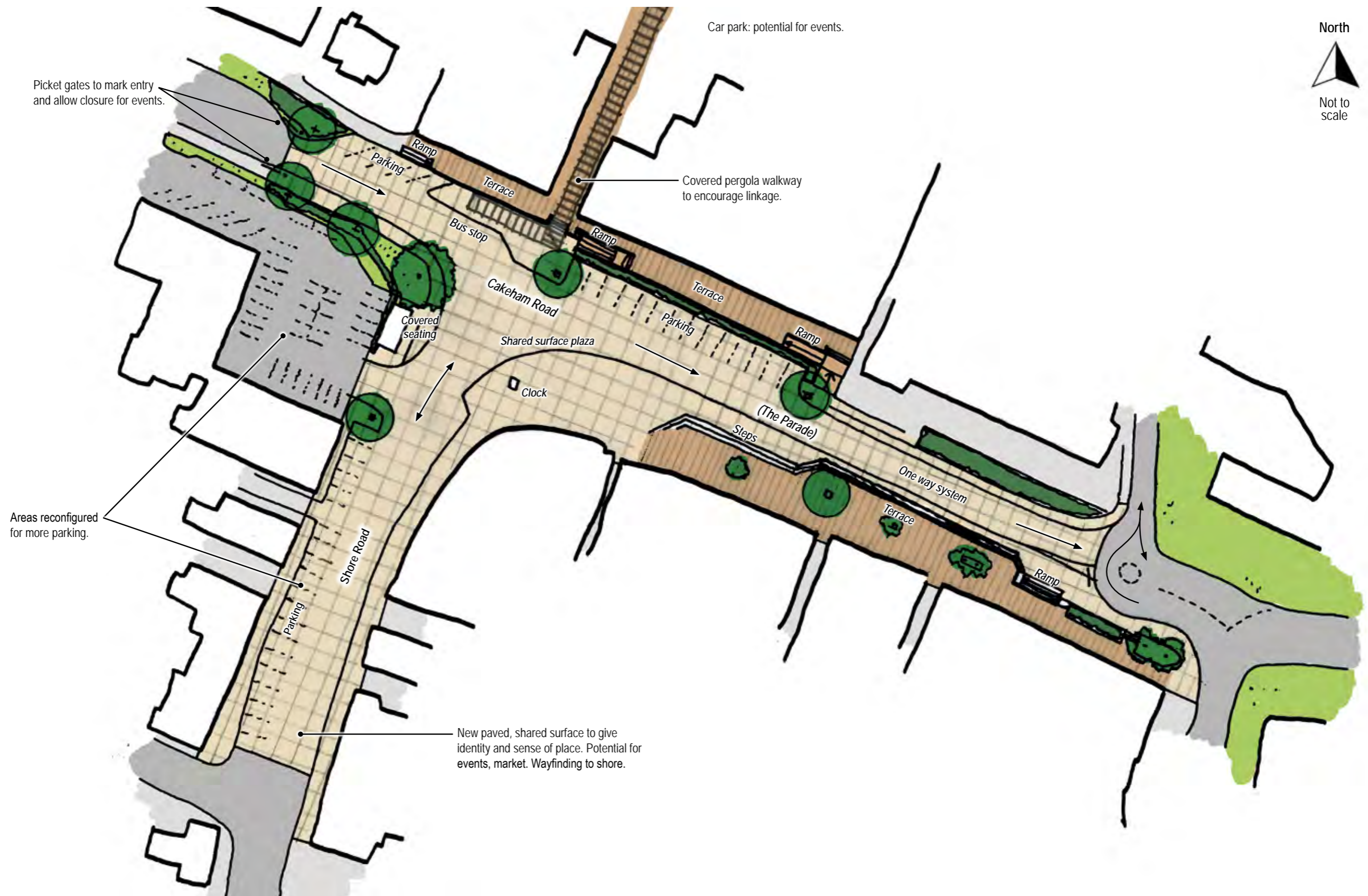
11. Post Consultation Sketch - Booker Green



12. Post Consultation Sketch - Bracklesham Village

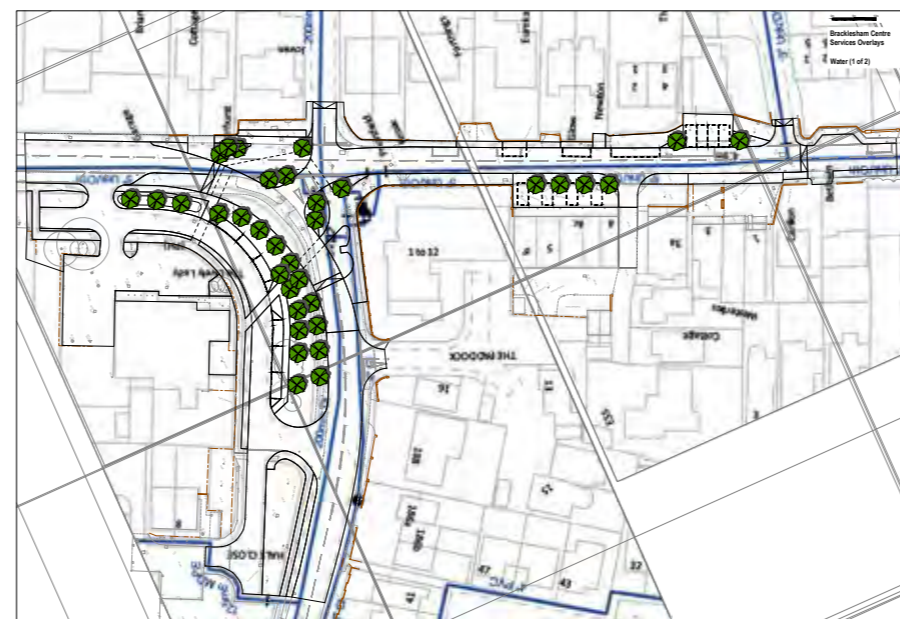
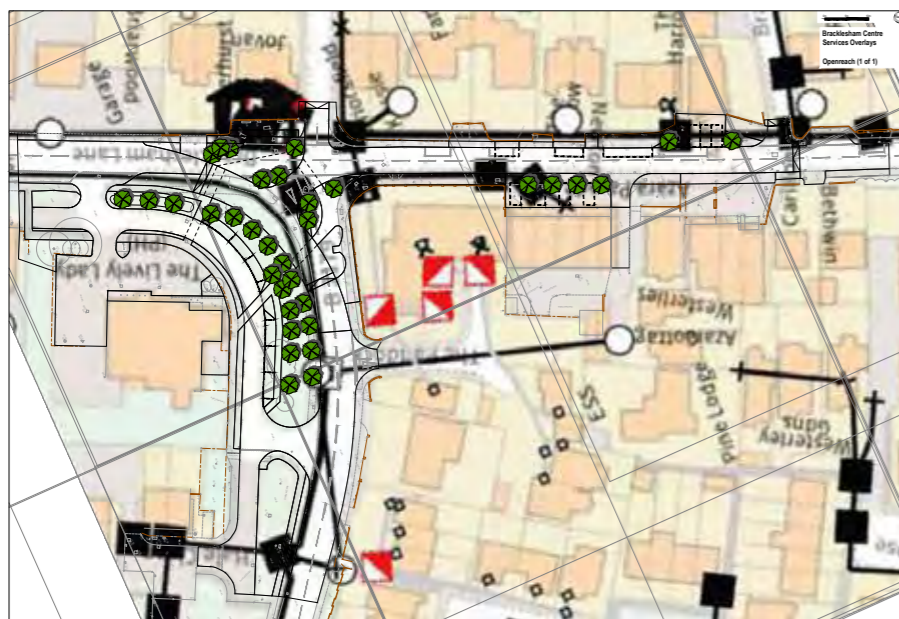
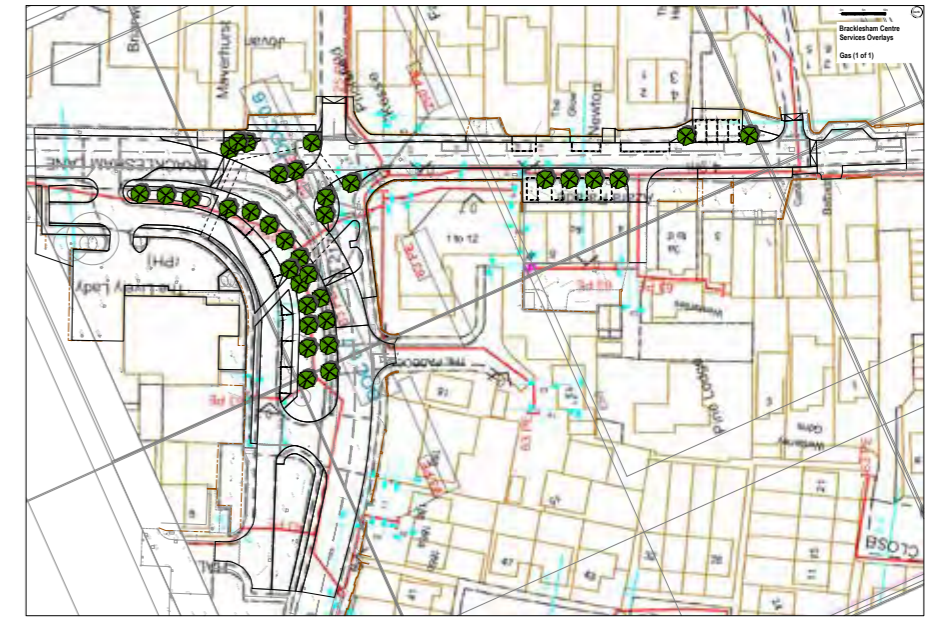
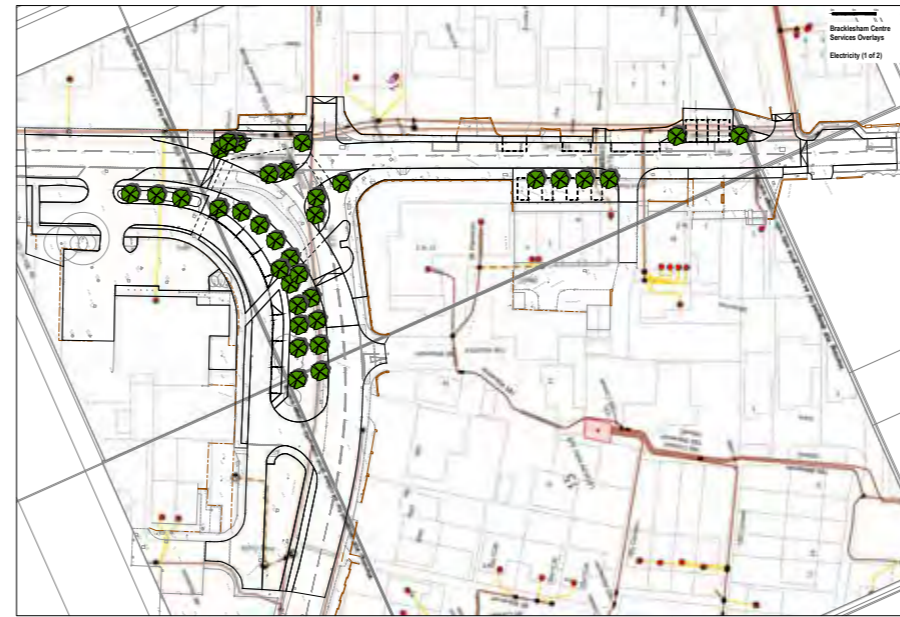
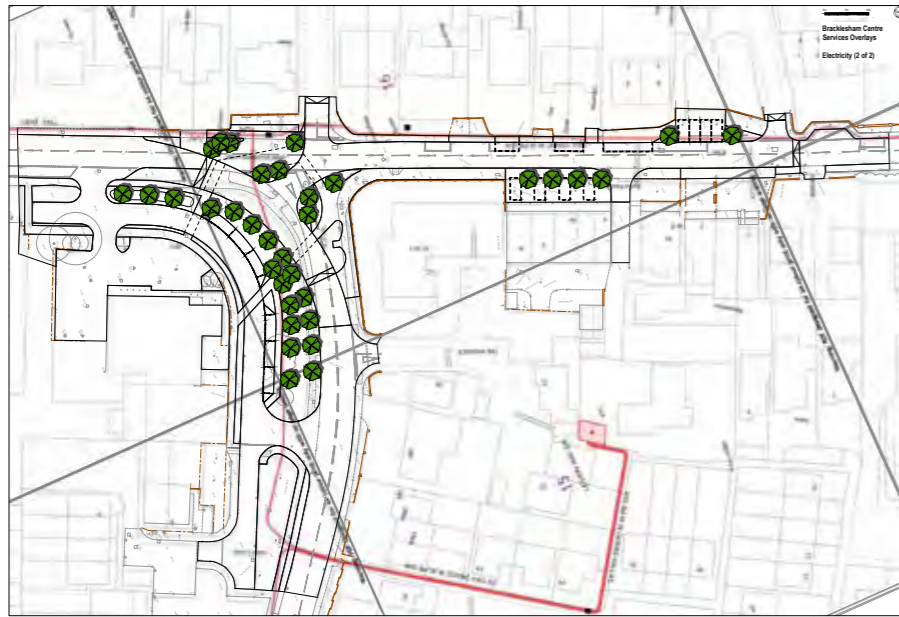


13. Post Consultation Sketch - East Wittering Centre

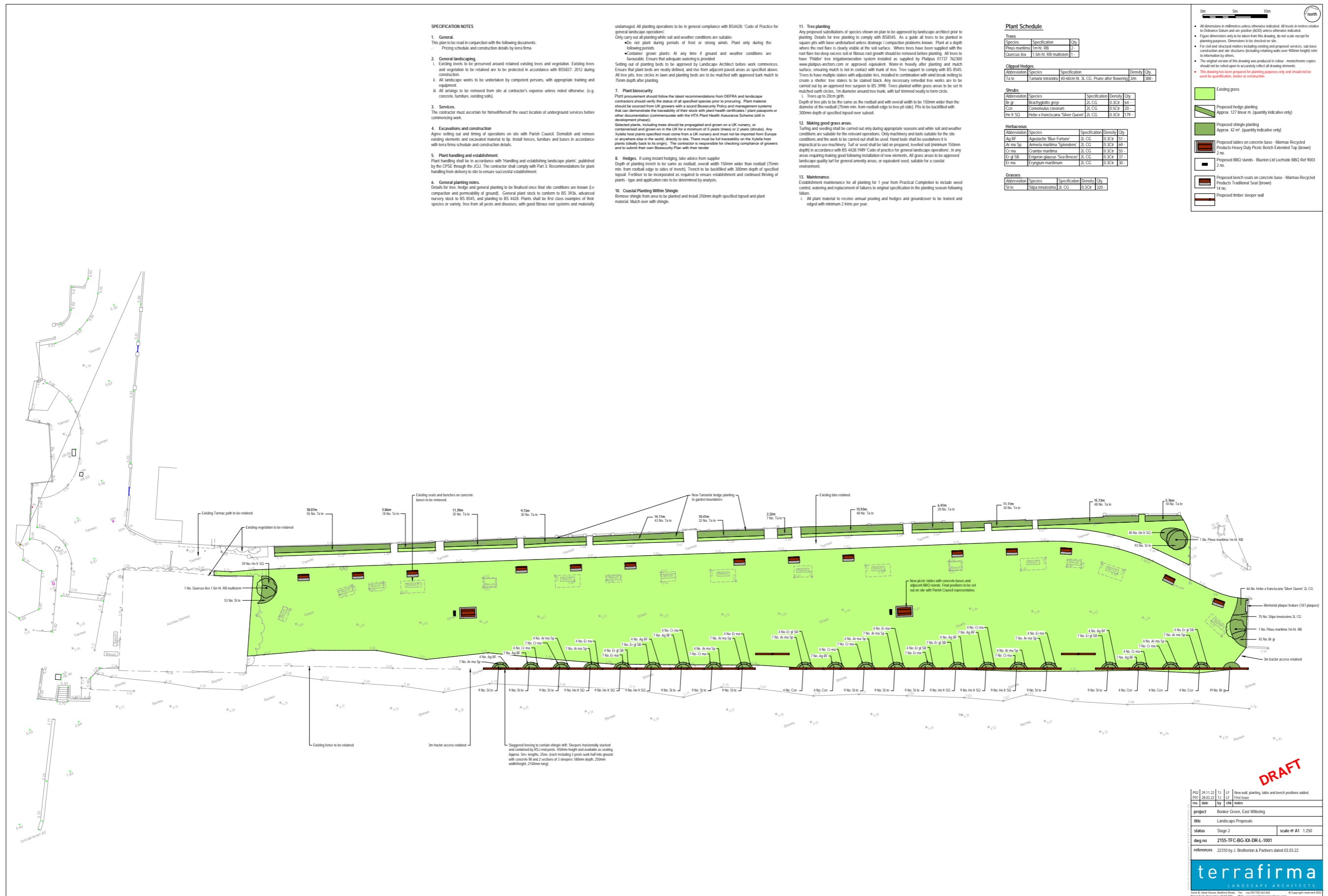


14. Surveys: Utilities

Alongside the topographic surveys found within the following pages, utilities surveys were commissioned and overlaid with the topographic information in the process of producing detailed plans for all sites. The images below illustrate the overlay of utilities and proposals for Bracklesham Centre:



16. Booker Green - CAD Proposals



SPECIFICATION NOTES

- General.**
This plan to be read in conjunction with the following documents:
- Pricing schedule and construction details by terra firma
- General Landscaping.**
i. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction.
ii. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
iii. All arisings to be removed from site at contractor's expense unless noted otherwise. (e.g. concrete, furniture, existing soils).
- Services.**
The contractor must ascertain for themselves the exact location of underground services before commencing work.
- Excavations and construction.**
Agree setting out and timing of operations on site with Parish Council. Demolish and remove existing elements and excavated material to tip. Install fences, furniture and bases in accordance with terra firma schedule and construction details.
- Plant handling and establishment.**
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLL. The contractor shall comply with Part 3. Recommendations for plant handling from delivery to site to ensure successful establishment.
- General planting notes.**
Details for trees, hedge and general planting to be finalised once final site conditions are known (i.e. compaction and permeability of ground). General plant stock to conform to BS 3938, advanced nursery stock to BS 8545, and planting to BS 4288. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materialy

undamaged. All planting operations to be in general compliance with BS4288 'Code of Practice for general landscape operations'.
Only carry out all planting while soil and weather conditions are suitable:
- No wet plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is provided.
Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

7. Plant biosecurity
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)).
Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown on in the UK for a minimum of 6 years (trees) or 2 years (shrubs). Any Xylella fastidiosa specimens must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.

8. Hedges. If using instant hedging, take advice from supplier
Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

10. Coastal Planting Within Shingle
Remove shingle from area to be planted and install 250mm depth specified topsoil and plant material. Mulch over with shingle.

11. Tree planting
Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS5854. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep excess soil or fibrous root growth should be removed before planting. All trees to have 'Pitler' tree irrigation system installed as supplied by Pitlertec 01773 702200 www.pitlertec.com or approved equivalent. Water in heavily after planting and mulch surface, ensuring mulch is not in contact with trunk of tree. Tree support to comply with BS 5545. Trees to have multiple stakes with adjustable ties, installed in combination with wind break netting to create a shelter. Tree stakes to be stained black. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted within grass areas to be set in mulched earth circles, 1m diameter around tree trunk, with turf interbed neatly to form circle.
i. Trees up to 20cm girth.
Depth of tree pits to be the same as the rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side). Pits to be backfilled with 300mm depth of specified topsoil over subsoil.

12. Making good grass areas.
Turfing and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used where it is impractical to use machinery. Turf or seed shall be laid on prepared, levelled soil (minimum 150mm depth) in accordance with BS 4286:1999 'Code of practice for general landscape operations', in any areas requiring making good following installation of new elements. All grass areas to be approved landscape quality turf for general amenity areas, or equivalent seed, suitable for a coastal environment.

13. Maintenance.
Establishment maintenance for all planting for 1 year from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.
i. All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 times per year.

Plant Schedule

Abbreviation	Species	Specification	Density	Qty
Q.ile	Quercus ilex	1.5m H. RB multibark	1	1
Ag BF	Agave Blue Fortune	2L CG	0.3Cr	51
Ar ma Sp	Artemisia maritima - Splendens	2L CG	0.3Cr	69
Cr ma	Crabapple maritima	2L CG	0.3Cr	55
Er g SB	Eryngium yuccifolium - Silver Queen	2L CG	0.3Cr	37
Er ma	Eryngium maritimum	2L CG	0.3Cr	30

0m 5m 10m north

- All dimensions in millimetres unless otherwise indicated. All levels in metres unless to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale except for planting purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 1000mm height) refer to information by others.
- The original version of this drawing was produced in colour. Monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planting purposes only and should not be used for quantities, tender or construction.

Existing grass
Proposed hedge planting
Approx. 127 linear m. (quantity indicative only)
Proposed shingle planting
Approx. 42 m². (quantity indicative only)
Proposed tables on concrete base - Marmax Recycled Products Heavy Duty Picnic Bench Extended Top (Brown) 2 nos.
Proposed BBQ stands - Bluxton Ltd Lochside BBQ Ref 9003 2 nos.
Proposed bench seats on concrete base - Marmax Recycled Products Traditional Seat (Green) 14 nos.
Proposed timber sleeper wall

DRAFT

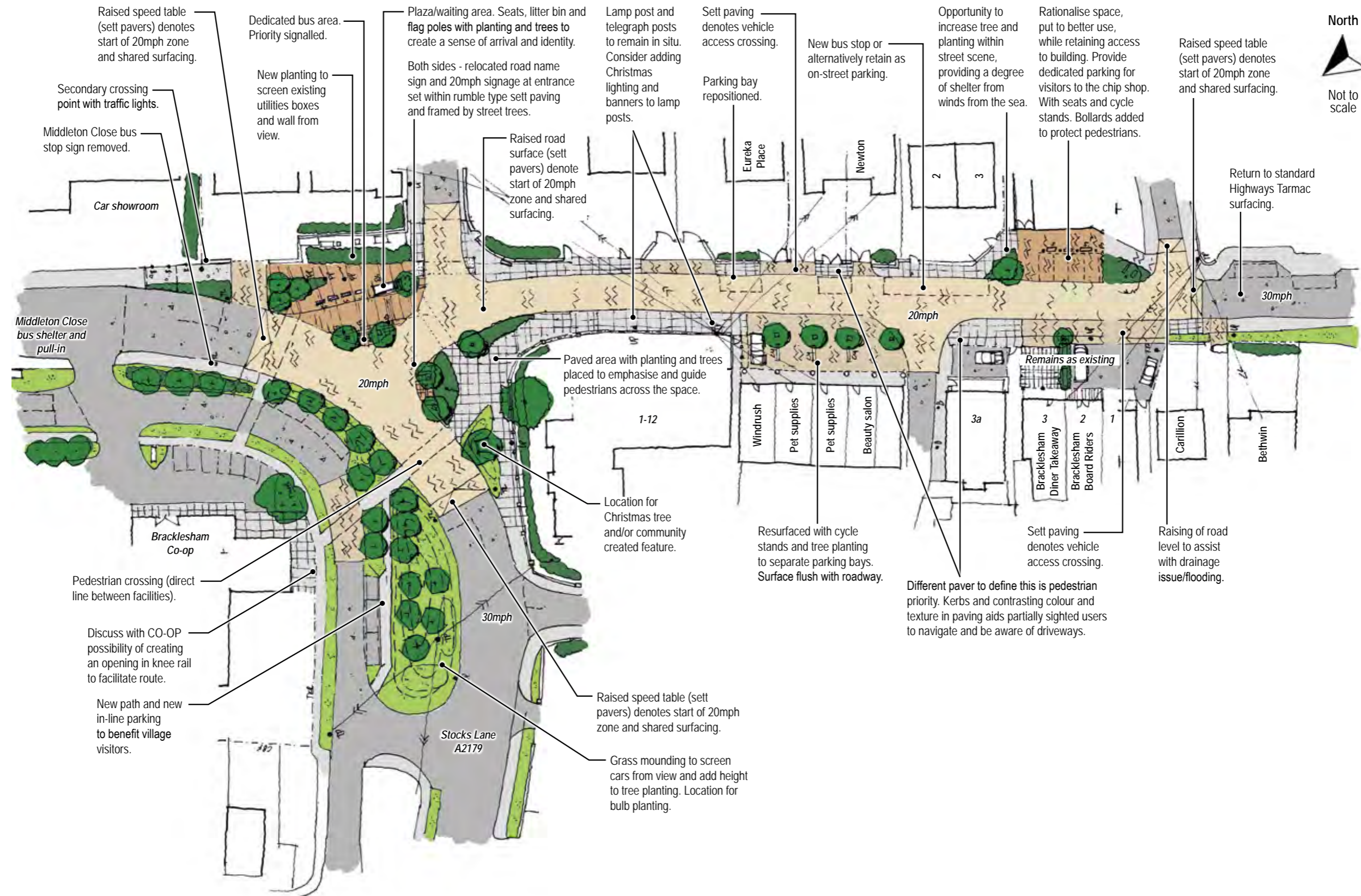
Proj	29.11.22	TJ	LF	New wall, planting, table and bench positions added.
Rev	28.03.22	TJ	LF	Final issue
Rev	04.06.20	ST	JMB	Issue

Project: Booker Green, East Wittering
Title: Landscape Proposals
Status: Stage 2
Scale: @ A1 1:250
Dwg no: 2155-TFC-BG-XX-DR-L-1001
References: 22110 by J. Brotherton & Partners dated 03.03.22

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LANDSCAPE ARCHITECTS

Units 6, Stone House, Station Road, 161 - 145 001700 001 500
Petersfield, Hampshire GU24 2DA. Web: www.terrafirmalandscape.com

18. Bracklesham Centre - CAD Proposals



Project: BREW Vision

Drawing title: Sketch for discussion (following public consultation) - Bracklesham Village

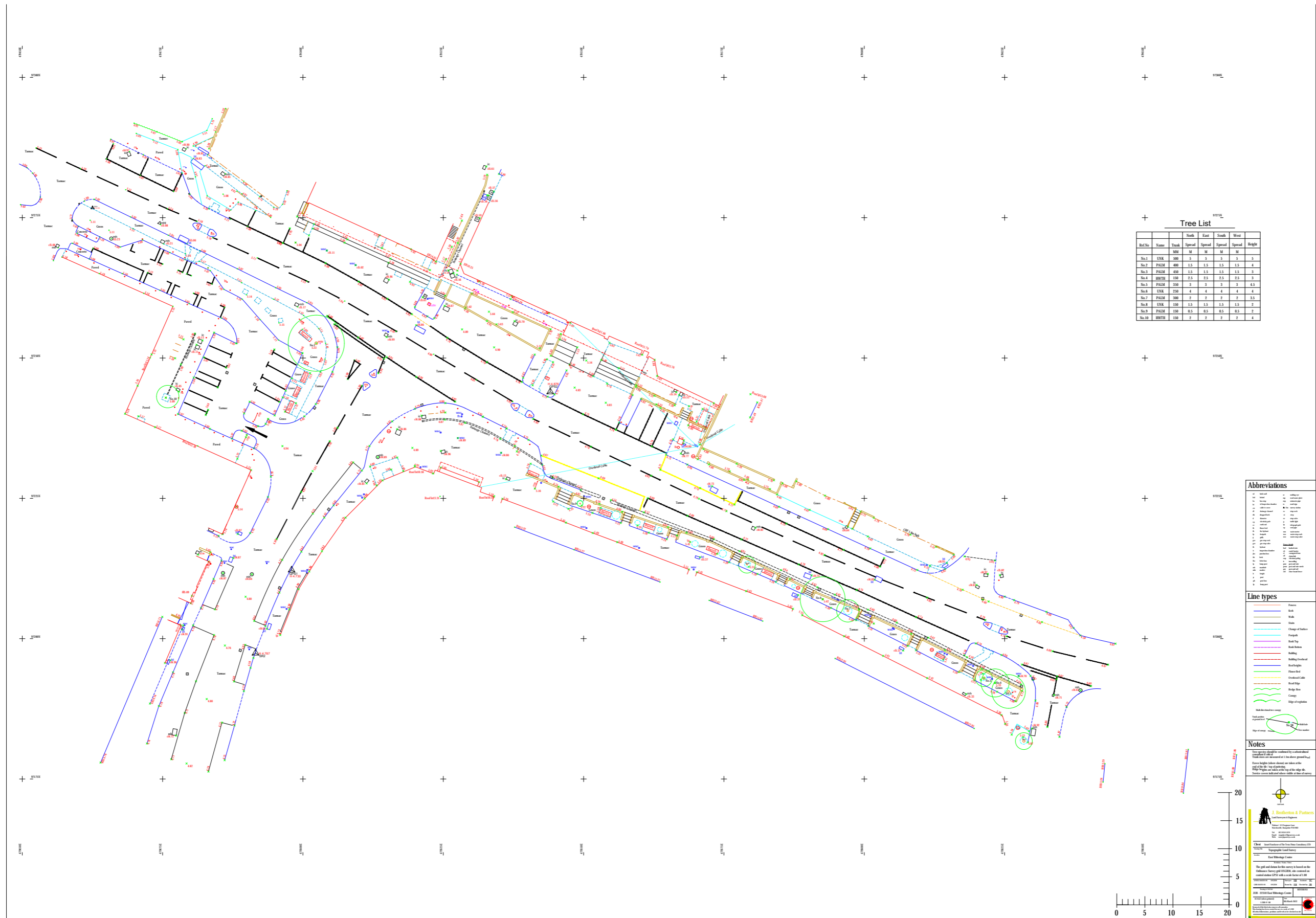
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Date: December 2021

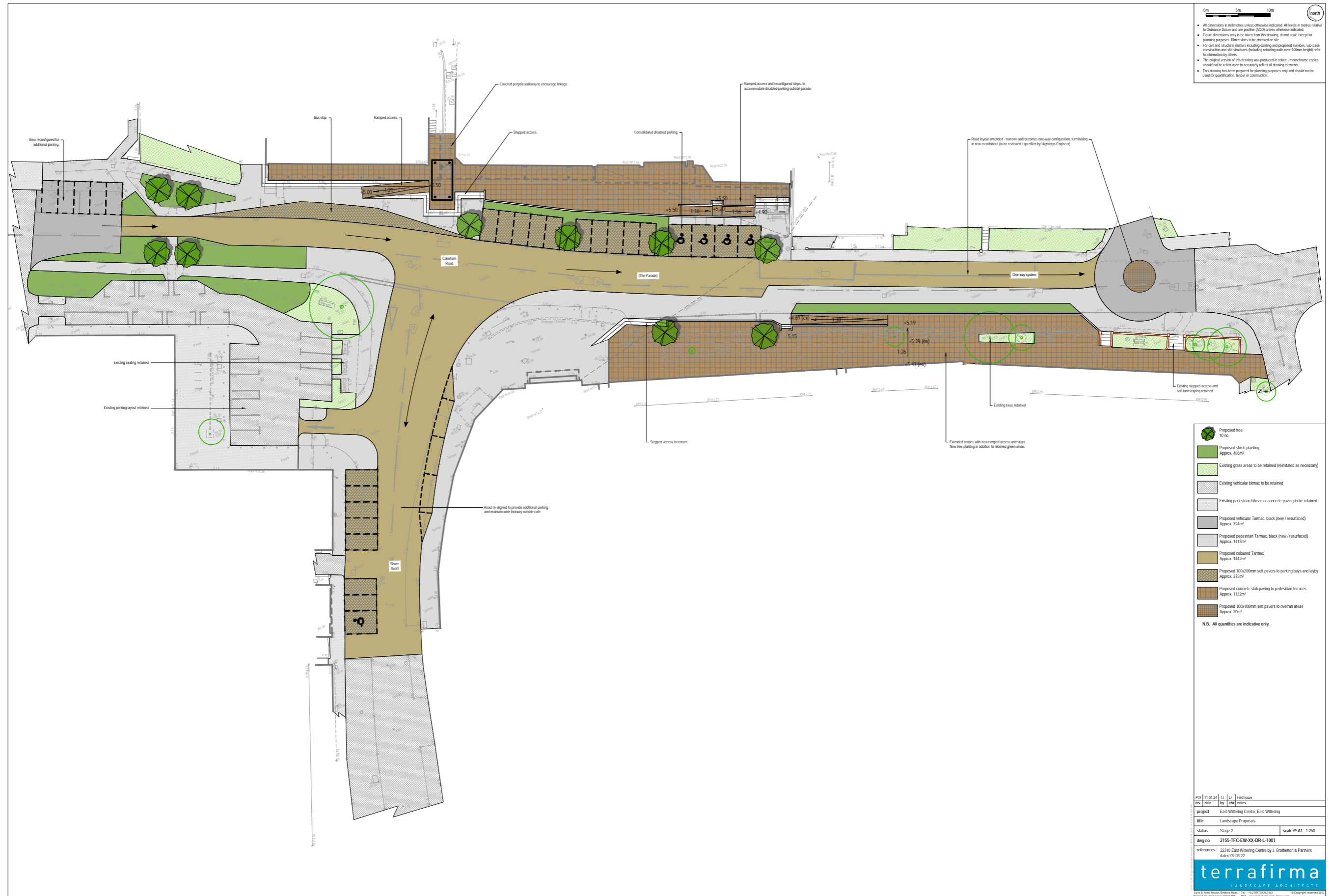


Suite B, Ideal House, Bedford Road, Petersfield, Hampshire, GU32 3QA

19. Surveys: East Wittering Centre - Topographic Survey



20. East Wittering Centre - CAD Proposals



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