

## Housing Sites Analysis

\* Extract from Landscape Capacity 2009 CDC document

### UPPER COASTAL PLAIN (Zone 11)

To the east of Chichester is situated Zone 11, this Zone contains the settlement of Boxgrove.

Zone 11 is generally located on gentle south facing slopes within the transitional upper coastal plain area, with the South Downs to the north and the lower coastal plain to the south. The zone is bisected by the A27 and the A285 both of which run from the south western corner of the zone north eastwards.

The settlement of Boxgrove is situated between the A27 and A285 on land falling very gently towards the coast. There is some containment to the north of the village provided by a number of small woodland blocks situated on the lower slopes of The Downs including Redvin's Copse, Redvin's Copse West and Sandpit Copse. Larger scale arable fields are the predominant land use around the settlement although there is some horticulture to the southeast.

\*\*CDC Local Plan policy 7.28 only permits developments of 6 or more dwellings to be counted against the parish housing numbers.

Table 1

	Name	Site	Area	Number of houses	Type of housing*	Conservation Area	Brownfield	Notes	Settlement Boundary Criteria (CDC Local Plan)**
1	Mr Smedley	Blundens Coal Yard	0.23ha	1	1,2,3	Adjoins - will affect the setting	Yes	Current application for one dwelling and five tourist units. Any development would compound the access issues. Could be improved if option 8 were adopted.	1,2
2	Seaward Properties	Priors Acre	0.08ha	1 or 2	1,2	No	No	No objection	1,2,3
3	Luken Beck	Stane Street	0.87ha	24				Outside of the village envelope. This site would start to join Halnaker to Boxgrove.	
4	Mr /Miss Brooks	Priors Acre	0.70ha	22		No	No	Pros and cons explored at length thru the planning application. Very little local support for this site. Poor access and amenity value due to proximity of A27.	1,2,3
5	Mr Moore	The Folly	1.2ha option for more	1 or 2		No	No	Greenfield site. Depth is totally out of keeping with the street scene. Oak ford Park to the east only gained consent because it was a brownfield site.	
6	Art Tucker	Land at Tinwood Lane		1		No	No	No objection if it is necessary for the purposes of agriculture/ viniculture	
7	Chris Todd	The Old Granary	0.32ha	4	1	Adjoins - will affect the setting	No	Greenfield site on edge of settlement. Could be used if the allocation cannot be met any other way.	1,2,3
8	Douglas Briggs	Land west of the Crossroads	0.82ha	25	1,2	No	No	Greenfield site on edge of settlement. Good use of land and a good solution to the highway issues at the junction.	1,2,3
9	Martin Walsh	Land west of Rose Cottage	0.05	1	1	Yes	No	No objection.	1,2
10	Mr Rochez	Brambles, Crockerhill	0.27	1		No	No	No objection	1,2,
11	Mr Lauanders	The Bungalow, Halnaker	0.22	?		Adjoins - will affect the setting	No	No objection. Could be combined with site 8	1,2

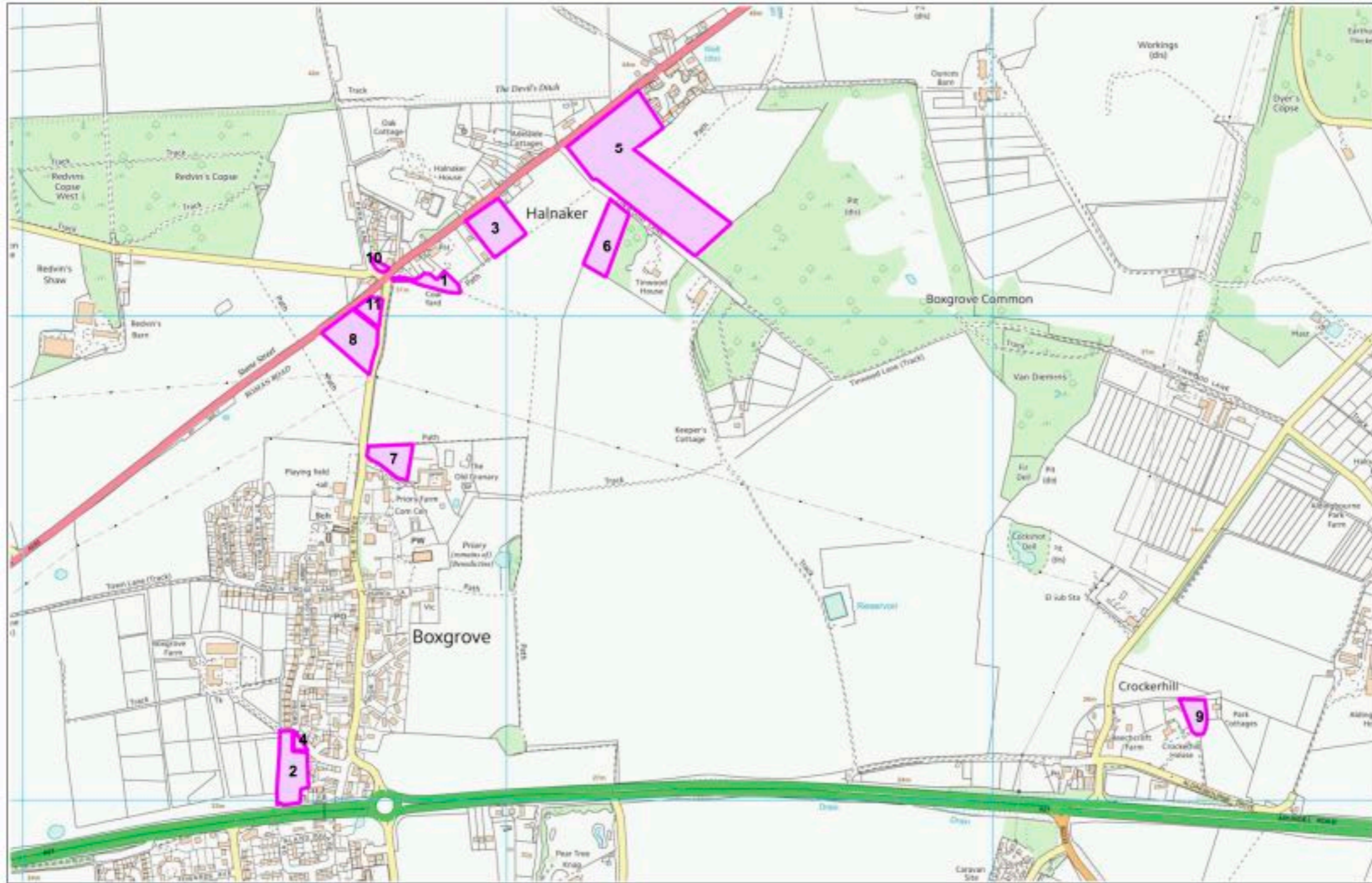
1. Respecting the setting, form and character of the settlement;
2. Avoiding actual or perceived coalescence of settlements; and
3. Ensuring good accessibility to local services and facilities.

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## Call for Sites Map

Boxgrove CP 



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