



**BOXGROVE** Neighbourhood Plan  
BOXGROVE HALNAKER STRETINGTON CROCKERHILL

## **Boxgrove Pre-Submission Neighbourhood Development Plan**

**2017 - 2029**

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## Foreword

The Parish of Boxgrove is comprised of four distinct villages:

- Boxgrove
- Halnaker
- Crockerhill
- Strettington

In 2012, the Localism Act gave powers to town and parish councils to give their communities a far greater say in planning matters through the preparation of Neighbourhood Development Plans (NDPs). From the start, Boxgrove Parish Council (BPC) was keen to take up this right and a Working Group was formed to draw up a draft plan.

The Boxgrove Neighbourhood Development Plan (BNDP) has allowed the residents of Boxgrove to have a say in all aspects of the future of the areas that make up the Parish, but more importantly has enabled local people to decide what changes should occur, rather than leaving such decisions to the Local Planning Authority, Chichester District Council (CDC) and the South Downs National Park Authority (SDNP).

The Plan sets out a vision for the area over a twenty year period and beyond that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community, leisure, well-being, the natural environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid conflict. However, investment in the Parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of their community.

## 1.0 INTRODUCTION

The Boxgrove Neighbourhood Development Plan (also known as the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

### **How the Neighbourhood Plan fits into the Planning System**

Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is that Plans must be in line with:

- National Planning Policy Framework (NPPF)
- European Regulations on key environmental aspects
- Chichester District Local Plan 2014-2029.

The Plan has been developed through consultation with the people of Boxgrove and others with an interest in the Parish. Details of the consultations have been recorded on the Parish Council web site [www.boxgrovepc.org](http://www.boxgrovepc.org) and the NP web site [www.boxgrovenp.co.uk](http://www.boxgrovenp.co.uk)

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Strategic Environment Assessment of the Plan was deemed necessary by CDC due to a housing allocation which has subsequently been removed from the Plan. CDC has confirmed that a SEA is no longer required (see Evidence Base 17).

The Plan gives local people the power to decide where new housing should go and how the village could change. Without the Plan CDC would make these decisions on behalf of the people of Boxgrove.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, and the CDC Local Plan 2014-29, as required by the Localism Act. Once approved, the Neighbourhood Plan will form part of the Chichester District Council Development Plan.

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

## **1.1 How the Plan is organised**

The Plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

Section 3.0 - The Parish Today - includes selected statistics

Section 4.0 - Vision and Core Objectives

Section 5.0 - Neighbourhood Plan Policies; this provides the criteria and framework upon which future development is judged and how the community should grow.

### **The Evidence Base**

There is a large amount of background information that has helped in producing the plan (known as the evidence base). Links to all relevant documents are available via the Neighbourhood Plan website [www.boxgrovenp.co.uk](http://www.boxgrovenp.co.uk)

## **1.2 Plan Preparation Process**

The Plan has been led by Boxgrove Parish Council, as a 'relevant body' under the Regulations, with decisions delegated to the NP Steering Group. Community involvement was an integral and important component of the process.

The Plan making process comprises of the following documents:

- State of the Parish Report - a report that summarises all of the evidence on which the Boxgrove NDP is based;
- Pre-submission Plan - a report that comprises the draft vision, policies and proposals
- Submission Plan - a final report for submission to Examination
- Basic Conditions Statement - a statement checking each policy against the Basic Conditions
- Consultation Statement - setting out all of the public engagement that led to the making of the Plan (this will be provided with the Reg 15 submission)

The Plan provides a vision for the future of the Parish, and sets out clear policies, principles and objectives to realise this vision.

### **1.3 Statement of Community Involvement**

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of Boxgrove Parish and give those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:-

- be more aware of their surroundings and meet local needs;
- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance, consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

A chronological view of the consultation process is set out below:

Resident Survey 2012

Open event 2014

Resident Survey 2015

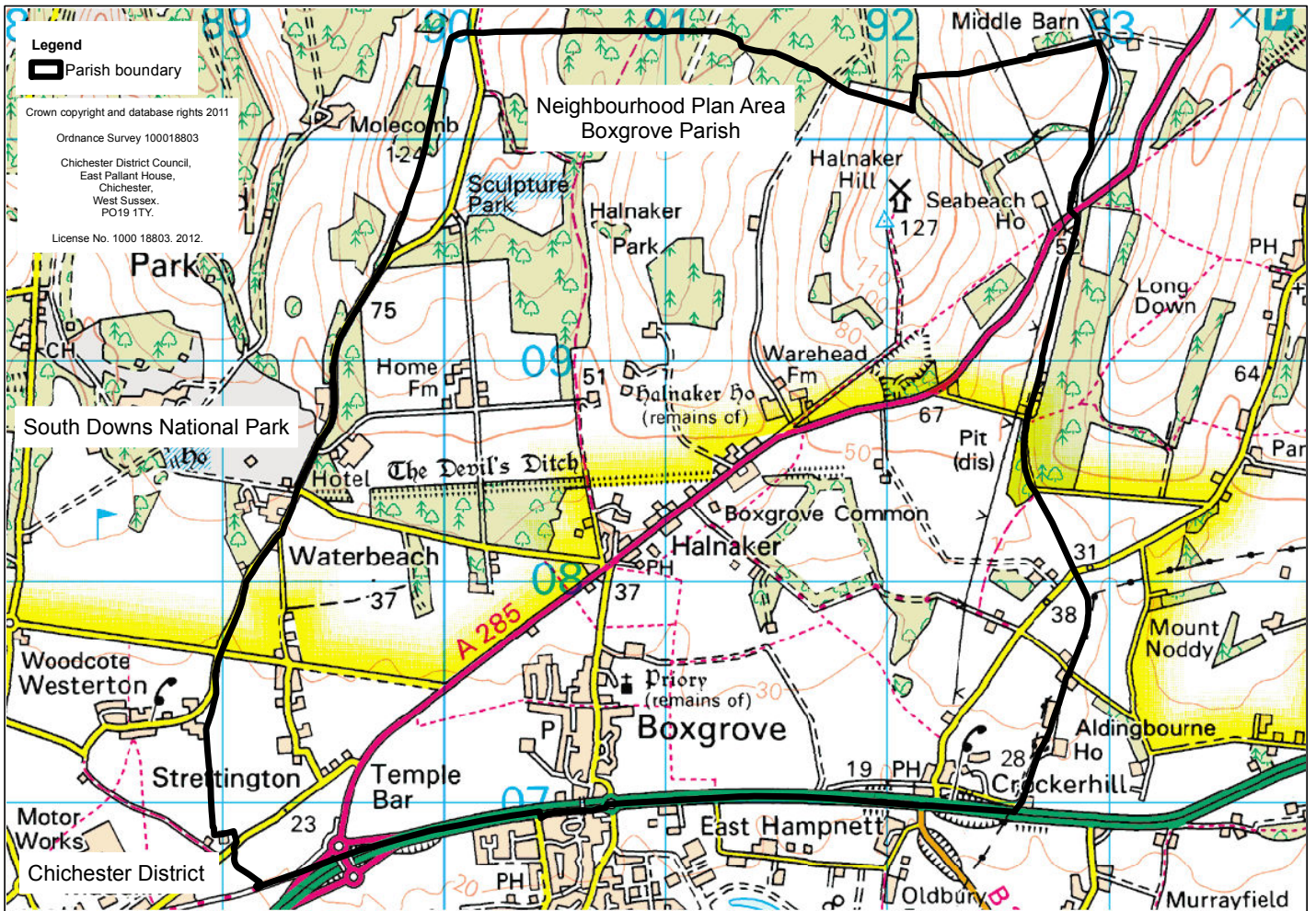
Open Event January 2016

Open Event March 2017

NP Surgeries September and October 2017

### **1.4 Strategic Environmental Assessment**

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to CDC confirmed that a Strategic Environmental Assessment of the Plan was required due to the housing allocation at Halnaker Crossing. However this land has been removed as a site allocation from the Plan and CDC has confirmed that there is no requirement for a SEA. The Basic Conditions Statement assesses each policy for sustainability.



### 1.5 Map showing the Boxgrove NDP area

The black line shows the Parish boundary. Land to the north of the yellow line lies within the SDNP.



## 2.0 CONTEXT

### 2.1 Planning Policy Context

This section provides an overview of the planning policy context affecting Boxgrove.

#### 2.1.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

Paragraph 16 of the NPPF requires that Neighbourhood Plan should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and employment; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The NPPF provides further guidance for Neighbourhood Plans by setting out what planning policies should aim to achieve which has informed the policies contained within the Plan. These include:

- Promoting opportunities for meetings between members of the community through mixed-use development, strong neighbourhood centres bringing together those who work, live and play in the vicinity (paragraph 69);
- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) (paragraph 70);
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 70); and
- Designating land as Local Green Space enabling community to rule out new

development other than in very special circumstances (paragraph 76).

At examination, the submitted BNDP must demonstrate that it has had regard to the national planning policies in the NPPF and other guidance.

### 2.1.2 Local Planning Policy

The Parish falls within the planning authority area of Chichester District Council and the secondary planning authority of South Downs National Park.

Each of these administrations has either adopted and/or emerging policies and proposals that have a significant influence over the strategy and detailed content of the BNDP.

The development plan for Boxgrove is the adopted CDC Local Plan. The BNDP must be in conformity with the strategic policies of the development plan.

The South Downs National Park Local Plan is scheduled for adoption in 2017. SDNPA published an Options Consultation Document in February 2014. Only the more rural parts of the Parish lie within the SDNP.

## 3. About Boxgrove Parish

Understanding Boxgrove is the starting point for producing a good Plan. This is because the Boxgrove Neighbourhood Development Plan presents a valuable opportunity to plan the future of the Parish.

The Parish of Boxgrove has an area of 1,169 hectares and is comprised of four distinct villages/hamlets:

- Boxgrove
- Halnaker
- Crockerhill
- Strettington

**Boxgrove** is a small village located on relatively flat land between the A27 and Halnaker. Goodwood House, with which the village has strong historical associations, lies about a mile to the north west at the foot of the South Downs.

The centre of the village, designated as a conservation area, is linear stretching north-south along The Street. This is lined with mainly historic buildings. To the south and west there is more modern infill. The Church of St Mary and St Blaise and the remains of Boxgrove Priory are set back and largely hidden from the main road and create a notable group of historic buildings which date back to the 12th century. The Monastic Church remains and became the Church of England parish church St

Mary and St Blaise, following the demolition by Henry VIII of the original parish church. The ruins are of the Guest House element of the Monastery which mostly dates from the 13th Century. Other significant buildings include the Countess of Derby Almshouses (the most dominant historic building in The Street), a number of Goodwood Estate flint cottages (called 'Duchess' cottages) and Boxgrove Primary School, a 19th century building of brick and flint. Some of the buildings in the village also refer to Boxgrove's agricultural past, including former farmhouses and converted barns such as the long, low buildings on the northern edge of the conservation area, called Priory Farm. Some 16 buildings in all are Listed, and part of Boxgrove Priory is a Scheduled Monument (see Evidence Base for full Character Appraisal and Management Proposals 2010 and local history).

**Halnaker** is a dispersed, linear village with the majority of its buildings being cottages or modestly sized village houses. Most of the village lies within the Halnaker Conservation Area. The Anglesey Arms Public House, a two storey Georgian building sits back slightly from the road with a large car park on its eastern side. This does provide a focal point within the village both in terms of a visual focal point and also a focus for village life.

Long views out of the Conservation Area to the south over the flattish fields and woodland are of note, as are similar views to the west and north from the junction of Park Lane with the other roads outside the The Old Store. These take in the high flint wall which surrounds the land associated with The Home Farm.

Nearly all of the buildings in the Conservation Area were built for residential uses apart from the blacksmiths, which is located in a single storey weather-boarded barn. The Anglesey Arms Public House, although it is now in commercial use, has the outward appearance of a house. As a result there is a cohesion of style as most of the buildings are two storey high with pitched roofs, and usually faced in flint or brick, sometimes combining the two. However they do vary according to age and status, so there are some substantial village houses (The Old Stores now a Guest House) slightly more modest houses, Pear Tree Cottage, Jasmine Cottage, Rose Cottage, Forge Cottage and also three pairs of Goodwood Estate Duchess cottages, two listed and built from flint, and one pair, slightly later and therefore not listed, built from brick. A further selection of flint cottages mostly 19th century in date and therefore not listed can also be found. Number 43 Petworth Road appears to date from the 18th century but has been heavily altered so is not listed. In all 13 Grade II Listed Buildings or structures are situated within the Conservation Area (see Evidence Base for full Character Appraisal and Management Proposals 2010 and local history).

**Crockerhill** is a small hamlet north of the A27. Until recently it had a PH but this is currently closed. The hamlet has seven Listed buildings.

**Strettington** is a small hamlet to the west of Boxgrove and is linear stretching north-south along Strettington Lane. Temple Bar Business Park has been created from a series of farm buildings and is thriving. Eight buildings in the hamlet are Listed.

### 3.1 History of the Parish of Boxgrove

Boxgrove is best known for the Lower Palaeolithic archaeological site discovered in a gravel quarry located near the village, but in Eartham Parish. Parts of the site complex were excavated between 1983 and 1996. Numerous flint tools and remains of animals dating to around 500,000 years ago were found at the site. The area was therefore used by some of the earliest occupants of the British Isles. Remains of *Homo Heidelbergensis* were found on the site in 1994, the only post cranial hominid bone to have been found in Northern Europe. Teeth from another individual were found two years later.

Judging by the number of highly significant archaeological sites it contains, Boxgrove has been particularly attractive to settlement from the earliest times: on Halnaker Hill is a Neolithic enclosure, one of the earliest communal sites in the country, and the parish is crossed east to west by the Devil's Ditch late Iron Age entrenchment and southwest to north-east by the Stane Street Roman road from Chichester to London. In the middle ages the area was dominated by the Benedictine Priory founded at Boxgrove by William de la Haye in 1115. The priory church remains as the Church of England parish church of St. Mary and St. Blaise, minus the original parish church, the monks church became the parish church, and mostly dates from the 13th century.

### 3.2 Community Profile

#### Key Statistics

Statistic	Boxgrove %	England %
Population	955	
Households	435	
Aged between 0-15 years old	16.1	18.9
Working age adults	56.7	64.7
Over 65	27.2	16.3
Single pensioner households	17.5	12.4

Lone parent families	18.4	24.5
Satisfied with the local area	91	
Feel they belong to the neighbourhood.	67	
Work from home	7.4	3.5
In full time employment	34.8	38.6
Detached house	36.7%	22.3%
Semi-detached house	34.7	30.7
Terraced	16.7	24.5
Flats	10.7	16.7
Owner occupied	62	64.1
Social rented	19.1	17.7
Living in overcrowded conditions	3.2	8.7
Without central heating	2.8	2.7
Living in fuel poverty	11.4	10.9

Source: Rural community profile for Boxgrove (Parish)  
Action with Communities in Rural England (ACRE) Rural evidence project, July 2013  
(see Evidence Base 1).

Of the 955 residents comprising 435 households, Boxgrove Parish has a higher than county and national average population in the 65+ bracket (27.2%). However it should be noted that working age bracket from a significant majority of the Parish population (56.7%) and the under 15s (16%). Pensioner and single pensioner households are above national average at 33.3% and 17.5% respectively.

Outward migration is at its highest between the ages of 15-24 but is to some extent balanced by levels of inward migration in the 25-44 age bracket. The population is relatively static statistically, although anecdotally there has been an increase in movement and inward migration of younger families in the last 4 years since the Census data of 2011 used here.

Deprivation is low, although present, in Boxgrove Parish. Households in fuel poverty are above national average and a small number of children in poverty are identified

(2010). However, weekly household income estimates are above county and national averages.

The local community is in comparatively good health, with lower than average instances of limiting long term illness (0-64). However this creeps above national average when including all ages. Those receiving attendance allowance (carers' allowance) is lower than average, as is the number of adults with a disability.

### **3.3 Environment and Heritage**

The Parish is set at the foot of the South Downs and is set in rolling countryside. The northern part of the Parish beyond the main settlement of Halnaker, is located within the South Downs National Park.

#### **3.3.1 Habitats**

##### **Ancient Woodland**

There are 11 areas of Ancient Woodland in the parish as well as large areas of Deciduous Woodland (see Evidence Base 2).

##### **Tree Preservation Orders**

The Parish has numerous Tree Preservation Orders in place (see Evidence Base 3)

#### **3.3.2 Flood Risk and Drainage**

There can be a considerable problem at the south end of The Street. If it rains really hard it runs off the Downs, down Park Lane across the A285, down The Street and collects where the cut-off old road levels out as it 'meets' the A27. There is a lot of surface water run-off into the main drain system and if the water table is high underground water feeds into the system as well. In Boxgrove in wet weather the foul sewerage system can become inundated with surface water.

#### **3.3.3 Character & Heritage**

The Parish of Boxgrove is a group of pleasant South Downs villages set in a rural location some 3 miles from Chichester.

#### **3.3.4 Listed Buildings**

There are 44 listed buildings within the parish, of which the Priory Church of St Mary and St Blaise is Grade I (see Evidence Base 4).

### **3.3.5 Scheduled Ancient Monuments**

The Parish has five Scheduled Ancient Monument (see Evidence Base 5).

### **3.3.6 Conservation Areas**

The parish has two Conservation Areas both of which have Character Appraisal and Management Proposal documents which set out management proposals to ensure the preservation and enhancement of the Conservation Areas for future generations (see Evidence Base 6).

### **3.3.7 National Park**

A rural part of the Parish to the north lies within the South Downs National Park.

### **3.3.8 SSSI's**

There are two areas designated as SSSI's in the Parish. They are Halnaker Chalk Pit and Eartham Gravel Pit (see Evidence Base 7).

### **3.3.9 Traditional Orchards**

There are two areas designated by Natural England as Traditional Orchards and priority habitat. These are located at Seabeach House and The Old Granary (see Evidence Base 8).

## **3.4 Housing**

The Parish has a mixture of building styles and sizes from large detached character properties to smaller terraced properties.

With 36.7%, the Parish has more than the national average of detached houses (23.3%). The majority of homes are owner-occupied (62.0%).

The high level of home ownership should not be allowed to mask the 3.2% of households living in overcrowded accommodation and the 11.4 % estimated to be in full poverty.

Boxgrove has a housing allocation of 25 homes designated by CDC.

A housing needs survey identified 35 residents who need but cannot obtain a home in the Parish, and 42 young people who may need a home in the future. It also identified 37 people who may wish to move to more manageable housing in the future (Evidence Base 9).

During the making of the Plan an application for 22 homes on land at Priors Acre was allowed on appeal against the wishes of the majority of residents. A further application at the Old Coal Yard, Halnaker for one dwelling house for the owner and five tourist units was allowed. This was allocated through this Plan.

Residents agreed through the NP process to allocate land at Halnaker Crossing for 25 dwellings. However they were unable to fund the work necessary to complete a SEA. The Plan was put forward with the proposal as a community aspiration but was removed from the Plan after discussions with CDC ( see Consultation Statement ).

### **3.5 Getting Around**

#### **3.5.1 Buses**

Boxgrove and Halnaker are well served with a regular ½ hour bus service Monday to Saturday. The Sunday service was recently cancelled causing great difficulty for young people wishing to get to work in Chichester and for people wanting to visit the hospital. A petition has resulted in an hourly service on Sunday between Tangmere and Chichester Bus Station. It is important to the community that a 7 day bus service is maintained. Strettington is less well served with a request only service Monday to Saturday and no service on a Sunday. Crockerhill does not have access to any bus service.

Halnaker is also served by the 99 to Petworth if not going through the villages. It is possible to request a drop off anywhere in Halnaker.

The Bus stop opposite the Alms Houses requires additional work; at the moment passengers alight from the bus onto a square metre of tarmac with no obvious way off it without tripping over a drain cover or sliding down a small muddy slope.

#### **3.5.2 Community Transport**

The Sammy Community Transport bus is available to residents but not well used as many find it expensive.

#### **3.5.3 Rail**

The nearest rail station is at Chichester, approximately 6km away. There is a regular bus service from Boxgrove/Halnaker to Chichester Bus Station which is right opposite the railway station which gives good mainline connections to London and Southampton and the south west.

#### **3.5.4 Footpaths**



Boxgrove and Halnaker have a variety of footpaths one of which extends to Crockerhill. There are no footpaths direct to Strettington.

There is a footpath that leads to Mill Lane and subsequently on to the Windmill and further up to Eartham woods up to the South Downs Way at Glatting Beacon.

There is a footpath that leads up and over to East Dean or Charlton alongside the racecourse.

Other places of interest out of the Parish reachable from the footpaths/cycles - Aerodrome, Motor Circuit and Café, Tangmere Aviation Museum, Goodwood Home Farm, Sculpture Park, Farmer, Butcher, Chef restaurant and bar.

There are a number of existing permissive footpaths over The Tinwood Estate and unofficial access to paths around the Goodwood Estate and Home Farm.

Some existing paths require upgrading to 'all weather paths' suitable for families with buggies, children on small scooters and for disabled access.

Children from St Mary's and St Blaise Roads are often driven to school instead of walking if it's raining or the ground is wet. An 'all weather path' around the edge of the playing field would encourage some to walk. At present if the field grass is wet parents are reluctant to arrive at school with children with wet shoes or have to change footwear at school.

Existing paths require better standard of maintenance. Hedges, public and private, have been allowed to grow beyond their intended boundaries and encroach on to the width of some paths. When hedges are cut the cuttings are often not cleared from the path; there have been several occasions when thorns from cuttings have punctured the pneumatic tyres of a modern buggy. Crossing the A285 in Halnaker requires extreme care. The children from Oakford Park need to cross the road twice. Dog mess on footpaths is a problem.

The existing footpath between Boxgrove and Halnaker is hazardous because it is narrow, often overgrown at the top of a steep unsurfaced bank without lighting and insecure because users are screened from public view by trees and bushes (see Footpath Maps in Evidence Base).

### **3.5.5 Roads and Parking**

Parking is an issue especially in The Street, outside the shop, outside the Brufords (the B&B) and near the school. Inconsiderate and 'lazy' parking means access past the shop is often severely restricted by such parking (has an advantage in slowing traffic). Parking half on the pavement or grass verge had damaged the verges near

the school In other places access has been blocked along the pathway to anyone pushing a child's buggy and travellers on a disabled motor scooter or with limited eye-sight. The PC has recently installed posts to stop verge parking. Sight lines travelling north are extremely awkward with cars parked outside cottages on the lower part of the Street and a lay-by on the opposite side. Parking on verges is also a problem in Halnaker.

The Street is used as a 'rat run'. The speed limit is 30 mph, which is regularly abused and many would wish to see it reduced to 20mph.

Access to driveways in Halnaker off the A285 is difficult and potentially dangerous.

Certain road junctions are dangerous e.g. Priors Acre to the The Street especially with new houses at Woodland Grove (ex Elmwood), The Street and Crouch Cross Lane and The Street and Stane Street (A285). All require improved signage and/or layout. The parish council has formed a Traffic Calming group who's main objective is to consider ways to reduce operating speeds by considering alternative measures with a view to improving perceived safety and enhance a sense of place. There are charged with producing a plan to be enacted when consensus and finance is available.

There are limited problems with HGV's in Boxgrove as there is a 7.5 ton weight limit in The Street. There are problems in Halnaker where at one point on Stane Street it is not possible for two HGV's to pass. During the restoration works being carried out at Boxgrove Quarry (2016-2021) there are additionally between 20-50 movements each day through Halnaker of 20 ton tipper HGVs. These are intimidating to pedestrians and other road users. There is the additional occasional problem of mud and stones on the road. In Crockerhill there is a commercial vehicle repair business, which due to inconsiderate parking causes local tension.

### **3.5.6 Aircraft**

There is a considerable amount of aircraft activity over the parish for two reasons:

1. Local movements from Goodwood Airfield of mainly private light aircraft and *'Experience Flights'* with some commercial (private air ambulance) at low level;
2. International incoming flights to Stansted and Gatwick at a much higher altitude making final approaches.

At times of motoring events at Goodwood in June and September the amount of local low level movements increases considerably with a regular 'taxi' service to Shoreham Airport.

### **3.5.7 Street Lighting**

The Parish is largely free from light pollution.

### **3.5.8 Cycling**

There are no specified cycle routes in the Parish but a good connection exists to the Tangmere to Chichester route via the footbridge over the A27. Cycling is allowed on Bridleways, although in winter the surface on some bridleways is often impassable on a bike due to equine usage.

## **3.6 Employment and Enterprise**

Boxgrove Parish has a population of 955, of whom 540 (56.7%) are of working age. 227 (34.8%) are in full-time employment, 94 (14.4%) are in part-time employment and 108 (16.5%) are self employed. 50 (7.4%) work from home. Retail is the largest employment sector with health and social work the second largest.

The business premises are located in 3 main clusters, dominated by the Temple Bar Business Park in Strettington but also including Warehead Farm buildings on Stane Street, Halnaker and purpose built buildings in Thicket Lane, Halnaker.

Whilst there are some parts of the Parish with reasonable mobile communications and access to fast broadband, it was an overwhelming cry from businesses surveyed that the current offer is very far from satisfactory. Several were considering it as bad as to warrant consideration of relocating ( see Business Survey results in Evidence Base).

### **3.6.1 Tourism**

There are several natural and other attractions located either in or close to the Parish, including:

- Ruins of Halnaker House
- Tinwood Vinyard
- Halnaker Windmill
- Boxgrove Priory
- Boxgrove Man archaeological site
- Goodwood Motor Circuit
- Goodwood Racecourse
- Goodwood Golf
- Goodwood Health and Leisure Club
- Anglesey Arms and The Winterton Arms
- SDNP
- Village shop/cafe

The Parish attracts visitors for a variety of reasons, including:

- Visitors to the village shop and café and the two parish pubs
- Church weddings
- As a starting point for walkers and cyclists using the public footpaths and bridleways around the Parish
- Walkers visiting the woodland areas
- Visitors to the Vineyard
- The Priory and Windmill

### **3.6.2 Public Houses**

The Parish has two public houses, The Anglesey Arms and The Winterton Arms.

**3.6.3** The Parish has one shop, located in Boxgrove village, which is well supported by residents.

### **3.6.4 Restaurants/Cafés**

The village has one café at the village shop.

## **3.7 Community Facilities and Wellbeing**

Boxgrove Parish has a limited range of community services and facilities which support the health and wellbeing of the local community.

### **3.7.1 Schools**

#### **Boxgrove Pre-school**

There is no pre-school education in the Parish. However, pre-school children can attend Baby Ballet and Tao Dragons, which provides classes for children up to 6 years of age.

#### **Primary School**

Boxgrove Church of England Primary School serves pupils aged between four and 11 years. The school was founded in 1741 by the Countess of Derby. The school has around 70 pupils and is rated 'Good' by Ofsted.

#### **Secondary Schools**

Children from the Parish travel to Chichester, Westergate and Barnham for secondary education.

### **3.7.2 Churches**

The Church of St Mary and St Blaise is mentioned in the Domesday book of 1086 as existing even before the Norman Conquest, although nothing now remains of that Anglo-Saxon church. The present lovely and impressive building dates from the early 12th century and is famed for its atmosphere of healing tranquillity and peace.

### **3.7.3 Medical and Care facilities**

There is no doctor's surgery in the Parish. The nearest dispensing chemist is approx. 3 miles away. The Boxgrove Clinic is a private Health and Wellbeing Clinic based in Boxgrove.

### **3.7.4 Library**

The parish has a fortnightly visit from the mobile library.

### **3.7.5 Care Homes**

There are no care homes in the Parish.

### **3.7.6 Recreation**

#### **Boxgrove Village Hall**

Boxgrove Village Hall is situated in Boxgrove village. The modern newly built hall and adjacent grounds provide the community with a range of facilities from a large meeting hall and function room to smaller meeting rooms. It is very well used for a diverse range of activities from wedding parties to Social Services conferences. It hosts an annual children's Christmas Party and a summer fete.

#### **St Blaise Centre**

Opened in 2000, the St Blaise Centre is a small, well equipped building with a hall for up to 60 people, a well equipped kitchen and a small amount of car parking.

#### **Clubs and Societies**

The Parish is well supported by a range of clubs and groups. The Women's Institute in the Parish is particularly active, with an average attendance of 24 per session. Business women are also provided for by a networking group, Scene 4 Women.

There is a drama club for children and the martial arts instructor works with children to deal with anti-bullying. There are a number of sport, fitness and activity groups. For women, these groups include various keep fit classes including dance and Pilates, and for men, fencing and cricket.

In addition, there are bridge, horticultural and short bowls groups.

The Over 60's Lunch Club provides a hot meal for senior citizens along with an opportunity to meet other parishioners socially; this club meets every Friday.

### **Play areas**

There is a playground to the rear of the village hall, in Boxgrove but no formal play areas in any of the other villages.

## **4.0 VISION AND CORE OBJECTIVES**

### **4.1 Vision Statement**

In 2030 Boxgrove Parish will continue to be an attractive place to live and work, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services, communications and infrastructure.

### **4.2 Core Objectives**

The objectives have been created using the issues raised through public engagement. Many of the issues are not relevant to a Neighbourhood Development Plan and will be dealt with via a Community Action Plan. These have been annotated with the letters CA. The Parish Council will review these issues and seek to resolve them through the normal Council business process.

#### **1. Getting Around**

Create a plan for traffic, equestrian, pedestrian and cycle movements that will :

- Maintain, protect and enhance the public footpath network whilst preserving rural character and local distinctiveness.
- Provide a strategy for traffic, pedestrian, equestrian and cycle management which is consistent and effective and which minimises signage clutter.
- Provide changes to road management to influence driver behaviour and divert traffic onto more appropriate roads.
- Deliver a network of well connected footpaths.

#### **2. Environment**

Create a plan that will protect and enhance the heritage and 'green' assets of the Parish by:

- Conserving the character of the Parish's landscape and built environment.
- Safeguarding and enhancing the green spaces within and between the settlements.
- Protecting wildlife corridors and increasing biodiversity.
- Enhancing succession tree planting (CA).
- Conserving and promoting access to heritage sites.

- Increasing access through improved signage and surfaces.
- Minimising the risk of flooding.
- Protecting the unlit environment.

### **3. Community**

Create new, and improve and maintain Parish facilities by:

- Retaining the facility of a village shop and pub.
- Enhancing and extending existing play and exercise facilities (CA).
- Providing opportunities for youth activities (CA)
- Providing support care services for the elderly.
- Providing a voluntary transport system (CA).
- Providing more litter bins and dog waste bins (CA).

### **4. Housing**

Provide well designed, sustainable housing to meet local needs by:

- Delivering a 'Masterplan' comprising new dwellings, roads and infrastructure.
- Delivering a well designed, energy efficient mix of housing sizes and styles to meet the different needs of the local population.

### **5. Business**

Support existing businesses and develop the range of employment opportunities in the Parish by:

- Ensuring that employment uses are retained.
- Ensuring that new business space is energy efficient and developed away from the residential areas to avoid conflict with goods vehicles.
- Giving support to farmers and encouraging diversity in agriculture



- Supporting and promoting improvements to the communications infrastructure.
- Small adjustments to the Settlement Policy Area Boundary.

## **5 Neighbourhood Plan Policies**

### **5.1 Introduction**

The Preceding chapters set out the overall vision for Boxgrove. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- The Presumption in Favour of Sustainable Development
- A Spatial Plan for the Parish
- Built-up Area Boundary
- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

### **5.2 The Presumption in Favour of Sustainable Development**

The BNDP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the 13 chapters set out in the NPPF as well as against the objectives set out in the BNDP (they are displayed below each policy and refer to the numbers in those sections.

### **NPPF Achieving sustainable development chapters**

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

### 5.3 A Spatial Plan for the Parish

#### Policy SB1 Settlement boundary/recognised village envelope

Outside of the settlement boundary at Boxgrove and the recognised village envelope at Halnaker (see Maps F and G) development will not be acceptable other than for the purposes of :

- **Agriculture;**
- **Forestry;**
- **Recreation,**
- **Essential wastewater utility infrastructure, or**
- **where other policies within this Plan indicate otherwise**

**SB1.1** The settlement boundary sets the distinction between the built form of the Parish of Boxgrove and the surrounding countryside and will protect the countryside from unnecessary development. There is no settlement boundary for Halnaker but a recognised village envelope exists. Crockerhill and Strettington as small hamlets do not have either.

Justification : NPPF 6,11; Obj 2,4

### 5.4 Environment and Heritage

#### Policy EH1: Protection of trees and hedgerows

**Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.**

**Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.**

**Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.**

**EH1.1** Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can change the character of an area and will require justification or

adequate compensating replacement tree planting and habitat creation as part of proposals.

**EH1.2** Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible, trees of good arboricultural and amenity value and hedgerows. The Government has set a target to halt the decline in biodiversity by aiming for a net gain for nature.

Justification: Obj. 2; NPPF 11

## **Policy EH2: Renewable and Low Carbon Energy**

**Where planning permission is required proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, will be supported provided that:**

- a). **The energy generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve;**
- b). **The siting of the energy-generating infrastructure and its scale and design minimise the impact on landscape, heritage assets, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way;**
- c). **Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the environment particularly within the conservation areas of the Parish.**
- d). **Adjoining land users are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference;**
- e). **Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;**
- f). **Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported (see para EH3.2 above). Such equipment placed upon or within industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.**

**EH2.1** Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

**EH2.2** Maintaining the remaining agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it supports.

Justification : Obj 2 ; NPPF para17

**Policy EH3 Reinstatement and restoration of land at Boxgrove and Eartham Quarries.**

**Land in current use as a quarry will be returned to open pasture and mixed woodland with historic public footpaths reinstated.**

**Policy EH3.1** By 2021 the quarry land is due to be fully restored. Residents expect to resume the access they had before the work commenced and for the land to be returned to open pasture and woodland in accordance with the conditions attached to planning consent WSCC/109/13/BX.

Justification: Obj 2; NPPF 11,12

**Policy EH4 Surface water management**

**New development should aim not to exacerbate the overall level of flood risk in the area.**

**EH4.1** Whilst the Parish does not have significant issues with flooding, the surrounding area has major issues related to flooding from surface water run off. Any development must seek to ensure that this situation is not exacerbated.

**EH4.2** Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.

Justification : Obj 2; NPPF 10

**Policy EH5 Development on Agricultural Land**

**Proposals for development on the 'best and most versatile' agricultural land shown on Map C, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria:**

- **It supports the diversification of an agricultural enterprise or other land-based rural business;**
- **The need for the development clearly outweighs the harm;**

**EH5.1** In order to safeguard future farm production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

Justification : NPPF 3,11; Obj 2

## **Policy EH6 Landscape character and important views**

**Any development must maintain the local character of the landscape and not cause any loss or diminution of important views from a public right of way that currently provides open field aspects or views over open spaces.**

**Any development that intrudes into the landscape character must be appropriate to the location in terms of its visual amenity. Particular places have been identified in the respective Conservation Area Character Appraisals and the Townscape Appraisal Maps (see Evidence Base 10). Places identified within this policy include views to and from:**

**Halnaker Windmill**

**The Priory and Ruins**

**Across the Vineyard in each direction**

**The Halnaker House ruins**

**Goodwood Flint walls**

**The listed buildings and positive 'unlisted' buildings**

**EH6.1** Extract from the Halnaker Conservation Area Appraisal "Long views out of the conservation area to the south over the flattish fields and woodland are of note, as are similar views to the west and north from the junction of Park Lane with the other roads outside The Old Store. These take in the high flint wall which surrounds the land associated with the Home Farm.

To the north of the existing conservation area, where a proposed extension to the conservation area is being proposed, there are significant views across open fields to Halnaker Windmill, which lies on the summit of the nearest part of the South Downs. Shorter vistas are terminated by the ruins of Old Halnaker House, which sits on a slight ridge amongst trees".

**EH6.2** Extract from the Boxgrove Conservation Area Appraisal - "The Boxgrove Conservation Area tends to feel rather inward looking and although there are views along The Street, these tend to be enclosed by the buildings which lie to either side. As a result, the views out of the conservation area, from the edges of the village, are more significant and the most notable of these are marked on the Townscape Appraisal Map. Of these, the most attractive are the views eastwards from the end of Church Lane public footpath, where it meets the surrounding fields, and around and within the area which surrounds the priory ruins and the church. Views across the playing fields to the north and west, looking out over the flat fields and hedgerows which lie to this side of the village, are also significant" (see Evidence Base 10 for Conservation Area Appraisals and Townscape Appraisal Maps).

Justification: Obj 2; NPPF 11,12

## **Policy EH7 Dark Skies**

**Development proposals which detract from the unlit environment of the Parish will not be permitted unless it mitigates a potential road safety hazard. The importance of dark skies will be respected throughout the Parish as a priority. Street lighting will be discouraged even within the core villages until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside lighting on private and public premises will, wherever possible, be designed to be deflected downwards and switched off no later than midnight.**

**EH7.1** Most of the Parish is unlit and 17% of residents are concerned about light pollution. The SDNPA has been designated as a Dark Night Skies Reserve and the Parish would wish to play a part in retaining that status.

**EH7.2** The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife. In the case of security and other outside lighting on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use: lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; any movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises by ensuring that businesses and householders are aware of the adverse effects of outside lighting on the environment and their neighbours.

Justification : Obj 2; NPPF 11

## **Policy EH8 Conserve and Enhance the Heritage Environment**

**New development must respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Development proposals must demonstrate that all the following criteria have been met:**

- **The proposal conserves and enhances the natural beauty, wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including:**
  - **Listed buildings**

- **Buildings within a Conservation Area**
- **Scheduled Ancient Monuments**
- **Historic buildings or structures/features including bridges of local distinctiveness and character;**
- **Development is in keeping with existing designed or natural landscapes and maintains the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area.**

**EH8.1** The Parish has a large number of Listed Buildings and Scheduled Ancient Monuments as well as two Conservation Areas (see Evidence Base 4, 5 and 6). Conserving and enhancing these historic assets is important to all residents. An Article 4 Direction is in place within both Conservation Areas

**EH8.2** Monitoring and management of the Conservation Areas is important and the Parish Council will set up a sub-committee to carry out this role.

Justification: Objective 2; NPPF 12

## **EH9 South Downs National Park**

**Development in the part of the Parish lying within the South Downs National Park will only be permitted where it contributes to the special qualities of the SDNP, safeguards the natural beauty of the area and does not detract from the National Park's visual qualities and essential characteristics.**

**The natural environment, natural resources, landscape and tranquillity within the parish as a whole will be conserved, protected and enhanced.**

**EH9.1** A small part of Boxgrove Parish is located with the SDNP. The special qualities of the SDNP include diverse, inspirational landscapes and breathtaking views as well as a rich variety of wildlife and habitats including rare and internationally important species. Boxgrove Parish residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and provide varied and beautiful views into and out of the SDNP.

Justification: Objective 2; NPPF 11

## **5.5 Employment and Enterprise**

### **Policy EE1 Support existing employment and retail**



**Development proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties, landscape, wildlife and cultural heritage is acceptable and subject to the other policies in this Plan.**

**Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable or compatible with adjoining uses. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.**

**When new development is proposed, appropriate mitigation will be required for both uses in terms of design and amenity to minimise the conflict between uses caused by noise, smell or traffic.**

**EE1.1** Encouraging business to remain in the Parish is important as it provides employment opportunities not only for local people but across the District. Proposals to upgrade or extend should be encouraged.

**EE1.2** Opportunities for employment within the Parish which help to prevent the large amount of out commuting each day should be encouraged.

**EE1.3** New residential development should be located to ensure there is no significant adverse impact from existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses causing them to relocate or limiting their business activities.

Justification : NPPF 1,3 ; Obj 5

## **Policy EE2 Tourism activities**

**Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses, will be supported in principle subject to there being no unacceptable impact on adjacent residential amenity or impacts on wildlife and cultural heritage.**

**Proposals relating to land outside the built up area boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, but will promote the unique characteristics of the area providing benefits to the local community. Development will need to be appropriate in terms of form and design.**

**In all cases appropriate levels of parking facilities must be provided and contained within the site.**

**EE2.1** Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

Justification : NPPF 1, 3; Obj 5

**Policy EE3 Communications infrastructure.**

**All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given to appropriate proposals to provide improved access to the mobile telecommunication network subject to the siting, design and impact on adjoining premises.**

**EE3.1** This Plan recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The Business Survey indicated that some businesses were considering leaving the Parish due to issues with poor connectivity.

Justification : NPPF 5 ; Obj 5

**Policy EE4 Agricultural/Horticultural/Equine/Viticultural employment**

**Outside of the Settlement Boundary proposals for the redevelopment or change of use of land currently in Agricultural/Horticultural/Equine/Viticultural employment use will not be permitted.**

**EE4.1** The Parish is a rural area with significant employment in this sector which it is important to protect. Census figures do not adequately reflect this industry locally as much of the employment is seasonal and often sourced from overseas.

Justification : NPPF 3 ; Obj 5

**Policy EE5 Rural Buildings**

**The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:**

- **The building is structurally sound and capable of conversion without substantial reconstruction;**

- **The use proposed is appropriate to a rural location;**
- **it can accommodate the proposed use(s) without the need for significant extensions or ancillary buildings;**
- **The conversion/adaptation works respect and enhance the local character of the surrounding area and/or buildings;**
- **The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features;**
- **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.**

**EE5.1** There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:

- Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries and offices;
- Recreation - Health or exercise studios, rural educational centres, artist studios;
- Tourism - niche market holiday accommodation, specialist interest holiday bases;

Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and their surroundings and ensure that the proposals do not require wholesale re- building works.

Justification : NPPF 3 ; Obj 5

### **Policy EE6 Quality of Design of commercial buildings**

**Proposals for new or extension or alteration of existing commercial premises must be of high quality design, be energy efficient and designed to be in harmony with the landscape setting.**

**EE6.1** To ensure that development and materials respect the local character and location.

Justification : NPPF 7; Obj 2

## 5.6 Leisure and Community

### Policy LC1 Support Independent Living

**New, converted and extended independent living and care homes will be supported within the Settlement Boundary provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.**

**LC1.1** 27% (England average 16.3%) of the community are aged over 65. Provision of services for the elderly is limited and not considered sufficient to meet the demands of our ageing population.

**LC1.2** Conversion of properties within settlements can be appropriate for independent supported living for people with disabilities.

Justification : NPPF 8; Obj 3

### Policy LC2 Healthcare facilities

**Proposals for new or improved medical facilities will be supported within the Settlement Boundary.**

**LC2.1** There is no medical provision in the Parish.

Justification : NPPF 8; Obj 3

### Policy LC3 Protection of assets of community value

**Proposals that will enhance the viability and/or community value of any property that has been included in the register of Assets of Community Value will be supported. Proposals that result in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable.**

**LC 3.1** The Anglesey Arms public house has been included in the Register of Assets of Community Value.

Justification : NPPF 8; Obj. 1; The Assets of Community Value (England) Regulations 2012

### Policy LC4 Designation of local green spaces

**The areas shown in Schedule A and Map A are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will not be permitted except in very special circumstances.**

**LC4.1** Boxgrove is a rural parish defined by its open spaces, surrounding fields and woodland and views to the South Downs. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

Justification : NPPF 8 ; Obj 3

#### **Policy LC5 Designation of local open spaces**

**The areas listed in Schedule B and Map B are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:**

- **The benefits of the development outweigh any identified harm;**
- **There are no reasonable alternative sites available.**

**LC5.1** Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and to wildlife biodiversity and habitat.

#### **Policy LC6 Village shop**

**Proposals to retain the facility of a village shop will be supported.**

**LC6.1** The village shop is rated highly with 66.94% of residents stating that they use it often. The loss of a shop would have a significant impact on the Parish as a whole.

#### **Policy LC7 Boxgrove School**

**Developments that lead to the provision of or improvement to facilities for children to attend primary school in Boxgrove will be supported.**

**LC7.1** The school at Boxgrove is very much part of the community. Residents expressed the view that if new homes are to be built there must be provision for the children to attend the village school.

## 5.7 Housing

### Policy H1 Quality of Design

Proposals for new housing or extension or alteration of existing housing must be of high quality, be energy efficient and designed to be sympathetic to the local design style and contribute positively to the environment. Plans must demonstrate how they meet the policies set out in this Plan, the principles set out in the Conservation Area Character Appraisals and demonstrate how the character of the Parish will be reinforced.

The following items must be considered early in the design process of new buildings and extensions and integrated into the overall scheme:

1. Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
2. Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.;
3. Flues and ventilation ducts should be located to ensure that they are as unobtrusive as possible using good quality grilles that fit in with the approach to materials for the building as a whole;
4. Gutters and pipes should fit into the overall design approach to the building and aim to minimise their visual impact;
5. Lighting schemes should comply with the requirement of Policy EH7 to maintain dark sky status;
6. Soil and drainage pipes should be internalised to be unobtrusive.
7. Satellite dishes must be positioned carefully and as inconspicuously as possible.
8. Oil and other fuel tanks should be designed to be screened from public view.
9. Telephone and power lines must be placed underground.
10. Photo-Voltaic panels, and other devices using solar energy for domestic purposes will be approved on a case-by-case basis, but must not detract from the character of the area.

**H1.1** These detail items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the design requirements outlined above. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the Parish is influenced by the absence of such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

Justification : NPPF 7; Obj 2

## **Policy H2      Housing Mix**

**Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.**

**H2.1** Two bedroomed properties including bungalows will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

Justification : NPPF 6; Obj 4

## **Policy H3      Windfall Sites**

**Residential developments on infill and redevelopment sites within the recognised village envelope of Halnaker (as shown on Map F) and within the settlement boundary of Boxgrove (as shown on Map G) shall meet all of the following factors:**

- i) The development complies with the other relevant policies of the Development Plan.**
- ii) The scale of the development is appropriate to the size, character and role of the settlement.**
- iii) The townscape and landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the SDNP, the Conservation Areas and Listed Buildings.**
- iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes.**
- v) Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.**

- vi) **The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.**
- vii) **Preference will be given to use of previously developed land within the settlement boundary.**
- viii) **Wildlife, open space and the natural environment must be conserved or enhanced.**
- viii) **Proposed sites should be subject to archaeological and environmental surveys before being developed.**

**The following small sites (shown on Map D) will be supported for development:**

- 1. Site 7 - Land at The Old Granary, Boxgrove - courtyard of 3-6 single story residences with gardens and screened parking.**
- 2. Site 8 - The Old Coal Yard, Halnaker - One dwelling house for the owner and five tourist units (planning permission granted during the Plan making period)**
- 3. Site 10 - Brambles, Crockerhill - one family dwelling for the owner**

**H3.1** Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that local distinctiveness, neighbourliness and appropriate scale are recognised and maintained.

**H3.2** At the open event held on the 14th January 2016 and again at the 2017 open event, residents showed their approval for some small developments within the villages. These sites cannot be taken into account in the housing numbers as this is against CDC policy. However, they cannot be ignored as residents have voiced their approval. They did not support a single dwelling house at Tinwood Lane, Halnaker or development of 2 or 3 market housing dwellings at Priors Acre, Boxgrove (see Evidence Base 15 for event feedback).

**H 3.3** The possibility of developing a courtyard of mainly single storey quality residential units with gardens and screened parking, on the identified site at The Old Granary in Boxgrove was introduced to the Parish at a Neighbourhood Plan Open Day in January 2016 and again on 25th March 2017. There was a positive response to the proposal in principle at each of these Parish exhibitions, with 32 votes being recorded for the proposal in March 2017 and 4 against. It was a preferred site relative to others to support residential development.

A detailed Heritage Impact Assessment has been undertaken (see Evidence Base 11)

Justification : NPPF 6,7; Obj 2,4



## **Policy H4 Outdoor Space**

**Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area. The amount of land used for garden or amenity space will be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality, having regard to topography, shadowing (from buildings and landscape features) and privacy.**

**H4.1** Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Justification : NPPF 7,8; Obj 3, 4

## **5.8 Getting Around**

### **Policy GA1 Footpath and cycle path network**

**Support will be given to proposals that improve and extend the existing footpath and cycle path network subject to compliance with other development plan policies. The loss of existing footpaths and cycle paths will be resisted.**

**New housing development will be expected to contribute, via developer contributions, to the enhancement of the footpath and cycle network within the Parish in order to: - enable safe and easy pedestrian access to amenities, especially the Village Store, Village Hall, Playing Field and Church. - provide and maintain a safe and suitable cycle path network for both commuting to work (e.g. Chichester) and recreational use as part of a wider network of cycle routes beyond the Parish.**

**GA1.1** There is good access within the Parish to the surrounding countryside but no cycle paths. Improving and increasing the network of footpaths and cycle paths would encourage walking and cycling for both utility and leisure purposes. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels.

**GA1.2** Working with the local schools and the Highway Authority school travel plans will be reviewed/developed and promoted. Safer routes to the schools will be identified as part of these plans and the necessary improvements or additions will be provided.

**GA1.3** Residents support proposals to seek to open more permissive paths around the Parish. The routes shown on Map E will be the subject of negotiations with land owners to seek to provide access for residents and visitors.

Justification : NPPF 4, 8; Obj 1

## **Policy GA2 Parking in new development**

**Development proposals will be supported only if they include the maximum level of off-street parking consistent with current standards. New development must provide its parking requirements on-site so as not to add to the existing congested roads, unless evidence can be presented by the applicant that sufficient on-street parking is available.**

**GA2.1** The Parish suffers from significant road traffic and parking issues. New development must seek to ensure that routes are kept safe and clear to allow the unhindered movement of all vehicles.

**GA2.2** The amount and disposition of vehicle provision in new residential development has a significant effect on the quality and flexibility of the development.

- Residents require safe and convenient access to their vehicles.
- Residents must be able to see their parked vehicles from their home.
- Placing vehicle parking and garages between houses behind the building line is desirable.
- Where parking is located in front of houses the design of the layout and landscaping shall aim to minimise their visual impact through the use of screen walling, fences, hedges, shrubs and appropriate trees.
- Vehicles should not be concealed in rear courtyards as this can lead to problems of crime and lack of personal security.
- The internal dimensions of garages shall be a minimum of 6.3m x 2.8m and their appearance shall relate to the appearance of the house they serve.
- Vehicle parking for flats shall be conveniently adjacent with the ground floor flat capable of electric charging from the dwelling.
- Layouts shall include provision for visitors and delivery vehicles.

Justification : NPPF 7; Obj 1

### **Policy GA3 Streets and Access Ways to serve new residential development**

**New residential access ways shall be designed with appropriate emphasis on all modes of transport, pedestrians, cyclists and horse riders as well as vehicles.**

**The layout of development shall be in accordance with the principles of “secure by design” and ensure that movement routes and informal play areas are safeguarded by “eyes on the street”.**

**Streets shall be designed to provide a minimum of a single pedestrian footway and for the maximum design speed of 20mph.**

**Low hedges, walls and fences along the heel of footways that are a traditional feature found in the Parish are encouraged provided that they do not contravene other objectives described above.**

**GA3.1** The design of streets can help to make residents feel safe and in control of their environment. Improvements in safety for users can be achieved by reductions in speed.

**GA3.2** Front boundaries are a historical feature of the Parish and are normally field flint walls of varying heights and details the most common of which is a flint wall about 1.2m high with a simple lime mortar top or a triangular or curved red brick coping (source Boxgrove Conservation Area Character Appraisal).

Justification : NPPF 4,7; Obj 1

### **Policy GA4 Promoting sustainable movement**

**Any Development proposals that increase travel demand will be supported where they can demonstrate that:**

- **they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or the Community Infrastructure Levy;**
- **they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;**
- **they do not result in the loss of any existing footpaths or cycle paths.**

**Funds collected under the provisions of the Community Infrastructure Levy will be targeted at the following schemes:**

- **contributions to traffic calming and public realm schemes**
- **contributions towards road improvements, including new cycle routes and facilities, safer pedestrian crossings and the potential re-modelling of Halnaker Crossing**

**GA4.1** Traffic issues blight the Parish. The 30mph speed limit is often ignored and the A285 is a well know accident back spot. Surveys have indicated that traffic calming using subtle methods such as using different surface materials would be acceptable to try to influence speeds.

**GA4.2** The issues of speed and volume of traffic mainly affect The Street in Boxgrove and the A285 through Halnaker. The two areas come together at the Halnaker Crossing junction which could be relieved by diverting The Street around a housing development on the preferred allocation (policy SA1). This creates an opportunity to rethink traffic management in both of these areas.

**GA4.3** The Parish council has set up a group to develop a plan for Boxgrove and Halnaker to address the speed of traffic issue and to suggest ways of reclaiming the Street as a village amenity rather than a highway thoroughfare.

**GA4.4** The Community Infrastructure Regulations state that: Any monies received through the levy is meant "to support development" of the area, including funding towards "the provision, improvement, replacement, operation or maintenance of infrastructure" or "anything else that is concerned with addressing the demands that development places on an area".

**Boxgrove** - The objective is to build on a combination of measures designed to reduce speeds, discourage through traffic and to increase driver awareness of the particular characteristics and context of Boxgrove. These measures will aim to change perceptions and responses of drivers to the streetscape environment. They will also aim to reduce highway signage and clutter and to build on the intrinsic qualities of the Conservation Area.

The principle of place-making at strategic locations and junctions will mean modifying some of these to give emphasis to certain buildings such as the shop, school, village hall and Priory and may include changing road surfaces, changing junction priorities and edge treatments.

The village and its activities will inform the design of the highway rather than the reverse.

**The A285 Stane St Halnaker** - The A285 through Halnaker has a 30mph speed limit.

The objective is to encourage all drivers to travel at speeds at or below this limit.

A combination of measures will be utilised to raise awareness of the linear village Conservation Area context amongst drivers and may include entrance gateways and apparent crossing points laid to change drivers expectations and thereby reduce speeds.

Road treatments simulating crossings at the Public footpath crossing opposite Mill Lane, the entrance to Oakford Park and the Anglesey Arms car park could contribute to raising awareness and reducing speeds.

WSCC are carrying out a study to improve the safety of the A285 from Petworth to Chichester. This will include the stretch in the parish. The Parish council will agree these measures in consultation with WSCC.

Justification : NPPF 4,7; Obj 1

## **5.10 Supporting Evidence/Background Documents**

The following were used in the creation of the Plan:

### **Supporting Evidence:**

Open Event Feedback 2016  
Open Event Feedback 2017  
Residents Survey 2015  
Business Survey 2015  
Boxgrove Listed Buildings  
Boxgrove TPO's  
Action in Rural Sussex - Community Profile  
Natural England Designations  
Conservation Areas  
State of the Parish Report 2015  
Housing Site Appraisal Report 2015  
Dept. of Transport Accident Reports 2005-2013

### **Background Documents**

Chichester District Local Plan  
Chichester District Council Housing Allocations Scheme 2015  
South Downs National Park Access Network and Accessible Natural Greenspace Study 2014  
South Downs National Park Management Plan

South Downs National Park Preferred Options Plan 2015  
Flood and Water Management Act (2010)  
WSCC Report on June 2012 Flood Event (November 2012)  
Surface Water Management Plan for Lidsey Catchment (WSCC and Southern Water Services (SWS)).  
National Planning Policy Framework (NPPF)  
Secured by Design - New Homes 2014  
Hamilton-Baillie Assoc - Traffic In Villages Toolkit  
Fixing our Broken Housing Market White Paper 2017  
CDC SEA Screening Opinion

## Schedule A - Local Green Space - Policy LC4

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase "local in character" is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of the Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically their use for social connectivity and events as well as their wildlife and beauty.

Each piece of land was assessed using the following rating:

In close proximity - 1  
Demonstrably special - 2  
Beauty - 3  
Historic significance - 4  
Recreational value - 5  
Tranquillity - 6  
Richness of wildlife - 7  
Local in character - 8  
Extensive tract of land - R

**Total cumulative amount of land proposed as Local Green Space = 27.18ha**

**Represents 2.32% of the total Parish land area of 1169ha.**

### **1. The Cock-pit - Waterbeach**

This small area of land is the site of a cock-pit which was in use until cock-fighting was abolished in 1847. An information board at the site provides an insight into the history.

NPPF 2,4,8 0.26ha

### **2. Boxgrove C of E Primary School**

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. The field is bounded by hedges and trees and is a focus for village gatherings to do with the school. This field is owned by WSCC.

NPPF 1,5,6,8 1.04ha

### **3. Boxgrove Parish Recreation Field**

Playing field adjoining the Village Hall this field is used for sport and play and for village gatherings. It has a small playground, the only one in the Parish, and a cricket pitch.

NPPF 1,5,6,8 1.95ha

### **4. The Flower Field, Boxgrove**

This area of open land is located to the rear of Boxgrove Priory and Church. It was until recently planted with wildflowers, but has since been ploughed by a local farmer. It provides a setting to the village edge. It is bounded on two sides by well used public rights of way and on a third side by an unofficial path used by residents to make the field into a circular walk. The paths also allow access to Halnaker without using the main road. The land is recognised in the Boxgrove Townscape Area Map as land that provides important views out of and into the village.

NPPF 1,2,3,4,5,6,7,8 2.7ha



## 5. Boxgrove Common

This former sand and gravel pit, now used as a landfill site is due to be returned to open pasture and woodland in 2021. Old maps of the site show it covered by woodland and local people remember walking and playing on the land. Once it is restored Policy EH3 seeks to return it to public use. The land is recorded as having Long Eared Bats and plants such as Red Valerian and Galingale (source Sussex Biodiversity Report - Evidence Base 13).

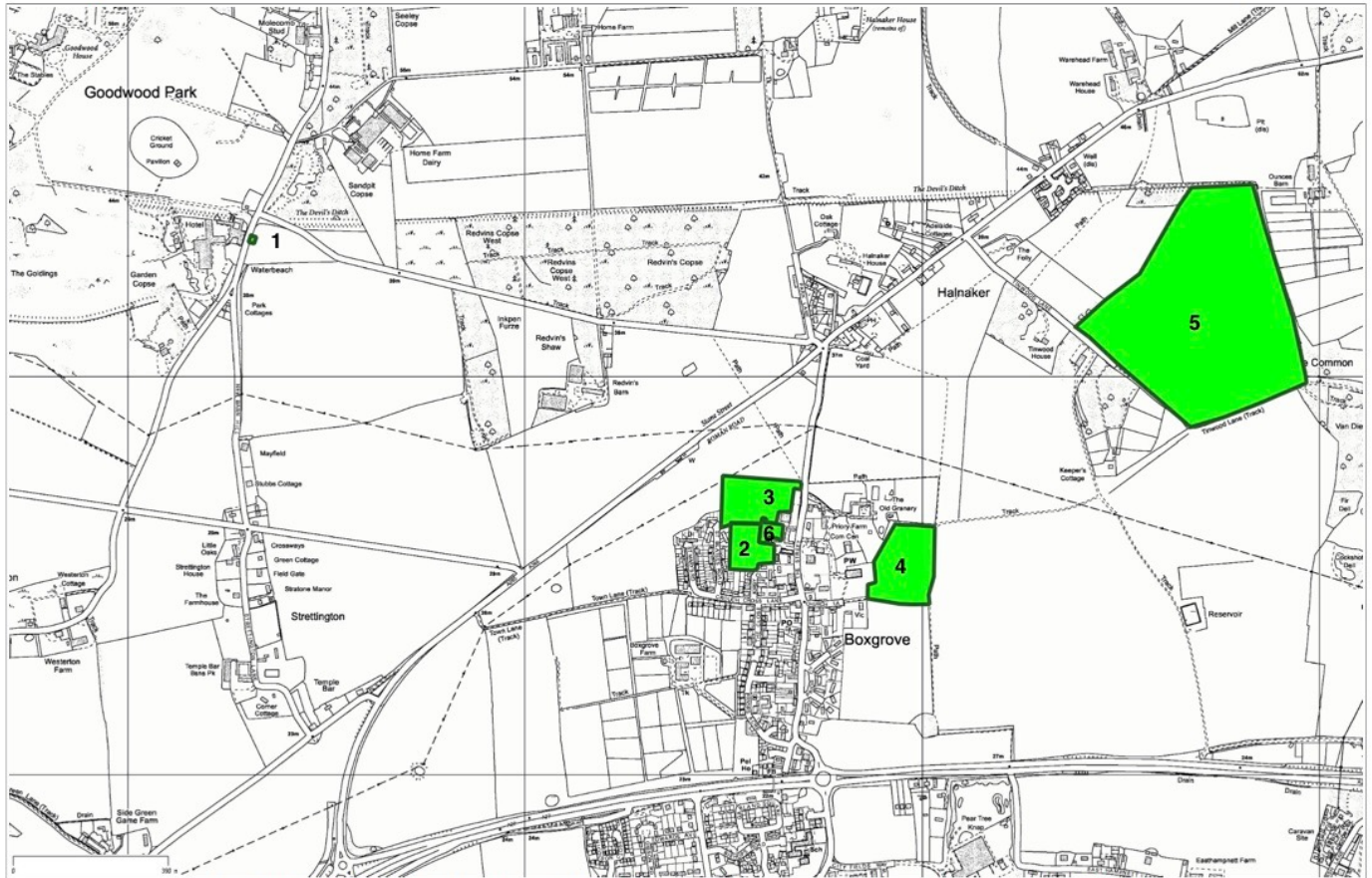
NPPF 1, 4,7 21ha

## 6. Land rear of the Alms Houses

This land forms the gardens of the Alms Houses but is also used as allotment space by residents of the Parish. It is a tranquil and attractive place which provides much needed allotment space.

NPPF 1,5,6,8 0.23ha

# Map A Local Green Space



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## **Schedule B      Local Open Space- Policy LC5**

The following areas are considered to be Local Open Spaces. They each contribute to the open feel of the Parish and are places valued by residents.

### **1.      Land south of 14 Priors Acre**

Small area of land at the entrance to Boxgrove House which enhances the street scene.

NPPF 1, 6                      0.02ha

### **2.      Land south of 33 Priors Acre**

Small area of land which enhances the street scene and is a tranquil green space.

NPPF 1,6                      0.04ha

### **3.      Priory Close Green frontage**

Tree lined green space which acts as a buffer to the road and is a haven for wildlife.

NPPF 1, 3,5,8                0.14ha

# Map B - Local Open Space



## Local Open Spaces

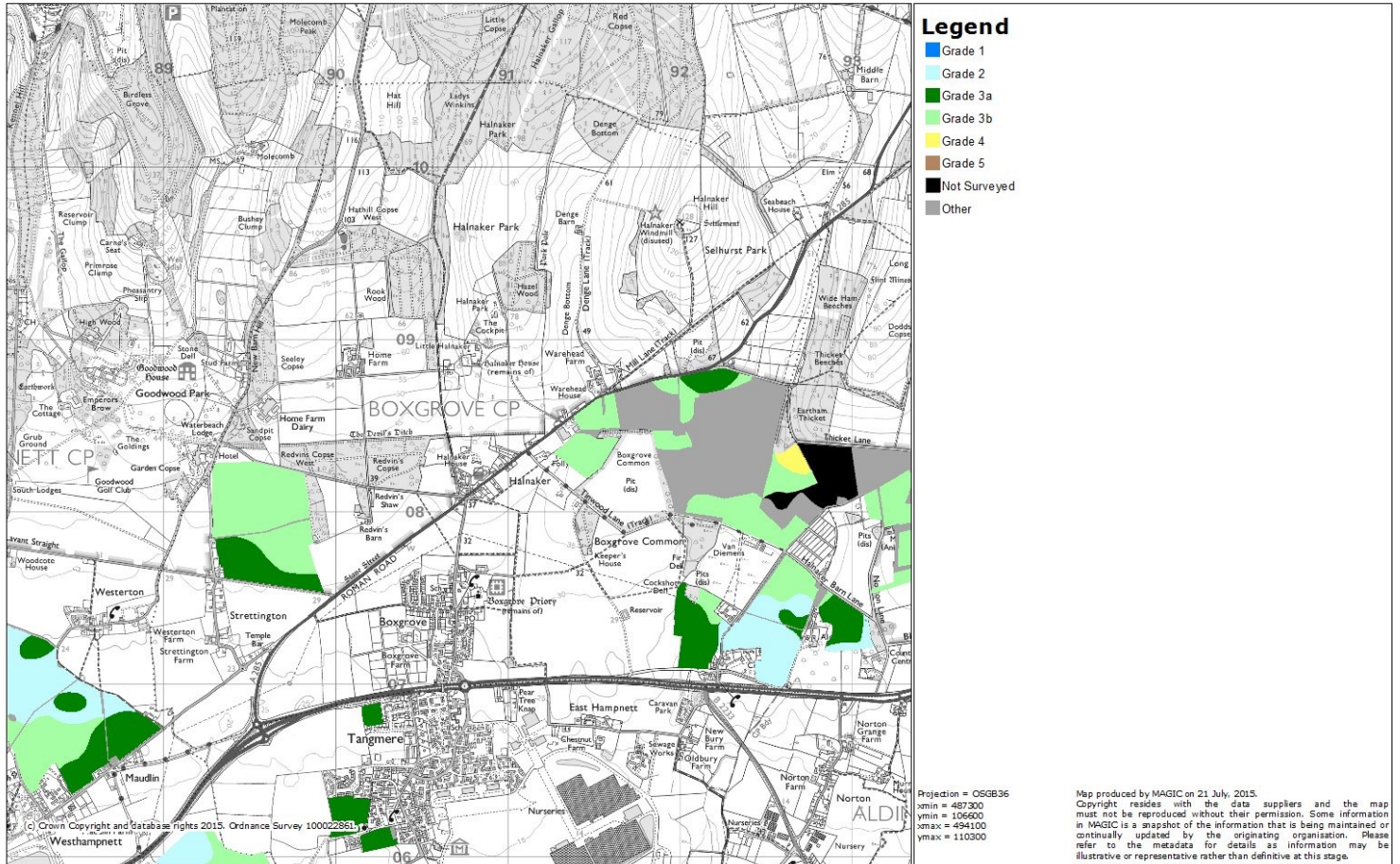
Boxgrove CP



# Map C - Agricultural Land Classification Map - Policy EH5



## Boxgrove Agricultural Land Classification

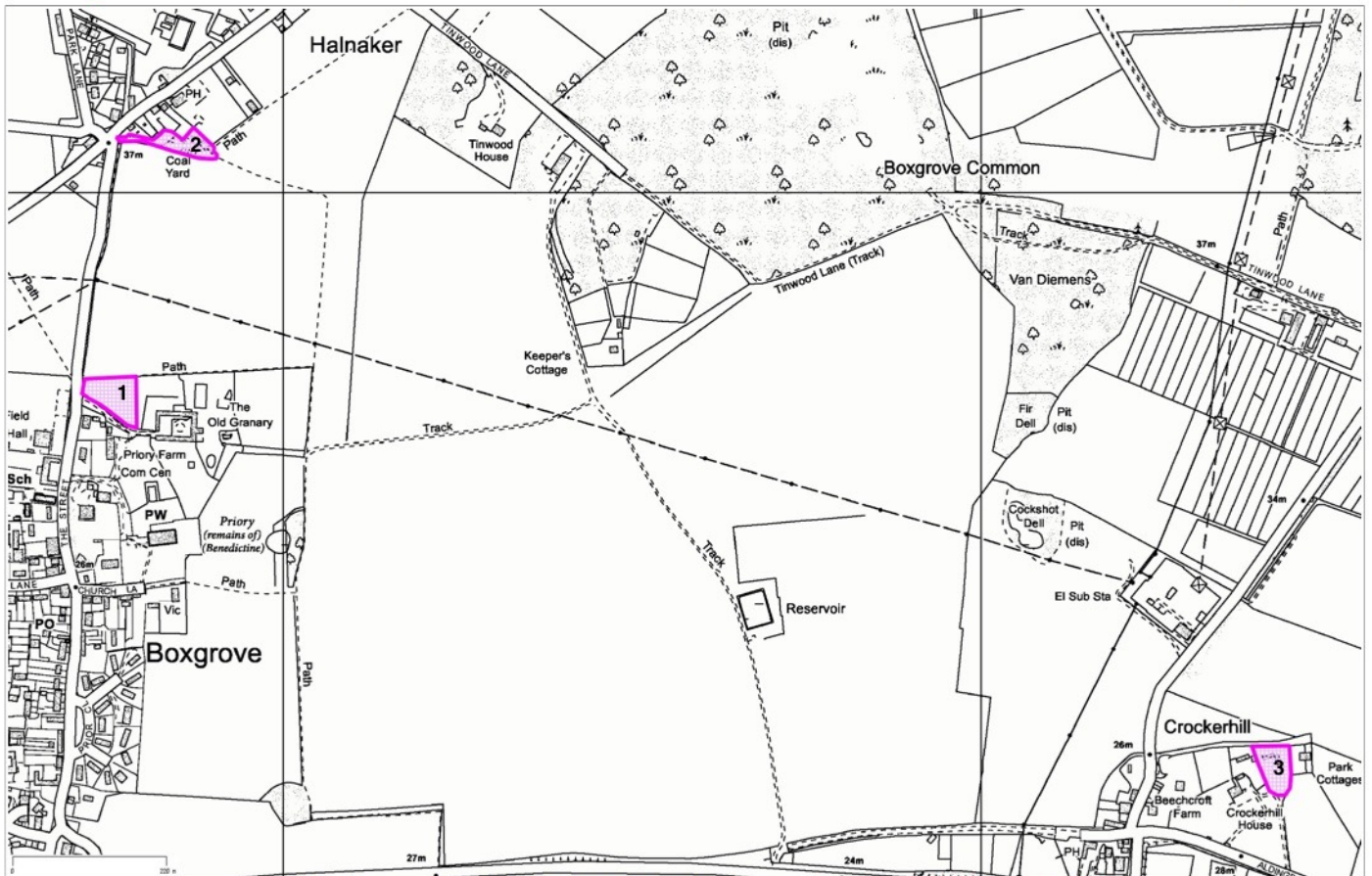


# Map D - Small Housing Sites - Policy H3



## Small Housing Sites Map

Boxgrove CP



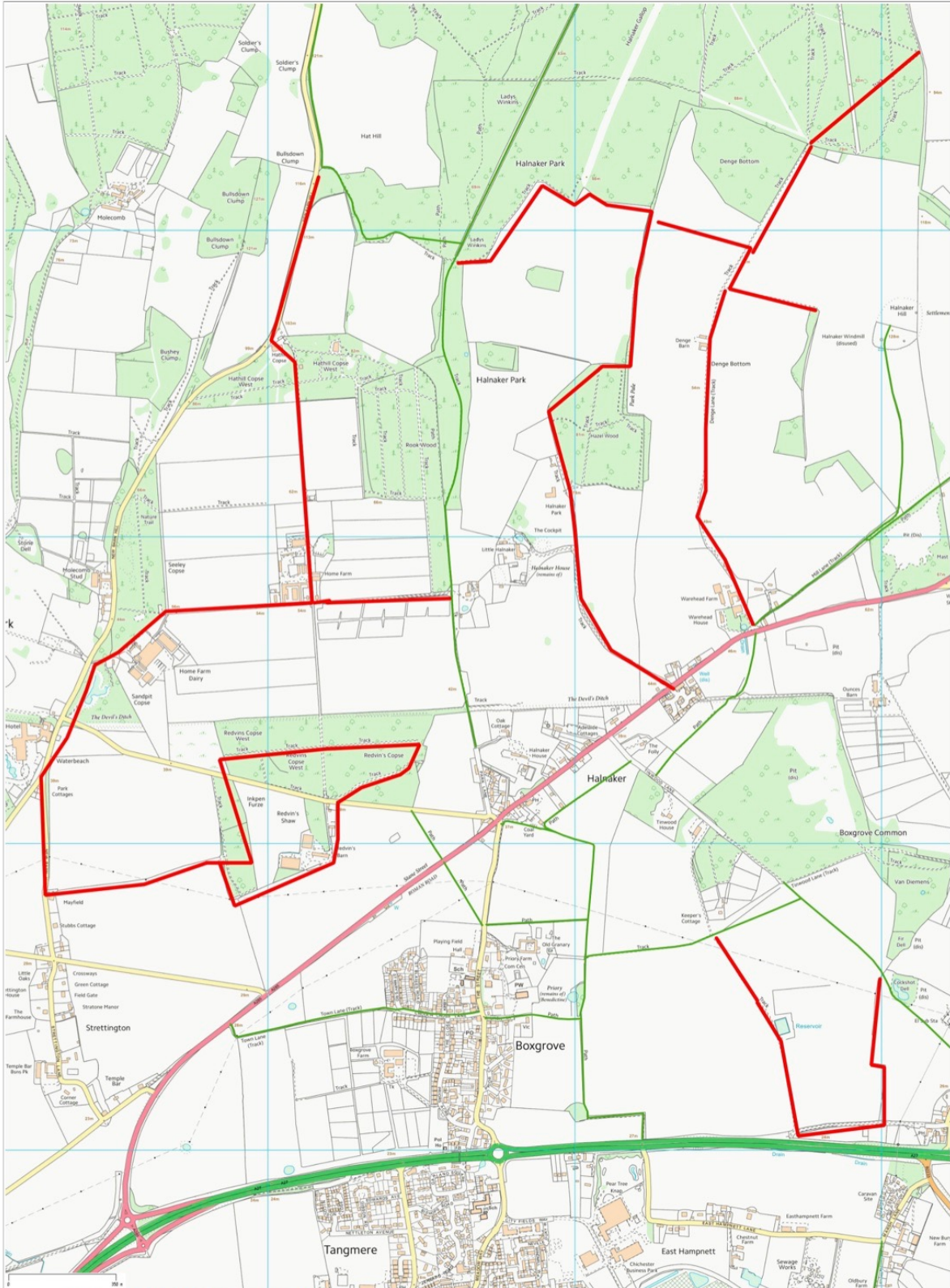
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# Map E - Permissive Paths - Policy GA1



**Proposed Permissive Paths**  
Red = Permissive Paths Green = PROW

Boxgrove CP



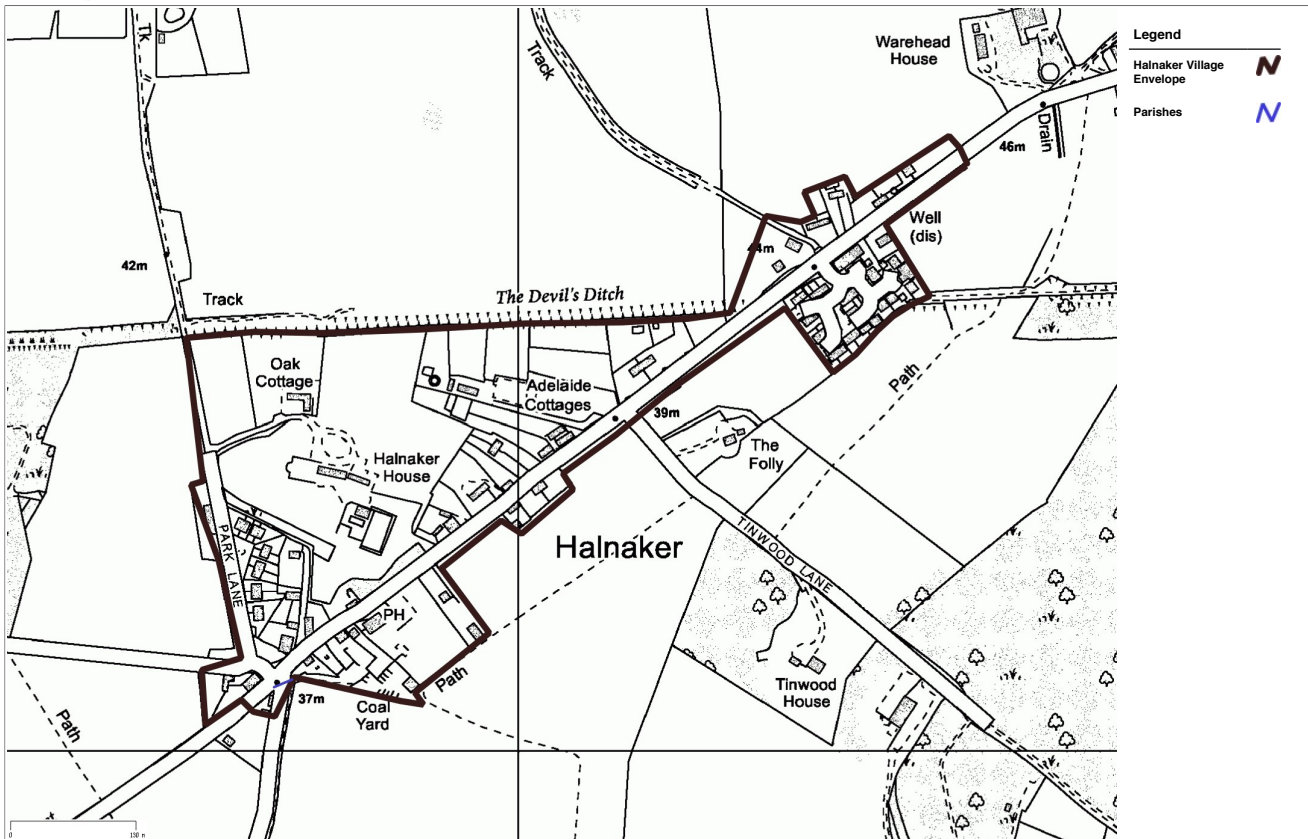
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# Map F Recognised village envelope - Halnaker - Policy SB1



## Halnaker Village Envelope

Boxgrove CP



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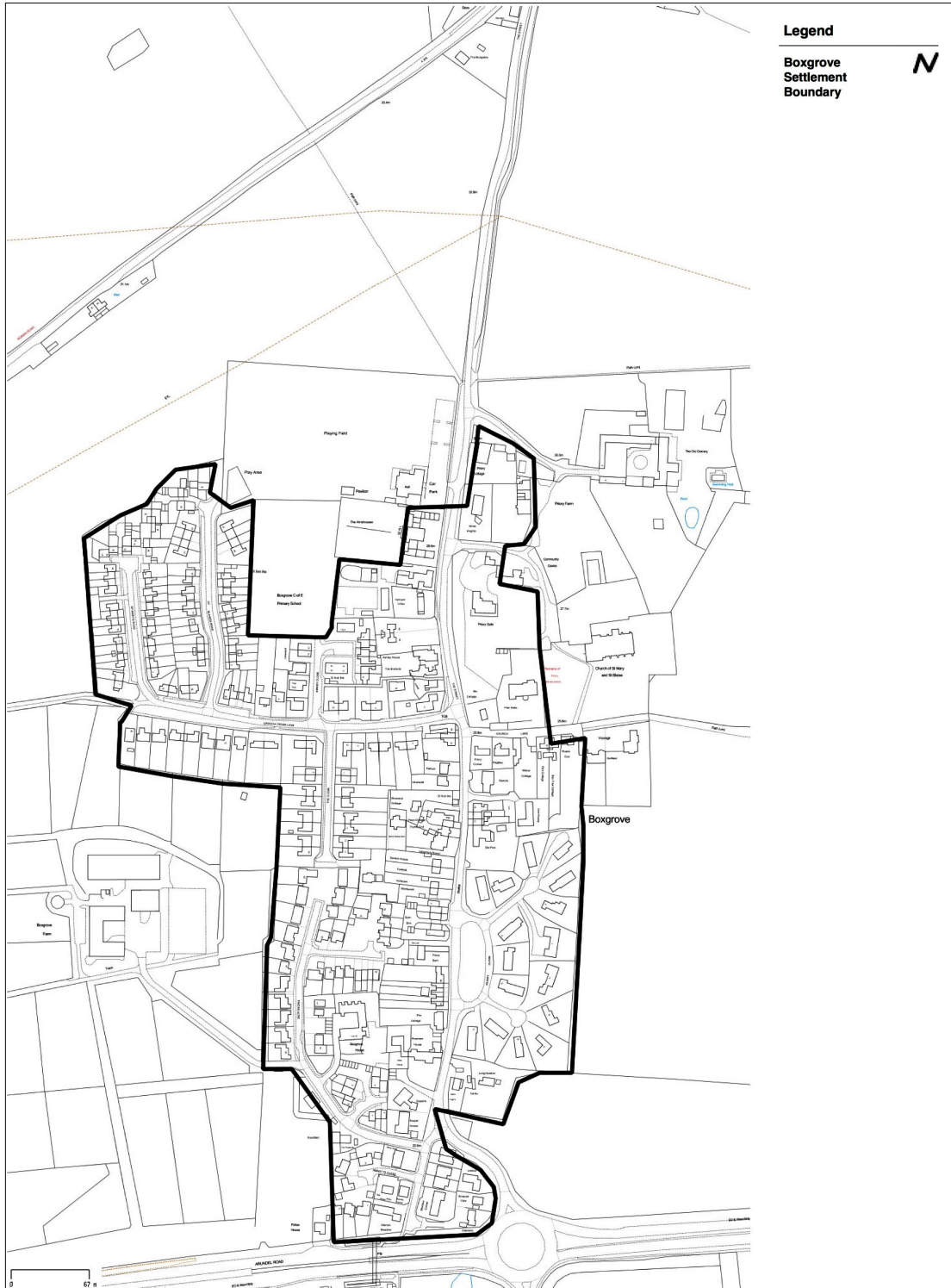


# Map G Settlement boundary - Boxgrove - Policy SB1



## Boxgrove Settlement Boundary

Boxgrove CP



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