



Boxgrove Parish Council Neighbourhood Development Plan 2017-2029

Consultation Statement



1. Introduction

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015) requires that where a qualifying body submits a plan proposal to the local planning authority it must include (inter alia) a consultation statement being a document which:

- Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted - NB. To keep the document size small all of the evidence can be found in the online evidence base at <https://www.boxgrovenp.co.uk/survey-and-consultation-evidence>
- Describes how those issues and concerns have been considered and, where relevant, have been addressed in the proposed neighbourhood development plan

This consultation statement has been prepared to meet the requirements of that regulation in respect of the Boxgrove Neighbourhood Plan.

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

- 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.

Early in 2012 the Parish Council became aware that the community could create a Neighbourhood Plan for the Parish which would allow residents the opportunity to determine where development should take place. Chichester District Council (CDC) had set a housing allocation of 25 homes in its Local Plan for the area.

A small group of volunteers commenced work on the Plan and the NP area was designated by CDC at a Cabinet meeting on 4 December 2012.

A survey of all residents was undertaken in August 2012 and 123 (24.7%) households responded. The results were a good baseline from which to proceed (see <https://www.boxgrovenp.co.uk/survey-and-consultation-evidence> Results 2012 survey).

The NP then lost its way for a while until it was restarted in November 2014 when an advisor who has worked on other NPs in the area was commissioned to take the work forward.

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3. Re-starting the project February 2015

In February 2015 an open event was held to re-start the NP process. The event displayed boards giving residents a flavour of the topics that they could be involved in and gathered comments via post it notes and directly on each topic board.

4. Call for sites

In September 2015 a Call for Sites was carried out. It was publicised throughout the Parish by means of posters and via the web site. Known land owners were also targeted directly. Seven responses were received. A full analysis of each site was carried out - see <https://www.boxgrovenp.co.uk/housing-evidence>

5. Community wide survey

In September 2015 a survey of all residents was undertaken. This was done by hand to all 435 households. A further survey of all 29 businesses was undertaken. 250 responses (57.47%) were returned and 29 business responses. The key issues identified were presented to the Parish Council.

6. Goodwood Estate

The Goodwood Estate is a major landholder in the Parish and a meeting was arranged in December 2015 to talk to the Land Agent for Lord March about the estate's willingness to make land available to meet the Parish Housing requirement. The meeting was very supportive (see letter in Evidence Base) and a good line of communication opened up with the Estate. Subsequent meetings were held to discuss progress.

7. Community involvement event January 2016

An open event was held in January 2016 to display all of the sites put forward through the call for sites process as well as topic boards for all other subjects. A leaflet was put through the door of every household (see Evidence Base). Notices were put on the web site and in the church newsletter.

In the case of the housing sites residents were asked to show their support for their top two preferences and these were analysed after the event. 149 people attended the event and gave a clear response that they were happy with a development on land at Halnaker Crossing but were not happy with a development on Priors Acre - see evidence base <https://www.boxgrovenp.co.uk/survey-and-consultation-evidence> . Support was also shown for the land at Crockerhill for one house (5/6 in favour) and for development at The Old Granary (24/25 in favour).

8. Halnaker Crossing

The support for the site at Halnaker crossing prompted the NP team to carry out evaluation of the site in more detail. WSCC Highways were contacted for an informal view, which was favourable. A quote for the road improvements was obtained as was an assessment of viability from two local land agents.

9. Priors Acre

The land at Priors Acre was the subject of a planning application for 22 houses. The application was not supported by residents due to the traffic implications and was rejected by Chichester DC. However on the 26th May 2016 the appeal was allowed by the Planning Inspectorate. This caused a great deal of anger in the Parish and almost derailed the NP process as residents felt let down by the process. Localism had promised them choice but it had been taken away. Despite this they continued to support the site at Halnaker crossing.

10. Strategic Environmental Assessment (SEA) - see <https://www.boxgrovenp.co.uk/environmental-assessment>

In March 2016 the Plan a plan under Regulation 14 was submitted to CDC for consultation. A letter received on the 11th April 2016 stated that an environmental assessment of the plan was needed. CDC suggested that they might approach consultants to produce a scoping opinion for the NP team. Whilst this decision was awaited the NP team contacted a planning consultancy who suggested that the NP team may be able to carry out the assessment themselves if they could show evidence of the site's impact on environmental features. This was done by the team (see Historic Context and Landscape Appraisal carried out by team) but was rejected by Historic England as insufficient. In August 2016 CDC replied indicating that a scoping opinion would be needed.

The NP sought quotes from interested parties to carry out the SEA but was advised by two separate consultants that as both CDC and SDNPA were opposed to the site they did not wish to quote. The only quote received was too high for the Parish to consider with no certainty that the Plan would go forward.

In August 2016 CDC indicated that if the housing site was removed SEA would no longer be needed. A decision was taken by the PC to remove the housing site as an allocation but to leave reference to it in the Plan to show support if it were ever to come forward in the future and the SEA position could be resolved. Once again CDC rejected the Plan stating that an SEA was required.

Admitting the inevitable the Plan has been submitted with all reference to the housing site removed against the wishes of the residents but with no other option available. It is hoped that when the Plan is reviewed at a future date funds will be available to submit the SEA and put the housing site forward again.

11. March 2017 open event

A final public event to display the changes made to the Plan following the previous consultations was held. All residents were invited by a hand delivered poster (see Evidence Base). Notices were put on the web site and in the church newsletter. The event which was attended by 57 people showed support for the Plan to go forward (this was before it was known that CDC still required an SEA).

12. July 2017 - CDC Screening Determination

A screening determination indicating that an environmental assessment of the Plan was not required was received from CDC.

13. September 2017 - Regulation 14 Consultation

A consultation under Regulation 14 was undertaken by email commencing on the 20th September 2017 and completing on the 1st November 2017. It was sent to a list of statutory consultees as follows and was advertised on the NP web site and on posters located around the village as well as in the church newsletter:

South Downs National Park Authority
West Sussex County Council
Chichester District Council
Natural England
The Environment Agency
English Heritage
The Highways Agency
NHS Coastal West Sussex CCG
Southern Electric
British Gas
Southern Water
Sussex Police
CPRE
Historic England
Arun District Council
Goodwood Estate
Boxgrove Priory
Boxgrove School
Tangmere Parish Council
Eartham Parish Meeting
Westhampnett Parish Council
Barton Willmore
Neame Sutton
Luken Beck
Mr Tucker
Mr Moore

A roundup of the responses to the consultation and the teams actions are in the Evidence Base and attached at Appendix A. During the consultation a series of drop in events was held where residents could talk to team members about issues. 30 residents attended and the only issues raised were by the residents who overlook The Old Granary site and their agent. They were concerned about access and egress issues (which may be resolve by the traffic calming) and screening of the site which they would prefer to see sited back from the road frontage and well screened.

At the same event the Traffic Calming working group displayed options to help to reduce traffic nuisance. A full copy of their proposals can be found in the Evidence Base. The proposals were well received by residents.

14. November 2017 - Parish Council approval for the Plan to go forward

On the 4th December 2017 the amended Plan was approved by Boxgrove PC to go forward to Reg 15 and examination.

