

Housing

Objectives:

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.

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, or
- where other policies within this Plan indicate otherwise

SB1.1 The settlement boundary sets the distinction between the built form 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 do not have either.

Justification : NPPF 6,11; Obj 2,4

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.
- ix. 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 residents showed their approval for some small developments within the villages. These 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 14 for event feedback).

Justification : NPPF 6,7; Obj 2,4

Policy H4 Land at Halnaker Crossing

Support will be given to proposals for development of approximately 25 dwellings on land shown on Map FH.

H4.1 The detailed design of each site will be prepared through community workshops with the local community and stakeholders through an agreed community engagement strategy.

H4.2 The Parish had a housing allocation of 25 homes. The Halnaker site was considered the most appropriate, following an evaluation of all sites put forward through the 'Call for Sites' process (see Evidence Base 11), as it provides the greatest potential community benefit.

H4.3 An open event on the 14th January 2016 displayed all of the options for housing sites. The verdict of residents was that this was the most appropriate site due to the potential benefits to the community of improving the road access. (The road access onto the A285 at Halnaker crossing is a blind junction onto a fast moving road. Also The Street, leading through the centre of Boxgrove is used as a rat run for traffic accessing the A27. The speed of vehicles through the village was raised as an important issue by the majority of residents. The proposal provided an altered access which would remove the dangerous junction and force traffic to slow down. This combined with other traffic calming measures proposed by Hamilton Baillie Consultants could improve the Boxgrove Conservation Area and the safety of residents. This is why it is much favoured by the community. A viability statement can be found in the Evidence Base along with details of proposed traffic calming measures.

H4.4 During the life of this Plan, land at the south of Boxgrove village at Priors Acre was granted permission at appeal against the wishes of the majority of residents.

H4.5 The NP was submitted to CDC in February 2016 for a screening determination under Reg 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. They determined that an environmental assessment of the Plan was required. A number of local organisations were approached to do the work, many refused, but those who were interested quoted figures in excess of £10,000 which were beyond the means of the group or the PC to fund. In any event CDC would not give any assurance that they would support the site for development even if the SEA was favourable. It was determined that the PC could not risk spending public funds on a venture that might not be supported by the LPA. The decision has been taken that the housing site cannot be pursued through the NP. Residents still believe that the site is a good option for future housing (see Evidence Base) and it therefore will fall to a future developer to satisfy the SEA requirements.

H4.6 The WSCC Archaeological Office requires a survey of the site to be undertaken prior to the commencement of any works on site. This should be the subject of a planning condition.

Justification : NPPF 6,11; Obj 1,4

Policy H5 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.

H5.1 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