

Bosham Parish

Neighbourhood Plan 2014– 2029



Consultation Statement

Submission copy

As Approved by Bosham Parish Council 15th July 2015 Min Ref: C16/38.1

Bosham Parish Neighbourhood Plan Consultation Statement

Introduction

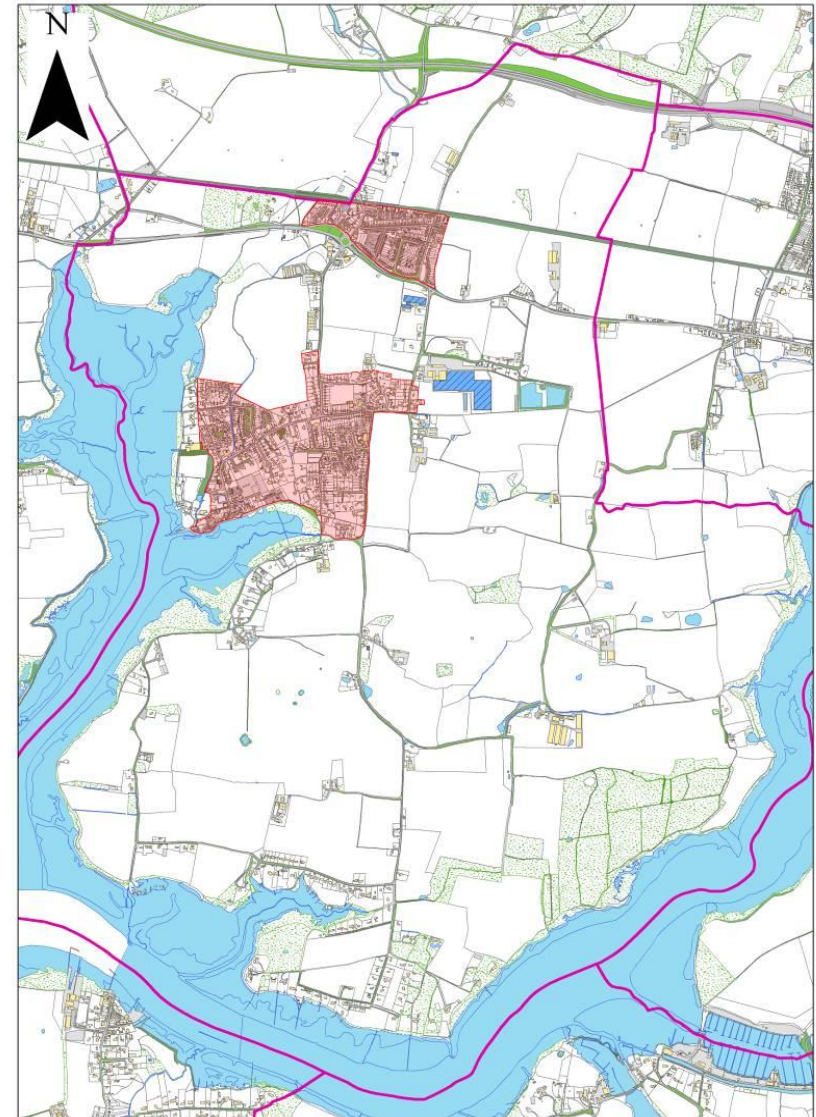
Bosham in 2011 had a population of 4,256 of whom 689 were aged 0-15, 2,376 were aged 16-64 and 1,191 were aged 64+ . Whilst it is a rural parish, most people live within two settlement areas normally called Broadbridge and Bosham, but some times referred to locally as and 'New Bosham and 'Old Bosham'.

The Bosham Parish Neighbourhood Team was formed in November 2012 with the support of Bosham Parish Council and the local amenity group, the 'Bosham Association'. Representatives from both organisations and other from the parish formed a steering group and set out to achieve recognition for the Designation of Bosham Neighbourhood Area under Regulation 61g of the Town and Country Planning Act 1990. This was granted by Chichester District Council on 18th March 2013. The designation area is shown in red outline on the map, which also shows the existing settlement boundaries of Bosham and the boundary of the Civil Parish.

Given that the Parish has two locally distributed regular monthly magazines and two community halls (St Nicholas Church Hall and the Village Hall), one in Broadbridge and one in (Old) Bosham, it was decided to consult via articles in the magazines, exhibitions in the halls and door-to-door leaflets when required.

The first task was to discover what themes a Bosham Parish Neighbourhood theme should address and what priority villagers would give to each theme. This was called a 'scoping' and 'priority search' exercise. This would then provide the basis for a series of exhibition on each of the themes identified. A grant application was made to pay for publicity and exhibitions. Professional was available within the village from r a retired landscape architect and retired academic planner and at this stage no additional professional advice was sought other than the supportive role of Chichester District Council, West Sussex County Council, Chichester harbour Conservancy and other statutory consultees as required.

What follows is a series of reports of all the exhibitions carried out between February 2013 and the summer of 2015 when the plan was finalised.



In addition, there were two Parish Assemblies, which addressed firstly issues of Drainage, Flooding and Sewerage and secondly issues of traffic and pedestrian and cycling safety. The results of the feedback of these sessions were also incorporated into the evidence base for the plan.

Lastly, a business survey was carried out and the generalised results of this are shown at the end of the statement.

Official Report of the First Public Exhibition for the Bosham Parish Neighbourhood Plan (BPNP)

In order to discover what people who live or work within the civil parish of Bosham actually want from a neighbourhood plan, it was decided to hold an exhibition at an early stage in the process of developing it. After forming a project team through adverts in the local village magazines in October 2012 and a first meeting of the project team on 5th November, the team got down to working on a schedule of activities aimed at completing a neighbourhood plan within about two years. Following on from liaison with Chichester District Council Conservation Officers who also needed to consult locally on the review of the Conservation Area which they had undertaken; it was decided to hold a joint exhibition. An official notification of the precise area for which the neighbourhood plan applied was accepted by CDC for public consultation early in January and this consultation would conclude on Friday 22nd February, the first day chosen for the exhibition. An initial grant of £1000 from the Parish Council ensured that we could afford the materials for the early parts of a continuous process of public consultation.

The purpose of the neighbourhood plan exhibition was not only to discover what topics local people would like the plan to cover but also what importance they would attach to these topics. Rather than leave it up to the exhibition visitors to use a blank sheet of paper, it was decided to suggest some themes that might be important, but without excluding other possibilities. Boards and feedback mechanisms were designed by the exhibition team and these can be found as attached illustrations. The joint exhibition was to be mounted at the Bosham Village Hall and display stands were loaned to us from the Chichester Camera Club.

The exhibition took place on Friday 22nd February 2013 for two hours and was attended by 70 local people in addition to members of the project team (5), the Bosham Association (4) and other helpers (3). It continued for another three hours the following morning and was attended by at least a further 116 people in addition to the helpers from the previous evening. All these visitors signed attendance sheets and most completed feedback forms and/or made comments on 'post-its'. Tea, coffee and biscuits were provided in an adjoining room. In all we estimate that nearly 200 people visited the exhibition during the course of the two sessions.

Prior to the exhibition 1626 leaflets had been delivered to home and business addresses within the parish with the exception of two small upper story flats which were inaccessible (about 15 in all). In addition notices were carried in two magazines which are routinely delivered throughout the parish; one is a free magazine issued to every address by local volunteers, and the other is a subscription magazine linked with the local churches. These notices were also carried on the websites of Bosham Parish Council and the Bosham Association. The Bosham Association also emailed this same notice to 270+ of its members as did the Bosham Hoe Estate Company to all its members and all the residents who are members of the Smugglers Lane Neighbourhood Watch received the same notice as well. We received 7 emails from interested people who were not able to attend the exhibition and these will be added to all those who wished to be kept in touch.

In analysing the responses to the suggested topics it was decided to give weighted points in order to people's priorities so a highest importance ranking received 5 points and the least important of the top five received 1 point. Others topics which were not prioritised at all by our visitors received 0 points. The scored priorities with their weightings were then ranked and the results can be seen in the table below. The Feedback forms allowed visitors to add comments and suggest other topics as did available post-its that could be fixed to a board labelled "Any more bright ideas?"

Quantitative Analysis of the Feedback Topic	Order of importance					Total Score
	1st	2nd	3rd	4th	5th	
Flooding and drainage	49	9	10	9	5	334
Strategic gap between settlements (anti coalescence)	18	19	15	6	6	229
Green space, views and landscape setting	10	12	13	12	6	167
Affordable Housing	14	10	10	4	8	156
Conservation area	12	5	7	11	6	129
Parking and traffic speeds	8	8	6	6	16	118
Public footpaths and access	5	8	7	4	11	97
Play and sports	1	10	9	11	2	96
Broadband and other services	5	6	10	3	10	95
Access to the harbour	4	5	9	12	4	95
School and childcare	8	5	7	2	3	88
Ecologically sensitive areas	6	2	11	7	6	91
Public transport	2	5	3	10	12	71
New housing	6	5	0	6	5	67
New small business premises	3	2	7	4	11	63
Street lighting	0	4	5	7	15	60
Halls and meeting places	0	3	9	7	3	56
Enhancement of existing built environment	3	4	3	5	2	52

The BPNP’s next task is to identify Area Liaison Persons (ALPs) and Members of Theme (topic) groups (MOTs). Obviously the area-based reps can help two-way communications as the Project Team carries on its work whilst the Theme people develop their evidence and ideas for policy. This will also include identifying gaps in the evidence, site-visiting and organizing exhibitions. The Theme Groups can be formed from those identified during this initial exhibition and each one it is hoped would plan for an exhibition during the next 12 months. Some exhibitions could obviously be combined. So far we have we have a project team of six volunteers but this too needs expanding. Area and Theme Representatives will work with small sections of the local community or groups such as businesses, services, clubs, or young people. You’ll work in a team and be supported

throughout the process. Project Team members are responsible for the preparation of the Neighbourhood Plan including background studies which will inform the Neighbourhood Plan policies. If you are Interested in helping in any capacity please email the **project team** now. We shall be able to supply you with some terms of reference. There will be many other chances to contribute throughout the development of the plan. So please do get involved: it's an important opportunity for everyone to shape the future of Bosham.

There will be important stages that we need to pass and they include

- Gathering available evidence from Chichester District Council and other relevant information
- Draft vision and objectives
- Check for conformity with national and council policy
- Consult the community on draft visions and objectives
- Develop Sustainability Appraisal Scoping Report

It is hoped that we will be able to bring together all those involved, whether they be Area representatives, Theme people or Project team members within the next six weeks (in the first week of May 2013) in a single meeting at the Bosham Centre, off the recreation ground

Display Boards used as follows:~



WELCOME TO OUR FIRST EXHIBITION
Thank you for coming to the first exhibition about the Bosham Neighbourhood Plan, which will shape the future of Bosham Parish.



The exhibition aims to:

- 1) Raise awareness that we're starting to prepare your neighbourhood plan
- 2) Let you know how to get involved
- 3) Find out what issues are important to you

We hope you'll find it informative.

Please ask, the Project Team any questions you have, and use the feedback form to let us know your views. Please bear in mind nothing has been decided yet: it's up to you how we proceed.



What stage are we at ?

So far we have established that we want to plan for the whole Parish of Bosham and have made an application to Chichester District Council for the designation for the Neighbourhood Plan.

We have publicity support from the two local magazines (Bosham Life and The Village News) and the support of two local websites (run by Bosham Parish Council and the Bosham Association).

We are aware of some of the evidence we need to include in a neighbourhood plan (largely taken from various reports on topics like Local Housing Need, Traffic, Flooding, Sewerage, Harbour Matters and the recent Bosham Village Design Statement). Obviously we have a lot more to do.

We aim to hold up to eight local exhibitions on a variety of topics during the next year or so using display boards, questionnaires and information leaflets. We hope that these will also be opportunities when people interested in particular topics of the plan and parts of the neighbourhood have the chance to make an input. We would aim to hold these exhibitions at Bosham Village Hall and St Nicholas Church Hall, Broadbridge.

WHY HAVE A NEIGHBOURHOOD PLAN ?

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work.

The whole community has a say in the Neighbourhood Plan, both as the plan develops and then voting on it through a referendum and final adoption.

It's important that we have a Neighbourhood Plan. If local people don't prepare one under the new Localism Act, there's a danger that planning decisions will be taken elsewhere.

YOUR NEIGHBOURHOOD PLAN WILL CONSIDER THE PLANNING RELATED ISSUES THAT LOCAL PEOPLE WANT TO ADDRESS

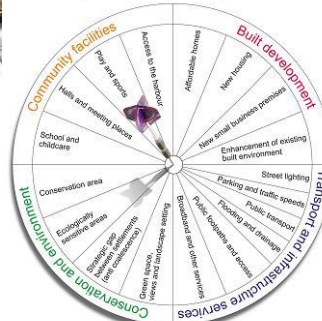
Your neighbourhood plan will:

- allow you to say where you'd prefer new homes, shops and offices to be built
- let you have your say on what those new buildings should look like and what structure should be provided
- groups of local people the power to deliver the development that their community want. They may wish to build new homes, businesses, shops, grounds or meeting hubs
- our aims for improvements to roads and public rights of way, which green spaces should be protected, community facilities, order transport, drainage and so on.

Neighbourhood Plans have to take account of the National Planning Policy Framework as well as the existing District-wide Local Plan. It also has to consider the Bosham Village Design Statement. Once agreed, it will become a legal 'plan', part of local planning policy used by Chichester District Council when they're on planning applications.

HELP US HIT THE MARK

Please tell us what issues the Neighbourhood Plan should be addressing. Tell us also how important a priority these issues are. The dashboard may inspire you, but don't feel limited by what is already written here.



Please tell us which topics are the most important to include by entering the numbers 1 (most important) to 5 (least important) in the sectors below on the form provided, plus any additional comments or topics that you may wish to add.



HOW WILL IT WORK AND WHAT ARE THE NEXT STEPS ?

KEY STAGES OF A NEIGHBOURHOOD PLAN

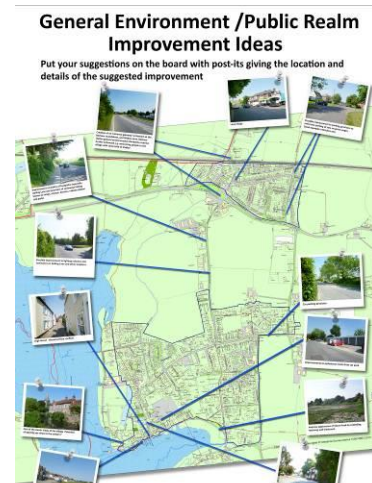
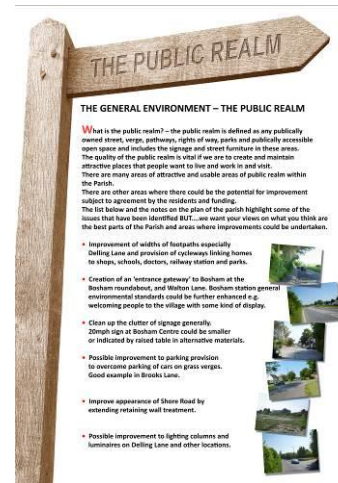
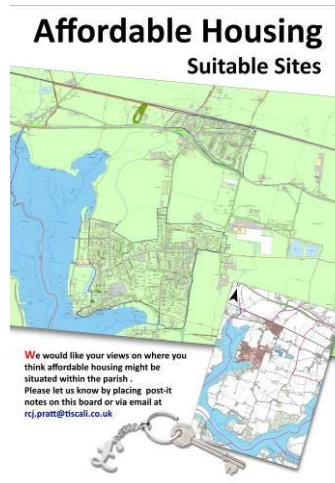
- 1 - How to engage in Neighbourhood Plans**
Consider whether a Neighbourhood Plan is the most appropriate way for the community to get involved in the planning of the locality.
- Tell the community on board
- Develop the Neighbourhood Plan Team
- Develop a Neighbourhood Plan
- Develop an engagement strategy to involving the Neighbourhood Plan
- Open up a list of people to consult
- Develop a communication strategy to carry out the consultation.
- 2 - Designating your Neighbourhood Plan Area**
Develop the Neighbourhood Plan proposal to Chichester District Council
- Give details of the Neighbourhood Plan proposal to Chichester District Council
- Chichester District Council publish the application for a minimum of six weeks.
- 3 - What you want to achieve (vision and objectives)**
- Gather available evidence from Chichester District Council and other relevant information
- Draft vision and objectives
- Check for conformity with national and council policy
- Consult the community on draft vision and objectives
- Develop a Sustainability Appraisal Report
- 4 - How you achieve it (developing the plan)**
- Develop a plan
- Check for conformity with National and Council policy
- Amend draft Neighbourhood Plan response to consultation and feedback
- Consult the community and stakeholders on the draft Neighbourhood Plan
- Carry out Sustainability Appraisal on the draft Neighbourhood Plan
- Develop a Neighbourhood Plan proposal to Chichester District Council
- Give details of the Neighbourhood Plan proposal to Chichester District Council
- Chichester District Council publish the application for a minimum of six weeks.
- 5 - Independent examination**
- Agree a plan
- Independent Examiners report published on Chichester District Council's website and decision statement sent to the parish council and on-line (as has previously been a requirement)
- Chichester District Council considers Independent Examiners report.
- 6 - Referendum**
- Consideration of recommendations from examination
- Chichester District Council considers a local referendum.
- 7 - Adoption**
- If the referendum indicates a majority community support (more than 50% of the turnout which must be at least 50 people), the Neighbourhood Plan is adopted by Chichester District Council and has the same weight as other planning policy for the district.



Official Report of the Second Public Exhibition for the Bosham Parish Neighbourhood Plan (BNP)

The First Public Exhibition identified the themes and the priorities for the neighbourhood plan, the first four of which were Flooding and Drainage (addressed at the Parish Assembly in April), Strategic Gap Between Settlements (anti coalescence), Green Space, Views and Landscape Setting (both addressed in response to the District’s Key Policies Draft for the Local plan). Next priority identified was Affordable Housing, which together with a lesser priority, the Enhancement of Existing Built Environment, was chosen for the second exhibition. Again, 1626 leaflet were delivered to all household and business addresses in the parish. In addition, this time, another 200 were distributed via parents whose children attend Bosham Primary School. Also, the District Council’s Rural Housing Enabler wrote to 84 households who have a legitimate local housing need for affordable housing inviting them to come along. Further, notices were carried in two magazines which are routinely delivered throughout the parish; one is a free magazine issued to every address by local volunteers, and the other is a subscription magazine linked with the local churches. These notices were also carried on the website of Bosham Parish Council.

The NP project team presented five poster boards and an explanatory leaflet on how affordable housing might be achieved for Bosham. In addition, staff from the District’s affordable housing section attended with pamphlets explaining the District Council’s approach to securing affordable housing in rural locations.



The exhibition took place on Friday 28th June 2013 for two hours and was attended by 74 local people including members of the project team (4), the Bosham Association (2) and other helpers (6). It continued for another two hours the following morning and was attended by a further 25 people in addition to the helpers from the previous evening. All

these visitors signed attendance sheets and most made comments on 'post-it' notes. Tea, coffee and biscuits were provided in an adjoining room. In all we noted that 105 people recorded their visit to the exhibition during the course of the two sessions.

The leaflet on affordable housing prospects for the parish read as follows:-

Affordable housing: Some particular questions about affordable housing for Bosham Parish

What is affordable housing? The government defines affordable housing as including social rented, shared ownership and intermediate rented housing. Intermediate rent is similar to social rented, but at a slightly higher cost. The majority of new affordable housing in rural areas will be social rented, as this is what is most needed. However, we shall investigate what the balance of types should be for Bosham.

How much do we need? Currently there are 84 households who have registered with Chichester District Council a housing need AND a local connection/preference for Bosham. At the same time, the Bosham Area has a number of constraints on the amount of developable land. These constraints have been identified by the Bosham Neighbourhood Project Team as drainage, sewerage capacity, and the fact that 84% of the parish is covered by the protective designation of being within the Area of Outstanding Natural Beauty. Clearly although there may be a very great need, Bosham will only be able to meet some of that need within the plan period. The Chichester District Council has suggested in their last Draft Local Plan Key Policies that our Parish should be able to find sites for 50 dwellings. Our own evidenced-based research (sewerage and drainage assessments) suggests that the figure is nearer 38 homes in total. It is likely and desirable that some of this number should be market-priced housing alongside the affordable housing.

Where should it be built? What should it look like? What should it not look like? Should we prioritise people with a local connection? Since the Settlement Policy Areas of both Bosham and Broadbridge are 'full', the new development will have to take place on 'exception sites'. Much of the detail of how exception sites are nominated and brought forward, how a scheme's size will be determined, how the land is purchased, how the homes will be allocated, what the rent levels will be, is all set out in the pamphlet "Frequently Asked Questions about Affordable Housing" available at this exhibition or on-line at CDC's website: <http://www.chichester.gov.uk/index.cfm?articleid=15376>

Where can such sites be found? Chichester's Strategic Housing Land Availability Assessment (SHLAA) identifies sites across the district that may have potential for housing development. This may be found at <http://www.chichester.gov.uk/index.cfm?articleid=8215>. A number are listed for Bosham Parish. However, in practice there are a number of constraints. Besides those of landscape already mentioned, others identified so far are those of the capacity of our sewerage and drainage systems. The only sites identified in Chichester District's SHLAA (February 2013) which already have hard standing and/or roofs, therefore would not contribute additional run-off to already periodically flooded neighbouring areas, are as follows: BO08185(0.32ha), BO08198 (0.34ha) and BO08194 (1.26ha) identified as developable within 6-10 years. These are identified as potentially contributing 0.32 hectares (i.e. 7 dwellings), 0.34 hectares (i.e. 8 dwellings) and 1.26 hectares (approximately 23 dwellings). This means that we have possible sites for up to 38 new dwellings, providing that these new developments add no additional burden to the existing drainage and sewerage capacity. The sites are shown on the large map in the exhibition.

What additional facilities will more housing require? By using derelict or abandoned sites with existing roofs and hard standing, we aim to make drainage issues no worse. Additional sewerage capacity may require commensurate investment. The NP Team aims to obtain capacity assessments for Bosham Primary School and nurseries, local sports clubs and their associated facilities, public transport, shops and other services.

Do help the Neighbourhood Planning Team by giving your own views on these questions and others.

The following comments were received, via 'post-it' notes, on our original themes in addition to those specifically solicited on affordable housing and the public realm. These are listed by alphabetical order rather than by order of priority. **Comments in blue appear twice as topics overlap.**

A Access to Harbour

B Affordable Housing

1. Sites: south of Walton House and Bullock Barn – good sites for new housing. Dolphin House – not suitable unless access road included to new cricket ground currently under development.
2. YES to the 3 sites on map and fire station. **NOT** along main road to Chichester.
3. The 3 suggested development areas seem good ideas.
4. Yes to all three potential Affordable Housing sites. This would help many families with local connection desperate to move to Bosham.
5. Any of the sites is fine, all close to shops and transport.
6. No more than 20 located top of Walton Lane old nursery land OR nursery land east side of road on old nursery land.
7. Existing brown field sites eg Bullock Farm and south of Walton House are less likely to meet local resistance.
8. Land south of Walton House would be favourable for affordable housing and could release S106 for footway provision along Walton Lane.
9. Land south of Walton House. This will congest the road junction onto the A259, especially on school pick-up and drop-off times.
10. Field opposite Creed Cottages would be suitable for affordable housing. Would aid in masking view of pretty poor apartments recently built in Taylors Lane.
11. Development south of or alongside Rectory Farm would be seen as a wrong solution in a wrong place – distance from A259/shops, PO; overload of sewage farm, green field site, flooding risk, etc.
12. Yes we need rural housing at an affordable rent. **NOT** on green field sites.
13. Rebuild garages by car park (Quay) in same vein as Bosham Walk. Existing garages retained as car parking with affordable FOG housing over.
14. What about French Gardens?
15. Affordable housing should have some market mix.
16. Affordable housing should be sympathetic to existing built form. West Ashling is **NOT** a good example.
17. Keep all this development to a minimum. We do not need an excessive enthusiasm – adequate affordable housing is OK – nothing more.
18. Find a location for say 50 affordable houses for local people.
19. Should provide for more affordable housing than CDC suggest. Not less.

20. Yes but very carefully sited, eg south of A259.
21. Please make affordable social housing in Bosham as there are many families in great need of housing with local connection.
22. We want 2 bed homes with their own garden and allow for pets.
23. I agree that there should be housing available for young people in Bosham. Needed ASAP!
24. I also agree that there should be housing in Bosham for young men and women, not single mothers as this is also unfair.
25. Limited scope given scale of existing village and targets, therefore priority to local connection and key-workers (given good location for Chichester and transport routes).
26. If housing is restricted to local people there should be opportunities for people to move into the area if they can demonstrate contribution to the local economy by having jobs in the local area.
27. Housing badly needed for the children of LOCAL people who have to pay high rents miles away.
28. Please make social housing allocated to local connection as priority first.
29. Affordable housing for people with local connections.
30. No priority to be given to those who work in village for 1 year, surely 5 should be a minimum.
31. No priority to those born in village.
32. Limit 'right to buy' affordable housing.
33. Please emphasise part ownership schemes.

C Broad Band

D Conservation Area

E Ecologically Sensitive Area

F Enhancement of Existing Built Environment

1. Welcome sign to village – should be located at Berkeley Arms intersection.
2. Put up simple sign "Welcome to Bosham".
3. Improve Broadbridge roundabout to do village justice. The 'seascape' plans adopted by two of our neighbouring towns do look good and appropriate.
4. Do NOT create a GATEWAY TO BOSHAM at the roundabout. Traffic and visitors do not need to be "directed" into the overcrowded village and harbour side.
5. Tidy up scruffy houses somehow? (Williams Road).
6. Parking outside shops in Station Road needs improvement – could this be provided from planning gain from new housing in Bosham.
7. ?"Subsidy" to restaurant and pub to improve frontages.

G Flooding and Drainage

1. What about sewage at Appledram.
2. Steps to be taken to avoid flooding.
3. Drainage problem must be improved.
4. Sort drainage – silting and inadequate pipe work on Brooks Lane.
5. [Improve pavements and stop parking on verge as this is damaging to pipe work.](#)

Official Report of the Third Public Exhibition for the Bosham Parish Neighbourhood Plan (BNP)

The First Public Exhibition in February 2013 identified the themes and the priorities for the neighbourhood plan, the first four of which were flooding and drainage (addressed at the Parish Assembly in April), Strategic gap between settlements (anti coalescence), Green space, views and landscape setting (both addressed in response to the District's Key Policies Draft for the Local plan). The Second Public Exhibition in June 2013 addressed affordable housing and the enhancement of existing built environment.

For the third exhibition the related themes of parking, traffic and Bosham as a destination for visitors was chosen. For publicity, notices were carried at the end of September in two magazines, which are routinely delivered throughout the parish; one is a free magazine issued to every address by local volunteers, and the other is a subscription magazine linked with the local churches. These notices were also carried on the website of Bosham Parish Council and 12 A4 posters were displayed at various locations throughout the village. In addition, a separate flyer was inserted in the village magazine delivered to every one of the 1600 household in the parish at the end of October and an email address was prominently advertised for inviting comments from those not able to attend the exhibition .

The NP project team presented thirteen poster boards and an explanatory leaflet on managing visitors to Bosham. In addition, members of the two teams who had gathered the evidence and were making policy recommendations of managing visitors, traffic and parking also were in attendance.

Welcome to the third Neighbourhood Plan exhibition – progress statement

- Our first exhibition identified priorities for the neighbourhood plan. The top three were:
 - Flooding and drainage
 - Strategic gap between settlements (anti coalescence)
 - Green space, views and landscape setting
- Our second exhibition focused on affordable housing and improving the existing built environment.
- This third exhibition is about two main themes:
 - Bosham as a tourist destination
 - Use of the car park
 - Potential for information boards
 - How to deal with the challenge of traffic and parking
 - Reducing traffic speeds
 - Creating safe routes for children
 - Improving the Swan Roundabout



Traffic and visitors

- Bosham has a usual resident population of 2,300. There are 1,328 households with 2,011 vehicles and 1327 people economically active (2011 census).
- Travelling to work by train (77), by bus (123), Motorcycle etc (7), by car or van (856), as a passenger in a car/van (59), by bike (71), on foot (84)
- Those who work mainly from home account for 162.
- On weekdays, many trades vehicles enter and leave the village each day and it would be fair to assume that there are about 1,000 'round-trips' through the parish per day not including traffic passing through the village (mainly east/west).
- Bosham can expect 150,000 -200,000 visitors a year, and up to 2,200 on a sunny bank holiday.

Over the winter we shall write policy recommendations for the topics covered in the first three exhibitions. We will also gather evidence on:

- Play and sports
- Broadband and other services
- School and childcare
- Ecologically sensitive areas
- Public transport
- New housing
- The needs of businesses and business premises
- Street lighting
- Halls and meeting places
- Access to the Harbour

If you think that you can help out with the plan preparation, please do get in touch. Contact us at rcj.grainger@iscall.co.uk




What have we discovered about our visitors?

- The Neighbourhood Plan needs to consider the impact of large numbers of visitors on access, parking, congestion, recreational space, etc. We counted cars on sample days to estimate visitor numbers:
 - Average visitors per day in summer school holidays 1,300 (in about 400 cars)
 - Varies from 600 visitors on a wet day to 2,200 on a sunny day
 - 60,000 visitors in total over the summer school holiday period
 - Total of 150 – 200,000-visitors a year (subject to revision)
- Visitor profile – Survey Questionnaire completed by 480 visitors Aug Bank Holiday/weekend
 - Nearly two thirds visit for 2 hours or less
 - Drawn here by Bosham's unspoiled, historic character, beauty, waterside views, birdwatching, photographic opportunities
 - Very high proportion of repeat visitors – half come several times a year, a quarter annually or every few years
 - In summer half a third of visitors are families with kids under 18
 - Groups of friends make up another third
 - About half are from over 50 miles away
 - Mostly come by car. About 10% by bike or walking
 - Common to combine with visit to Chichester, Arundel or other local place
- Quay Meadow is an important local recreational space which has to be shared with visitors. With 100 or more visitors on it at any time on a sunny summer day it is becoming over-congested.



Outline Policy Recommendations on Visitor Theme 1



- Information to visitors should be supplemented by providing a downloadable "app" & QR. The amount of information that can be displayed on a board is limited – and (without printing leaflets) cannot be carried around the village. It would be downloadable by pointing the smartphone camera at a bar code. Archaeological information could perhaps be provided by the council officer (James Kenny), bird watching, and local flora information by Richard Williamson, historical information by Joan Langhorne; information about the sailing by the Commodore of BSC, etc.
- The number of visitors should be monitored a few times each year (primarily in peak summer) to provide a firm basis for planning how to cope with future visitor numbers.
- The number of visitors arriving by bicycle should be monitored from time to time each year. The numbers are clearly growing and at some point we may need to manage them
- Disabled parking – no specific recommendations
- The growing need to supplement Quay Meadow as a recreational space should be recognised in the Neighbourhood Plan.



Outline Policy Recommendations on Visitor Theme 2



- Local Public Policies should recognise the economic and social value of Bosham and particularly the harbourside and the conservation area as an important visitor destination. Bosham clearly plays a part in the wider area's tourist infrastructure (alongside Chichester itself, Arundel, Fishbourne Roman Palace, West Wittering, etc) which brings substantial income into the area.
- We should neither actively discourage or actively encourage visitors. Bosham is a beautiful, historic and unique village and it would be anti-social to discourage visitors. At the same time, the historic centre of the village is congested on peak days.
- Any changes within historic centre of the village should be minimal. Visitors surveyed made clear that it is the tranquil, historic beauty of the village centre coupled with the water views, which all attracts them here. "retain the historic character. Don't urbanise Bosham".
- Excessive signage should be removed wherever possible
- An Information board should be located beside a pedestrian gateway arch at the car park exit. At the moment visitors get little information about the village and what there is to see. As most arrive by car, the car park is the obvious and least obtrusive place for an information board.



Traffic and Parking: Outline Policy Recommendations 1

- Extended 20 mph speed limit zones:** two coherent areas of extended 20 mph limits are proposed for central and northern Bosham, respectively. The northern part of Delling Lane could also possibly be 20 mph limit. Bosham Primary Travel Plan <http://www.bosham.org.uk/wordpress/wp-content/uploads/2013/07/Bosham-Primary-Travel-Plan-2013.pdf>
- Junctions:**
 - Some roundabout efforts should be made to increase the character of the roundabout as the principal point of access to the village.
 - The Barbary development at 20mph limit will help pedestrians to cross. (See also new Footpaths)
 - Station Road/High Lane Road/Junction entrance the new 20mph proposal will help but the double yellow lines need to be enforced
 - The pedestrian access in the Farm shop (C/O category) in Delling Lane needs to be reviewed.
 - Double yellow lines are proposed to prevent parking on the southern side of Wilton Lane between Taylor Lane and the Barbary Area
- New footpaths:**
 - Wilton Lane** between the A23 and the Primary School. The road is generally narrow, with no pavements and a very steep bank at Rectory Farm. It is suggested that a central footpath 100' wide be provided on the west side of Wilton Lane. The A23 is a 20 mph zone.
 - Off Delling Lane:** one of the existing footpaths from Green Lane to School Lane should be reviewed, and a new footpath from Green Lane across the Western side of the recreation ground should be explored.
- A shikane in Taylor Lane, just north of Sumps Lane:** Taylor Lane currently has a dangerous narrow point, with no footpath, north of Sumps Lane. The footpath from the Drive and Shore Road towards Fulbourne or past Farmers Lane at this point, via a grassy area, is being proposed to vehicle travelling south. In addition, a new section of pavement should be provided in the western side of the road to link the existing pavement in Taylor Lane to Sumps Lane.
- Sumps Lane should be part of the extended 20 mph zone and a new stop sign should be installed at the junction with Taylor Lane.

14/06/2013 10:06:00

Traffic and Parking: Outline Policy Recommendations 2




- Subject treatment for shared spaces at Chichester Crags**
- Pedestrianisation of the High Street and Bosham Lane (part):** Bosham Lane (Drive Bosham side) (southern half) together with High Street, should have a pedestrianised (chapel-quais) surface and be clearly marked 'Access Only'. The southern part of Bosham Lane should allow stopping for loading/unloading only. Increased disabled parking and secure bicycle parking should be provided in the main Car Park. Improved signage for the Car Park to encourage more use of the parking spaces provided is recommended.
- Disabled parking:** consideration should be given to the possibility of providing some parking for disabled people, when the tide allows, on Shore Road.
- Increased lay-by parking provision in north Bosham and in Taylor Lane:** Much of north Bosham is affected by on-road, on-street parking which frequently becomes very congested. This could be relieved to some extent by using part of the verges on Shore Lane and off-road to make end-on lay-bys. The lay-by parking provision on the east side of the northern end of Taylor Lane could be extended. This would be particularly helpful for parish and other visitors attending the Primary School. Parking should be limited to 3 hours only, Monday to Friday.
- Cycling and Walking in Bosham:** Bosham's roads are generally unsuitable for dedicated cycle traffic. New 20 mph zones should help to make cycling in Bosham much safer and more enjoyable. New signs, clearly stating 'No Cycling' should be provided for the footpaths linking 'The Drabber Area' to 'The Drive'. Also cyclists should be requested to dismount on 'The Tripper' and other footpaths.

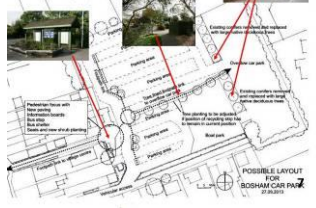
Traffic and Parking Group 10/30/2013

Policy recommendations: visitors and traffic

- The main car park should be redesigned with several objectives in mind:
 - Realise its full capacity (400)
 - Separate vehicles and pedestrians by:
 - Re-landscaping with walkways with shrub borders, as found in supermarket car-parks
 - Promoting the 'north' access for pedestrians and 'south' for vehicles.
 - Repeating the laybends with low growing plants, and possibly a clearer sign directing people to the overflow area
- Parking on Shore Road should be very strongly discouraged. The picturesque water front view of the village is clearly one of the things which draw visitors here, but there are often up to 70 cars parked on Shore Road. We accept that people with to save the car parking fee - but in the process they drop what it is they have come to see. We believe that there is a strong argument for prohibiting parking on Shore Road.
- Re-surface the lower end of Bosham Lane and the High Street to discourage vehicle traffic. This will also tell drivers that it's a shared space with pedestrians, cyclists and boat launching operations.
- In this end, the pavement in front Gloucester Terrace should be removed and the surface levelled to the road height. Double yellow lines in this area should be enforced.







- Provide more interactive information on the medial core of the village and assist those navigating this area on foot
- Allow the existing car park to realise its full capacity (avoid become 400)
- Promote the greater separation of vehicles from pedestrians both in the car park and access to it.
- Some ideas for Chichester Crags

POSSIBLE LAYOUT BOSHAM CAR PARK

Street End/High Street shared space

The surfacing of the lower end of Bosham Lane and of the High Street should be changed to discourage vehicle traffic, and to make use of that shared space with those who have such access, are aware that this is shared space with pedestrians, cyclists and boat launching operations.

POSSIBLE IDEAS

- Re-surface the lower end of Bosham Lane and the High Street to discourage vehicle traffic
- Re-surface the lower end of Bosham Lane and the High Street to discourage vehicle traffic
- Re-surface the lower end of Bosham Lane and the High Street to discourage vehicle traffic



Proposed new speed limits. Traffic and Parking Group 2013




Legend for speed limits:

- Unrestricted (1-60mph)
- 40 mph
- 30 mph
- 20 mph
- <20mph

Other features: New pinchpoint, New footpath to school, Densable new footpath connection.

Swan Roundabout Improvements

- New panda crossing
- Green and partially screen existing south-west corner site
- Seek longer term redevelopment of this site to more intensive mixed business and housing 'gateway' development.



POSSIBLE IDEAS



Any more bright ideas stick them to this board!

The exhibition took place on Friday 1st November 2013 for two hours and Saturday 2nd November for two hours and was attended by 102 local people including members of the project team (5) and the Bosham Association (2). All these visitors signed attendance sheets and most made comments on 'post-its'. Tea, coffee and biscuits were provided in an adjoining room.

The leaflet on managing Bosham visitors read as follows: ~

Objective - the Visitor Theme working group considered that the Neighbourhood Plan needed to consider the impact of large numbers of visitors on the village access, parking, congestion, recreational space, etc.

Estimated no: of visitors - Estimated by counting number of cars on sample days

- Average visitors per day in summer school holidays 1,300 (in about 400 cars)
- Varies from 600 visitors on a cool, wet day to 2,200 on a hot, dry, sunny day
- 60,000 visitors in total over the summer school holiday period
- Total of 150 - 200,000 visitors per year (subject to revision over next 12 months)

Visitor profile - Survey Questionnaire completed by 480 visitors Aug Bank Holiday weekend

- Nearly two thirds visit for 2 hours or less
- Drawn here by Bosham's unspoiled, historic character; beauty; waterside views; birdwatching; photographic opportunities.
- Very high proportion of repeat visitors – Half come several times a year, a quarter annually or every few years
- Typical visit takes in church, Quay, Quay Meadow, the Trippet, craft centre and a coffee or a pint.
- In summer hols a third of visitors are families with kids under 18
- Groups of friends make up another third
- About half are from over 50 miles away
- Mostly come by car. About 10% by bike or walking
- Most (60%) hear about Bosham by word of mouth – friends or family. About third learned about Bosham thro AA guide or equivalent leaflet, etc. 10% through media or web.
- Common to combine with visit to Chichester, Arundel or other local place

Many visitors congregate on Quay Meadow. It is an important recreational space shared by locals and visitors. Observation of the Meadow on sunny days showed that it is already fairly congested in the school holidays (with upwards of 100 visitors using it at any one time). We believe that the number of visitors is growing and that Quay Meadow it is likely to become over-congested in the fairly near future.

Outline Policy Recommendations

1. Local Public Policies should recognise the economic and social value of Bosham and particularly the harbourside and the conservation area as an important visitor destination. Bosham clearly plays a part in the wider area's tourist infrastructure (alongside Chichester itself, Arundel, Fishbourne Roman Palace, West Wittering, etc) which brings substantial income into the area.
2. We should neither actively discourage or actively encourage visitors. Bosham is a beautiful, historic and unique village and it would **be** anti-social to discourage visitors. At the same time, the historic centre of the village (which attracts visitors) is a confined area, which already becomes congested on peak days. Our view is that the number of visitors is likely to prove self-limiting over the coming years because of the congestion.
3. Any changes within the historic centre of the village should be minimal. Visitors surveyed made clear that it is the tranquil, historic beauty of the village centre coupled with the water views, which attracts them here. Retain the historic character. Don't "urbanise" Bosham
4. Excessive signage should be removed wherever possible
5. An interpretive information board should be located at the exit to the north entrance of the car park, at the foot of a pedestrian gateway arch providing more interpretive information on the medieval core of the village to assist those navigating this area on foot. Compared with many other places, visitors are currently poorly provided with information about the history of the village, what there is to see, etc. Given the very high proportion of visitors arriving by car, the car park is the obvious and least obtrusive place to locate an information board. It is felt that any such display board on Quay Meadow would be seen as obtrusive.

6. The provision of information to visitors should be supplemented by providing a downloadable “app”. The amount of information that can be displayed on a board is limited – and (without printing leaflets) cannot be carried around the village. An audio (or audiovisual) app downloadable to smartphones can embrace much more information – and can be carried round the village. It would be downloadable by pointing the smartphone camera at a bar code. Archaeological information could perhaps be provided by the CDC officer (James Kenny); bird watching and local flora information by Richard Williamson; village historical information by Joan Langhorne; information about the sailing by the Commodore of BSC; etc
7. The number of visitors should be monitored a few times each year (primarily in the peak summer period) in order to provide a firm basis for planning how to cope with future visitor numbers.
8. The number of visitors arriving by bicycle should be monitored from time to time each year. The numbers are clearly growing and at some point, it may become necessary to decide how to manage the numbers in the village at any one time (the wall of the Anchor Bleu and Quay Meadow can only cope with so many).
9. Disabled parking – no specific recommendations
10. The growing need to supplement Quay Meadow as a recreational space should be recognised in the Neighbourhood Plan.
11. Parking on Shore Road should be very strongly discouraged. The picturesque waterfront view of the village is clearly one of the things which draws visitors here yet for a large part of most days there are anything up to 70 cars parked on Shore Road. We accept that people wish to save the car parking fee – but in the process, they despoil what it is they have come to see. We believe that there is a strong argument for making a Traffic Regulation Order prohibiting parking on Shore Road – with the aim of enhancing the visitor experience. Enforcement of the parking restriction would entail employing a warden but we believe that this could be paid for out of the increased parking income earned by CDC in the car park

On a number of other policy recommendations (redesign of the car park and re-surfacing of lower end of Bosham Lane and the High Street as a ‘shared space’) the Visitor Theme group concur with the Traffic Group recommendations.

Visitor Bullet Points Overlapping with Traffic Bullet Points

1. The main car-park should be re-designed with several objectives in mind
 - Allow the existing car-park to realise its full capacity (425)
 - Promote the greater separation of vehicles from pedestrians both in the car-park and access it by:
 - Re-landscape the area with walkways with shrub borders, as found in well-designed supermarket car-parks
 - Promoting the ‘north’ access as the pedestrian one and the ‘south’ one as the vehicular one,
 - The existence of the unpaved area of the car park should be made more obvious in order to accommodate overflow parking. Replacement of the Leylandii with low growing plants and possibly a clearer sign directing people to the overflow area, which would increase the actually used capacity from 250 to 425.
2. The surfacing of the lower end of Bosham Lane and of the High Street should be changed to discourage vehicle traffic and to make sure that drivers of vehicles who have such access are aware that this is shared space with pedestrians, cyclists and boat launching operations. To this end, the pavement in front Gloucester Terrace should be removed and the surface levelled to the road height. TROs in this stretch should be maintained and enforced.

The following comments were received on our original themes in addition to those specifically solicited on Visitor Destination and Traffic and Parking as follows via the post-its and 3 more by email. These are listed by alphabetical order rather than by order of priority. [Comments in blue appear twice as topics overlap.](#)

A Access to Harbour

B Affordable Housing

Bi Bosham as a Tourist Destination

1. [Generally, really support all proposals. Impressive exhibition. Thank you.](#)
2. Develop into/things for visitors to do/find out.
3. [Splendid presentation. Like all the proposals.](#)
4. [Generally we agree all points. A very big thank you for all your work.](#)
5. Apps for info on village a good idea, as is provision for cyclists parking.
6. Good idea on information board and 'arch'.
7. Yes to info board with QR etc at car park.
8. Signed circular walks around the village and the surrounding area as found in most villages in France.
9. [Notice at start of Trippet to say:- 'Harbour Walk'. Strangers don't realize it is there!](#)
10. I have misgivings regarding the reference, although it may not be named, to the use of 'Second Meadow' as recreational space, given the sensitivity of the situation.
11. Question. How do you "supplement" Quay Meadow?
12. Welcome to Bosham sign should be on Delling Lane.
13. Remove Welcome to Bosham signs.
14. Bosham is NOT a "tourist attraction". It is a place where people have their homes and live day to day lives. It is not Leggoland or The Tower of London. Why on earth is there a programme suggesting that more and more visitors should be welcomed into our tiny village? Tourists bring no revenue into the village itself and no benefit.
15. The best thing to do with Bosham is to protect it vigorously and take stringent measures to stop it being treated as A Tourist Attraction.

C Broad Band

D Conservation Area

E Ecologically Sensitive Area

F Enhancement of Existing Built Environment

G Flooding and Drainage

H Green Spaces

I Halls and Meeting Places

J New Housing

K New Small Business Premises

L Parking and Traffic Speeds

1. I agree strongly with traffic and parking recommendations.
2. Generally we agree all points. A very big thank you for all your work.
3. Generally really support all proposals. Impressive exhibition. Thank you.
4. Station Road congestion. Large lorries using Station Road make it impossible for traffic to pass them. Lorries should be banned over a certain size.
5. Co-op north of Swan roundabout encouraged to provide customer C.P.
6. Parking outside shops in Station Lane. Backing out into what is becoming a busy road is dangerous. There (is) a need for more parking both for shops and the station.
7. Broadbridge esp. the quadrangle of Brooks Lane, M'Tongue and Gifford should have a major street furniture and pathway upgrade to include echelon parking and off road parking and serious deterrence (sic) to parking on double yellow lines.
8. Double yellow lines on the south side of Walton Lane will encourage speeding and increase the danger to pedestrians (schoolchildren) and cyclists particularly. Strongly against this proposal.
9. Double yellow lines on S. side of Walton Lane will only encourage increase of speed of traffic along this road.
10. Double yellow lines on Walton Lane would only exasperate (sic) some of the problems currently being experienced. One of these is speeding. Permitting parking on both sides of the road does have the effect of "naturally" ensuring that vehicles have to curb their speed as they negotiate the odd chicane. If parking was restricted to the north side only, the unimpeded traffic flow becomes faster and, by default, more dangerous.
11. There should be no yellow lines on S side of Walton Lane. They will only encourage people to speed as no obstruction by cars.
12. No parking on Walton Lane on one side of the road between Taylors Lane and Delling Lane.
13. Walton Lane: no parking on southern side.
14. Extend double yellow lines beyond Berkeley Arms to Fairfield Road except for buses. It is difficult, if not dangerous, to drive out of Fairfield Road if cars are parked in bus lay-by.
15. Car parking for the School on Taylors Lane required to clear up mess and provide a safe place for cars to park.
16. Parking outside former garage prevents two-way traffic in Bosham Lane. Double yellow lines required?

17. Congestion! There are too many cars parking in Critchfield and Merryweather Roads and Sunnyway. I think they should park in the car park provided. Some car owners may be working locally – at the Millstream or Anchor Bleu.
18. Support prohibition of parking on Shore Road.
19. There should be no parking along the harbour road but the two hardstandings could be improved to accept 6 cars each, payable for 2 hours maximum.
20. Discourage parking on Shore Road? Resident permits.
21. Parking on Shore Road. If you prohibit it I won't be able to park my car there as a resident of the High Street.
22. Parking on Shore Road and The Drive is becoming a serious nuisance and must be prevented.
23. No stopping any time on Shore Road in front of The Old School house. Visitors do!
24. Please, no parking either side of Stumps Lane 50 feet to west of Shore Road. Dangerous – cars have to pull out. Signage for car park.
25. Parking should be prevented on Stumps End and Shore Road. At present unauthorized parking makes a dangerous junction. The number parking is on the increase.
26. Street parking restrictions on single yellow lines between Easter/1st April through to 1st Oct. Works in Cornwall well.
27. Write to Hamiltons and tell them to stop parking boats.
28. How can we enforce the removal of the dinghies that permanently sit on the yellow lines at the end of the High Street? They look dreadful and make turning into the H. St difficult.
29. No parking of dinghies on bottom end of Bosham Lane.
30. Consider reshaping the road junction outside the Craft Centre to reduce tendency of cars driving straight over to Gloucester Terrace.
31. Yes to discouragement of traffic on Bosham Lane and High Street.
32. Good ideas re Street End – but access for residents needed!
33. No traffic i.e. Dead End notice to prevent vehicular access south of car park.
34. Support resurfacing of lower end of Bosham Lane and extension of 20mph limit.
35. Fully agree with the pedestrianisation of the High Street and down from Bosham Lane. Ban the dinghies parked there.
36. Street End/High Street. Discourage yes. Tide time board.
37. Pedestrianized surface should extend to the end of High Street at bridge over stream.
38. Pedestrianize access to Trippet. Traffic should use Stumps Lane only. Access to dinghy park/Church at all states tide.
39. If budget were to be found, I think extending a 'cobbled' type surface with pedestrian and cars with equal priority all the way from the sea up to say Adelaide Terrace past the 90 deg corner to the car park and around towards the car park.
40. The increase of traffic in summer in the High Street is intolerable. In spite of warnings that there is no parking inside the village many cars drive into the High Street and having circled the village have to come out of it again.
41. I would be loathe to lose double yellow line disabled parking opposite vicarage. The paths and road to the church, etc, are in poor condition for disabled walking or wheelchairs. There could be 3 clearly designated disabled bays there NOT for the use of boats, often left there for days.
42. 'Disabled parking – no specific recommendations'. Too vague! Is existing provision satisfactory?
43. No need for more disabled parking.
44. Fully support, 100%, complete, unreserved, wholeheartedly favour the new proposed lower speed limits. Bravo to that idea.
45. Speed limits – good.

46. [Splendid presentation](#). Like all the proposals, especially the 20mph limits.
47. In general, thoroughly approve of speed limit suggestions.
48. Traffic calming measures required. Reduction in speed limits, 30 to 20mph.
49. Ask the council to repaint the road markings at Swan roundabout so west-going traffic stops rather than charging over the roundabout.
50. Traffic to west of Swan roundabout on A259 continues to travel well in excess of the 30mph limit. Suggest cameras or flashing speed sign '30' be provided (as to east of A259).
51. Enforce speed limit on A259 between Bridge Meadow and Walton Lane. Speed cameras needed.
52. 20mph down Brooks Lane.
53. KEY PROBLEM for me – speeding down Walton Lane. 20mph limit is fine but wouldn't "square bumps" help – I am not sure that double yellow lines will help much.
54. I am particularly concerned for the safety of mothers and young children in Walton Lane when making their way to and from school. Many drivers have little consideration for the safety of pedestrians, and in my opinion often travel in excessive speeds of 50-60mph. Bearing in mind there are no pavements in the upper end of Walton Lane, this is an extremely dangerous practice. I feel a 20mph speed limit should be implemented and regrettably some method of preventing excessive speed.
55. Flashing speed indicators needed on entry roads.
56. Fishbourne have speed checks. Why can't we have speed checks on A259.
57. Fully support proposed speed limits. Problem: There is no consistency in speed limits on the A259. Some villages – Nutbourne – allow parking both sides of the road @ 40mph, other places want 30mph with houses/no houses on one side or none – drivers don't know if they are coming or going!
58. Build out the pavement outside the Berkeley Arms to slow traffic coming from the village into Delling Lane.
59. Re speed limit in Delling Lane – how about taking 20mph up to Co-op/bus stop (dangerous pavement in bad weather necessitates pedestrians walking in road at times – so, 30mph is rather too fast)
60. I feel the time has come for the central part of the old village to have a 20mph limit on traffic speeds. So coming south from the A259 I would see 20mph coming into force:- on Delling Lane from the junction at Green Lane: on Walton Lane from the junction with Chequer Lane: on Chequer Lane – the whole of the lane south from the A259.
61. Extend 20mph limit up Delling Lane as far as Co-op entrance. Very narrow pavement – pedestrians have to walk on road in winter weather. Dangerous!
62. Delling Lane – suggest speed humps.
63. Suggest a pinch point north of Green Lane to attempt to reduce the potential for speeding. One can dream
64. Reduced speed limits great. Could there be a chicane in Bosham Lane to slow traffic?
65. 10mph from Methodist Hall in (high summer)?? → car park. Seasonal? April → 1st Oct.
66. Chicane at Methodist Hall to slow down traffic going south.
67. Re 20mph area – do remember that this cannot include private roads (e.g. Westbrook Fields etc..)
68. Additional speed limits. Does this mean lots more road signs?
69. I applaud the "20 is plenty" campaign.
70. 20mph speed limit in the whole of the village. Encourage traffic to slow by narrowing roads. With slower traffic, this should encourage more walkers and cyclists.
71. Realistically you will never reduce speed on Delling Lane to 20mph. Too many fast lorries and cars down a straight road.

72. Un-enforced speed restrictions of little use. Do not favour 20mph limits. No one would observe them.
73. I do not agree with the proposal for 20mph speed limits.
74. Taylors-Stumps Lane pinch point. Totally unnecessary as no more houses south of this point so not needed.
75. Car Park. Good proposals. Don't see need to remove large conifers – they're not that bad and Bosham needs trees.
76. Retain leylandii in car park. No need to remove them. CDC have no money to maintain new planted areas planned.
77. Car park – avoid large native trees – too many leaves, shade and blocks view of overflow CP. Recommend native sorbus and some cherry (preferably fastigate to give view). Greatly improve upkeep of west end of CP AND path to church.
78. Bosham car park should be owned by Parish Council.
79. First four rows of the car park should be for 'PARKING PERMITS ONLY'. In the summer and at holiday weekends residents who are obliged to park in the car park sometimes have to walk with our shopping from the far end of the car park because all the nearer spaces have been taken by visitors.
80. Provision of parking for outlying locals? e.g. Church?
81. If parking on Shore Road is restricted, residents need cheaper access to the car park as some do need to drive to Church/Sailing Club. (e.g. annual permit @ say £20 pa)
82. Access from Car Park via 'footpath'. Cars use this for access to garages and houses. More people will create more problems. There is no chance for a pavement to 'guide' the visitor.
83. Open northern 'exit' road from car park, entry only at south, pedestrians use south entry road.
84. Is there a signpost for the car park, quay and church near the Berkeley Arms? I often get asked by visitors if they are heading the right way down Bosham Lane. I agree we don't want too many signs, but one near the Berkeley Arms junction could be useful.
85. There seems to be a great many ideas which will require loads more signs which will be awful.
86. One board proposes more signs and another one says no more signs ... ?
87. Signage is a blight foisted on us by town dwellers with little affinity with the countryside.
88. No more signs in Stumps Lane. Remove un-seeable signs at west end of Stumps Lane.
89. Sort the sewers out first b/f spending money on signs etc!
90. Panda crossing not necessary
91. Cycling big growth area – embrace and make a destination?
92. Cycles. These can be a menace and should be banned from the main street to the church.
93. New footpath/cycle path to school ... essential!
94. Really agree the need to improve access for non motorized users e.g. new footpaths/cycle routes.
95. Improve maintenance of Shore Road potholes for cyclists, wheelchairs, pushchairs and disabled walkers.
96. Local Access only sign at junction between Walton Lane and A259.

M Play and Sports

N Public Footpaths

1. [New footpath/cycle path to school ... essential!](#)
2. Footpath to school excellent!
3. The proposed new footpath, called desirable, is imperative due to the difficulty of footpath on Walton Lane.
4. Yes to improving Green Lane footpath.
5. Encourage pedestrians to use footpath from Byways to Harbour and not Stumps Lane.
6. [Really agree the need to improve access for non motorized users e.g. new footpaths/cycle routes.](#)
7. Sending school children through remote paths could lead to problems.
8. ALL 'private' vegetation cut back to curtilage on all footpaths.
9. The footpath along Delling Lane is a vital link between the two areas of the village and gives access to the surgery and Co-op farm shop. However, it is not wheelchair accessible. It is not level, its surface is uneven, there are insufficient dropped kerbs and in places, vegetation obstructs the path. These problems also make it very difficult for people with support trolleys to use. Could improvements to the path be included in the traffic and parking challenge please?
10. [Improve maintenance of Shore Road potholes for cyclists, wheelchairs, pushchairs and disabled walkers.](#)
11. [Notice at start of Trippet to say:- 'Harbour Walk'. Strangers don't realize it is there!](#)
12. How about steps off the end of Harbour Road – incorporated in proposed new Trippet wall extension?
13. Very much agree with steps from end of Harbour Road down to Shore Road.
14. I see little wrong with narrow footpaths, make them bigger and they become cycle paths.
15. Cycles. These can be a menace and should be banned from the narrow path by the water.
16. Cyclists continue to use footpath west of Swan roundabout on south side of road. Signage is required on tarmac footpath to notify cyclists that cycle path is to north of A259, otherwise cyclists are likely to be hit by cars reversing out from Berrymead Cottages – 100 yds from the Swan!

O Public Transport

1. Restore rail service so that trains to Portsmouth and Brighton and Victoria stop at Bosham as they used to do.

P School and Childcare

Q Strategic Gap Between Settlements

R Street Lighting

1. Consider one or two street lights in the Village Hall/School area.
2. No mention of street lighting for North Bosham. Please please!
3. No need for lighting between Farm Shop and Berkeley Arms roundabout. Unnecessary light pollution. Pedestrians have a pavement.
4. Remove powerful street lights along Delling Lane. They are not necessary.

5. No further street lights.
6. New lights should be heritage lights, lower than current heights and more effective.
7. The lights in Britannia Court car park remain on very brightly from dark until dawn. Is this really necessary?
8. Bosham is I believe a Hamlet, population around 4500, do we need street lighting at all.

S Miscellaneous

1. Can something be done about the dog bins and rubbish bins in front of the church wall by Quay Meadow? Should we not have a green one nearer Quay Meadow?
2. Recycling bins in Catholic Church car park in Bosham Lane could be screened to give better appearance.
3. Excellent display, facts and proposals. 100% support.
4. There should be layering and cleaning of the hedges on the main road.
5. I should like to see the verges leading to Brooks Lane, Walton Lane and the roundabout planted with early daffodils i.e. jonquils – residents could contribute bulbs (bought in bulk cheaply) and labour for planting. The two access points need improvement.
6. [Improve path to church.](#)
7. Bosham roundabout. Ensure vegetation on roundabout is reduced in height so pedestrians can see approaching traffic from the west as they cross over on the east side.
8. The station needs regular litter clearance over fences (mainly cans/bottles) currently looks awful!
9. Swan roundabout. An obelisk or similar should be erected on the roundabout like that at Fishbourne or Emsworth. Invite businesses on roundabout to finance and maintain roundabout.
10. Get businesses in Bosham to pay to improve and maintain the Swan roundabout.
11. Trippet Wall. As part of our vision for a prettier Bosham please don't forget the proposed wall. Now looking much more certain with £100,000 already secured. The private and corporate fund raising over the winter period needs all the publicity it can get.

H Green Spaces

1. Overgrown grass area on The Trippet between white bridge and post box. Ownership? Needs sorting.
2. Upgrade entrance to Brooks Lane – layer the hedges to improve shelter for wildlife and aspect.
3. Grass cutting – Brooks Lane. One side under contract of Hyde Martlett, other side Council. Done by same company yet at different times 2-3 weeks apart, thus making road always looking unkempt.
4. Plant bulbs along A259, in the triangle entrance to Walton Lane.
5. Excellent roundabout planting – add some jonquils.

I Halls and Meeting Places

1. Enlarged community hall/building.

J New Housing

1. District Plan – Must reduce total housing numbers. Redirect more to National Park and/or Ford area.
2. I think the village is too small for more housing.
3. No garden grabbing!!
4. Strict limit on private development (housing).
5. Infrastructure first – not just a promise.
6. Any new housing must give consideration to INFRASTRUCTURE; schools; drainage/sewage; roads, parking, traffic flow, etc.
7. No more ‘small’ (or large) developments, ie. as proposed in Arnold Way next to shops. Traffic by shops and station already causing congestion. Safety concerns for pedestrians. Also flooding concerns from Swan roundabout to rail station.
8. Unidentified capacity met by small developments in close proximity to existing built-up area boundaries.
9. Must be in keeping with neighbouring properties but include a mix of styles.
10. Traditional materials but ‘green’.
11. Make new housing attractive.
12. House styles – would rather have some variety rather than blocks of identical houses.

K New Small Business Premises

L Parking and Traffic Speeds

1. 2 disabled bays please opposite ‘The Vicarage’.

2. The car park should be used more and there should be No Parking on Shore Road and **FREE** parking for the residents of Shore Road.
3. Car park is first impression for our visitors - area around public loo, display boards and road edges need attention – weeding, replanting.
4. Double yellow lines on south side of Walton Lane from Taylors Lane to Berkeley Arms.
5. Residents' parking areas.
6. Parking to be prevented in Stumps Lane and Taylors Lane near the school.
7. Stop on-verge parking. Bollards if needs be!
8. Sort out parking in Bosham Lane opposite 'The White House'. Cars always parked almost in the middle of the road where there are no yellow lines.
9. Parking – Penwarden Way area, eg. for bus services/pub/station
10. Broadbridge Drive, Gifford Road, M'Tongue Avenue and Brooks Lane need urgent survey and plan to improve parking facilities and deal with verges – ruined, mud baths, ugly.
11. Control the school run parking in Taylors Lane – atrocious standard, cars just abandoned anywhere. An accident waiting to happen.
12. Proper parking provision at top of Taylors Lane.
13. Parking in cul-de-sac off Brooks Lane.
14. Ban parking on Shore Road and the hard standing at end Shore Road and on Shore Road.
15. Speeding and turning circles for essential large vehicles:- No Parking area should be remarked and slightly enlarged uphill to allow vans to exit High Street into Bosham Lane.
16. High Street should be traffic calmed by means of surface treatment. This obviates the signage clutter altogether.
17. Bosham Lane next to Shore Road and High Street needs to be pedestrianised except for access. The 20 mph limit introduced a few years ago had no effect whatsoever.
18. Try to slow traffic down at corner of Delling Lane by Berkeley Arms. Many school children have to cross there – have been quite a few near misses.
19. Speed bumps in Taylors Lane.
20. Enforce 30 mph speed limit in Taylors Lane.
21. Priority Traffic Scheme and continuation of the footpath near the junction of Taylors Lane and Stumps Lane.
22. Blocking off the eastern end of Williams Road may help with speeding issues along the road as people use it to leave the Co-op, etc.

M Play and Sports

1. Children's recreational area within the north of the village.
2. Open space for organized sports eg football, cricket, etc.
3. Improve facilities for youth, eg. muga (?)

N Public Footpaths

1. Pavements in Bosham Lane have slopes towards road – very difficult for wheelchairs.
2. Better pavement which doesn't slope outside corner of Berkeley Arms. Wheelchairs almost get tipped into the road, not to mention children on a scooter.

3. Please make a level pavement at corner of Delling Lane/beside Berkeley Arms. Current pavement is **very** unsafe for wheelchairs and children on scooters. Our 14yr old disabled friend has to cross onto other side and then cross back again which is most fraught with danger.
4. Also, we need a safer crossing point here as kids have to get to school. Cars seem to sweep round the corner beside the pub accelerating away. Sight line is poor and most dangerous. There have been a number of near misses.
5. Sign from car park to pedestrian exit NOT on entry road, especially for disabled (garages/no pavement).
6. Way out from car park from toilets to Bosham Lane avoids traffic for kids and disabled. Make clear signs please!
7. I frequently take my life in my hands – and see school children doing the same – walking from my home in Chequers Lane to the station or the village hall via Walton Lane. Please can we have, if not a footpath, at least a delineated path for pedestrians on Walton Lane.
8. Footpath badly needed in Walton Lane.
9. Footpath from New Bosham to school across fields.
10. Thorny overgrown hedges bordering paths, need to be kept cut back.
11. [Improve pavements and stop parking on verge as this is damaging to pipe work.](#)

O Public Transport

1. Public transport is important.

P School and Childcare

1. School capacity.

Q Strategic Gap Between Settlements

1. Strategic gap is important.
2. Bosham is made up of 2 quite separate parts – Old Bosham and Broadbridge. Can/should this somehow be recognized and preserved or will housing development between these 2 areas merge them into 1 large single settlement?

R Street Lighting

1. Keep our NO street lighting.
2. Lack of street lighting is a nice characteristic in parts of the village – to be retained if possible.
3. Leave without street lighting to preserve the village feel.
4. No further high level street lighting.
5. No more light pollution please!

6. No more street lighting please.
7. NO street lighting in waterfront parts of Bosham, High Street, Lane, etc! (Stars are great!!)
8. No street lighting needed – would like to keep Bosham as a village (not a ‘night club’!).
9. No more street lighting unless crucial and most residents want/need it.
10. Please replace the existing concrete lamp posts (eg: with those in Fishbourne, etc).
11. Existing street lighting should be made more attractive – no street lighting needed further down the village!
12. Have lighting on Brooks Lane.

S Miscellaneous

1. Road in need of repair – single track road – Brooks Lane cul-de-sac.
2. Lower harbour road near The Anchor Bleu needs attention – blind man turned ankle in one of its many potholes.
3. WSCC Highways should be lobbied to remove unnecessary road signage (inc. cycle path).
4. Broadbridge residents’ interest group. We feel a bit neglected – “posh” Bosham doesn’t have to worry about parking, poor road drainage, poor maintenance of green areas. We need a voice please.
5. Health care capacity.
6. Have collections for 50,000 doggy bags/yr at strategic positions in village.
7. DO NOT TART UP BOSHAM – it’s great, just needs tweaking.

Official Report of the Fourth Public Exhibition for the Bosham Parish Neighbourhood Plan (BPNP)

Other exhibitions and associated activity.

The First Public Exhibition in February 2013 identified the themes and the priorities for the neighbourhood plan, the first four of which were flooding and drainage (addressed at the Parish Assembly in April), Strategic gap between settlements (anti coalescence), Green space, views and landscape setting (both addressed in response to the District's Key Policies Draft for the Local plan). The Second Public Exhibition in June 2013 addressed affordable housing and the enhancement of existing built environment. The third exhibition at the beginning of November 2013 presented ideas on the related themes of parking, traffic and Bosham as a destination for visitors was chosen. A fifth exhibition will be held on the theme of market housing, to which landowners and potential developers will be invited to set out their proposals and to which all residents are invited. In the meantime, draft policies are in progress on a range of land-use topics.

The latest exhibition

This fourth exhibition took place at the beginning of May 2014 on the theme of Landscape, Ecology and Setting of the Parish and asked attendees what they thought. The NP Team wanted to find out exactly what it is about the landscape, the ecology, the setting, and the green-spaces and harbour views that people most treasure and want to see strongly protected. Our visitor survey conducted in the late summer told us what our visitors like about the place and we now want to find out what the residents like.

For publicity, notices were carried at the end of April in two magazines, which are routinely delivered throughout the parish; one is a free magazine issued to every address by local volunteers, and the other is a subscription magazine linked with the local churches. These notices were also carried on the website of Bosham Parish Council and 12 A4 posters were displayed at various locations throughout the village.

The NP project team presented seven poster boards (see below). In addition, members of the plan team who were making policy recommendations for Landscape, Ecology and Setting were in attendance. Sixty-four local people including members of the project team (11) attended the exhibition over the two sessions with 33 coming on the Friday evening and the rest on Saturday morning. Most completed a questionnaire, the results of which are described below (to follow).

Of the sixty-five who attended the event, 57 completed a questionnaire and their results are summarised below.

Question 1 the Area of Outstanding Natural Beauty

*Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**;*

- 1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;*
- 2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;*
- 3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting;*
- 4. Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and*
- 5. Consideration has been given to the requirements of the Chichester Harbour AONB Management Plan.*

Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Question 1 on the subject of the Area of Outstanding Natural Beauty 55 (96%) replied YES: 0(0%) replied NO

Comments on this question are listed on a separate sheet.

Question 2 Heritage

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**;

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Historic landscapes and ancient woodland.
2. Development respects distinctive local character and sensitively contributes to creating places of a high quality;
3. Development is in-keeping with existing designed or natural landscapes; and
4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views towards the city and the Cathedral and the South Downs National Park, is not undermined.

Question 2 Heritage 56 (98%) replied YES: 0(0%) replied NO

Comments on this question are listed on a separate sheet.

Question 3 Natural Environment

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**;

1. There is no adverse impact on:
 - The openness of the views in and around the harbour, designated environmental areas and the views to the South Downs National Park;
 - The tranquil and rural character of the area;
 - land within landscape character areas which has been assessed as being of major or substantial sensitivity or value or both; and
 - Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;
2. Proposals respect and enhance the landscape character of the surrounding area and site, public amenity and detailed design;
3. Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and
4. The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not diminished.

Question 3 Natural Environment 54 (95%) replied YES: 0(0%) replied NO

Comments on this question are listed on a separate sheet.

Question 4 Biodiversity

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**?

- 1 The biodiversity value of the site is safeguarded;
- 2 Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided and mitigated;
- 3 The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;

4. The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;
5. Any individual or cumulative adverse impacts on sites are avoided;
6. The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.

Question 4 Biodiversity 53 (93%) replied YES: 1(2%) replied NO

Comments on this question are listed on a separate sheet.

Question 5 Green Infrastructure

*Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**;*

1. *Development will be required to protect and maintain the existing green infrastructure i.e. hedgerows, trees, playing fields, recreational open spaces, parklands and water environments;*
2. *Development will be required to provide recreation and green space and address any deficits in local green infrastructure provision;*
3. *Development will include substantial hedgerow and tree planting;*
4. *Development will make financial contributions to the maintenance and upkeep of the green infrastructure*

Question 5 Green Infrastructure 54 (95%) replied YES: 1(2%) replied NO

Comments on this question are listed on a separate sheet.



INTRODUCTION

This exhibition has been put on:

- to report on the assessment undertaken on landscape and ecology of the Parish to assist in the preparation of the Bosham Parish Neighbourhood Plan.
- to set out the draft policies on Landscape, Ecology and Environment.
- to find out your views / support on the above.

A number of studies on the landscape and ecology have been undertaken in the past by the County Council, District Council and Chichester Harbour AONB. These studies have been used to provide background information. The assessment has been used to determine:

- which areas should be proposed for protection and enhancement in the Bosham Parish Neighbourhood Plan.
- where there may be any potential for development on greenfield land within the Parish.
- the policies proposed to cover landscape, ecology and environment.

Seven boards have been prepared as follows:

Board 1 – Introduction

Board 2 – Brief description of the landscape and ecology of the Parish

- Important areas of open space
- Boundaries of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the South Downs National Park

Board 3 – Visual assessment

Board 4 – Landscape character areas

Board 5 – Landscape capacity assessment

Board 6 – Ecology, habitats and wildlife corridors

Board 7 – Proposed draft policies on Landscape, Ecology and Environment.

UPDATE ON PROGRESS AND FUTURE PROGRAMME

The team have been drafting the evidence, justification and statements for policies over the last two months.

We have also been continuing with our business survey and taking soundings on possible sites for future developments.

We have been guided by the response that people of Bosham have given during the previous three exhibitions.

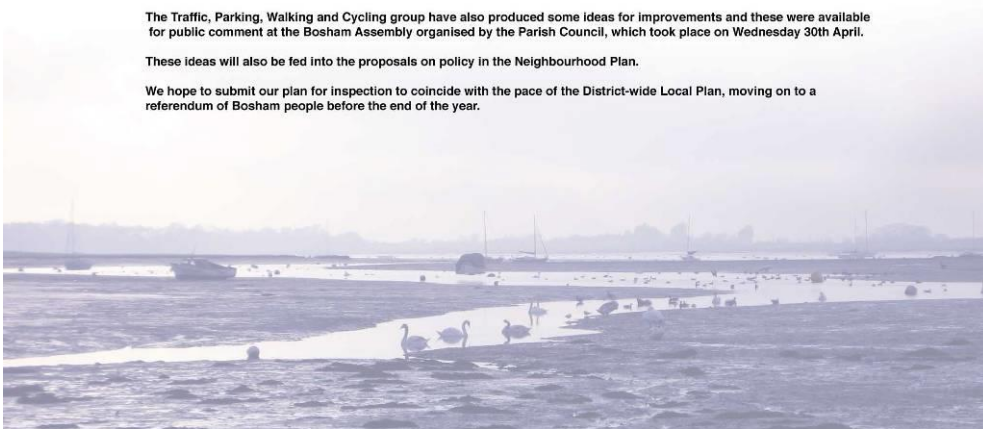
We are planning to have at least one more exhibition, which among other things will offer for comment some ideas on the location of housing, both for market and affordable needs.

Discussions have also been had with Bosham School about its needs.

The Traffic, Parking, Walking and Cycling group have also produced some ideas for improvements and these were available for public comment at the Bosham Assembly organised by the Parish Council, which took place on Wednesday 30th April.

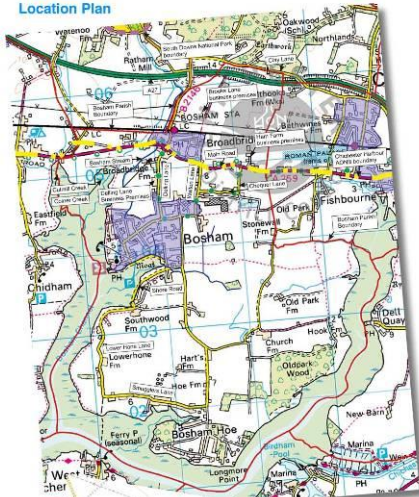
These ideas will also be fed into the proposals on policy in the Neighbourhood Plan.

We hope to submit our plan for inspection to coincide with the pace of the District-wide Local Plan, moving on to a referendum of Bosham people before the end of the year.



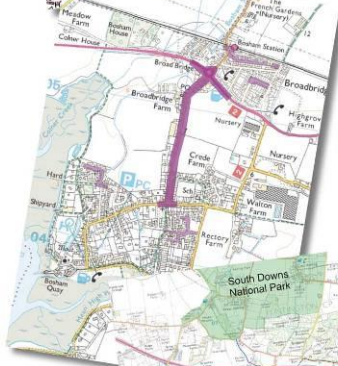
BRIEF DESCRIPTION OF THE LANDSCAPE AND ECOLOGY OF THE PARISH

Location Plan

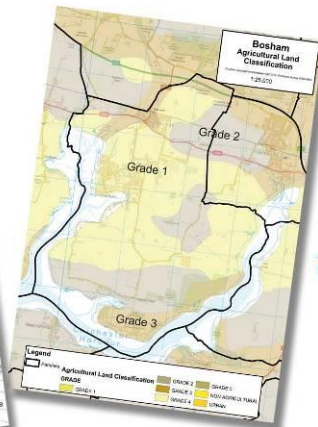
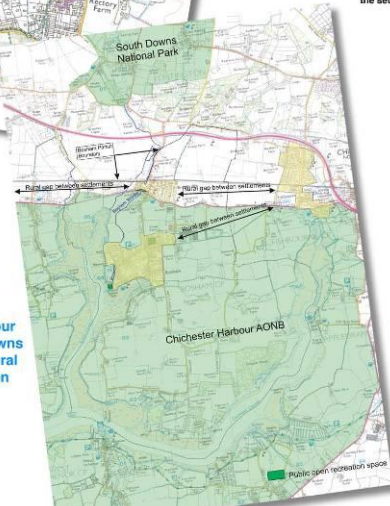


- The Parish of Bosham sits astride a wide, flat peninsula forming part of the Coastal Plain at the foot of the South Downs. The parish is bounded in the north by Clay Lane just to the north of the A27 trunk road and the south coast railway line and by Chichester Harbour to the south, east and west.
- Bosham lies on the edge of a small peninsula overlooking the Bosham Channel. It provides the focus for the parish with its attractive buildings.
- Broadbridge, located north of Bosham, forms a compact small settlement primarily to the south of the railway.
- Retail, residential and business premises are located along Delling Lane which links Broadbridge to Bosham.
- Clusters of properties are located along some of the lanes. There is a dispersed group of properties on Bosham Hoe in the south of the Parish.
- There are three main areas of business premises within the Parish and a number of smaller areas of business premises.
- The whole Parish derives its essential character from its attractive landscape and coastal setting, its historic core which is marked by the existing conservation area, its listed buildings and its patterns of growth since Roman times to the present day.
- Some 80% of the Parish is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).
- Chichester Harbour is designated as a Ramsar site (ie a wetland of international importance under the 1971 Ramsar Convention) and carries a number of European and national designations for ecology and wildlife including Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPRAs), and Special Areas of Conservation (SAC).
- Areas of Ancient Woodland are located in the southern part of the Parish.
- The South Downs National Park is located nearly 1km to the north and the South Downs are a notable feature in views from the Parish.
- The land within the Parish falls gently from the north (Clay Lane) at a level of 19m above ordnance datum (AOD) to sea level where it abuts the harbour.
- The land above high water within the Parish is predominately arable with isolated clumps of mature trees, hedged fields and woods especially to the south of the area.
- A number of small watercourses flow into the harbour including Bosham Stream, Colner Creek and Cutmill Creek.
- There is only a limited amount of public open recreation space within the Parish. The important areas of open space are located at Quay Meadow, the Recreation Ground, Old Bridge Meadow and the greensward on either side of Brooks Lane.
- The parish has very little street lighting.
- The access and minor roads within the Parish are winding lanes developed from farm tracks. A number of them are 'sunken lanes' set down below the adjoining farmland.
- A network of public footpaths crosses the area and gives access to significant parts of the Parish and the harbour shorelines. The exception to this is at Bosham Hoe and along the Fishbourne Channel to the east.
- The agricultural land is a mix of Grade 1 and Grade 2 with Grade 3 on the southern edge of the peninsula.
- This open agricultural land provides an important visual and functional separation between the settlements of Fishbourne, Bosham and Broadbridge, Chidham and Hambrook.

Roads that are lit



Chichester Harbour AONB, South Downs National Park, Rural Gaps, Public Open Space

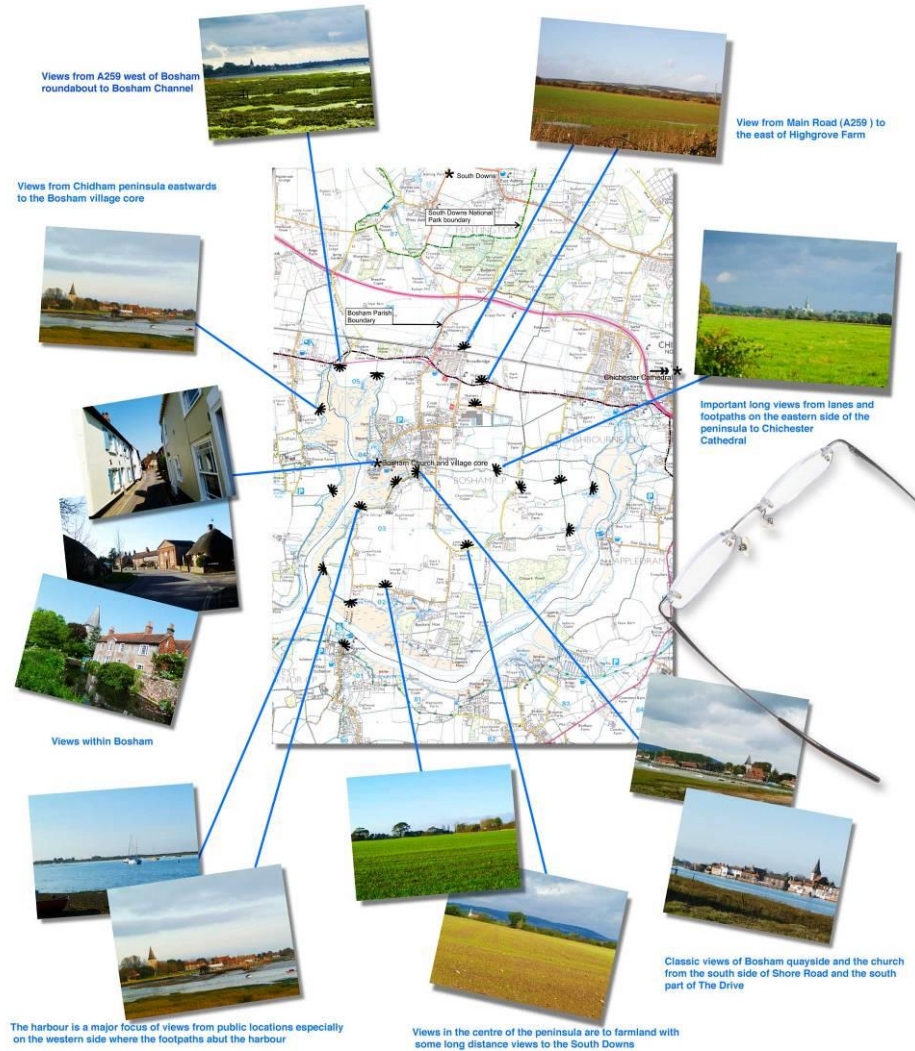


Agricultural Land

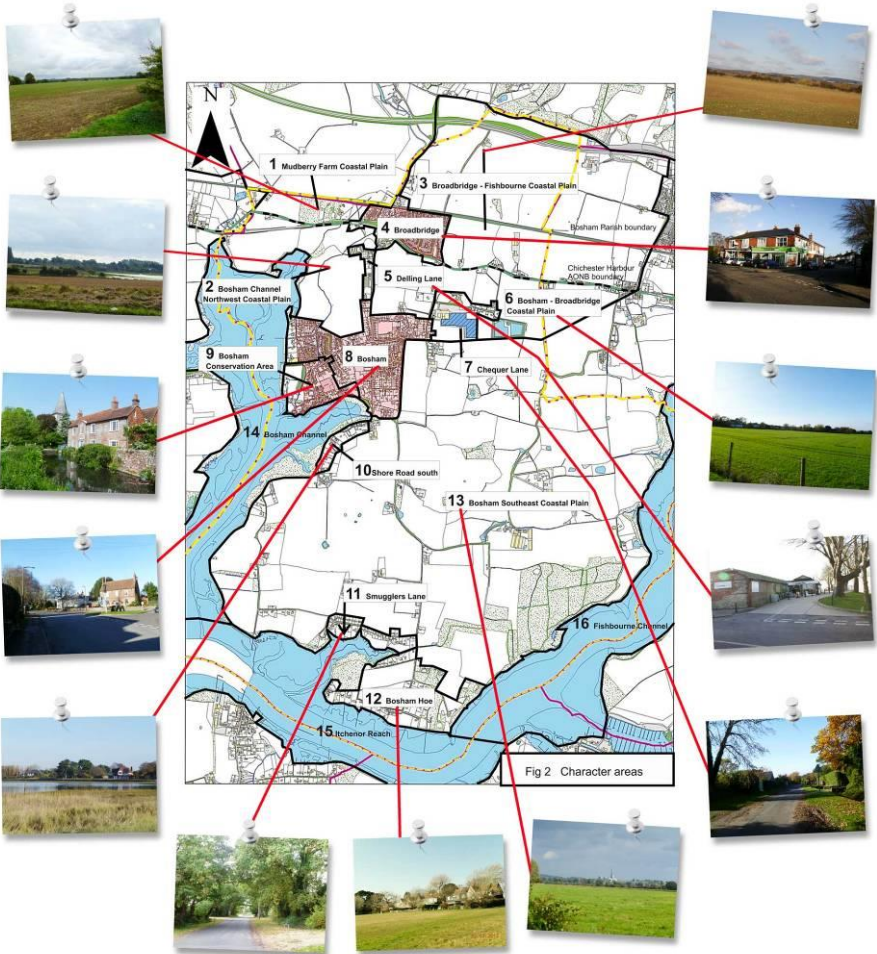
VISUAL ASSESSMENT

The Parish is in an attractive landscape with extensive views across the mainly rural landscape to the South Downs, Chichester Harbour and features such as the Chichester Cathedral spire and Bosham Church. The attractiveness of the landscape is recognised by the fact that over 80% of the Parish falls with the AONB.

The most significant views of and within the Parish are illustrated below.



LANDSCAPE CHARACTER AREAS



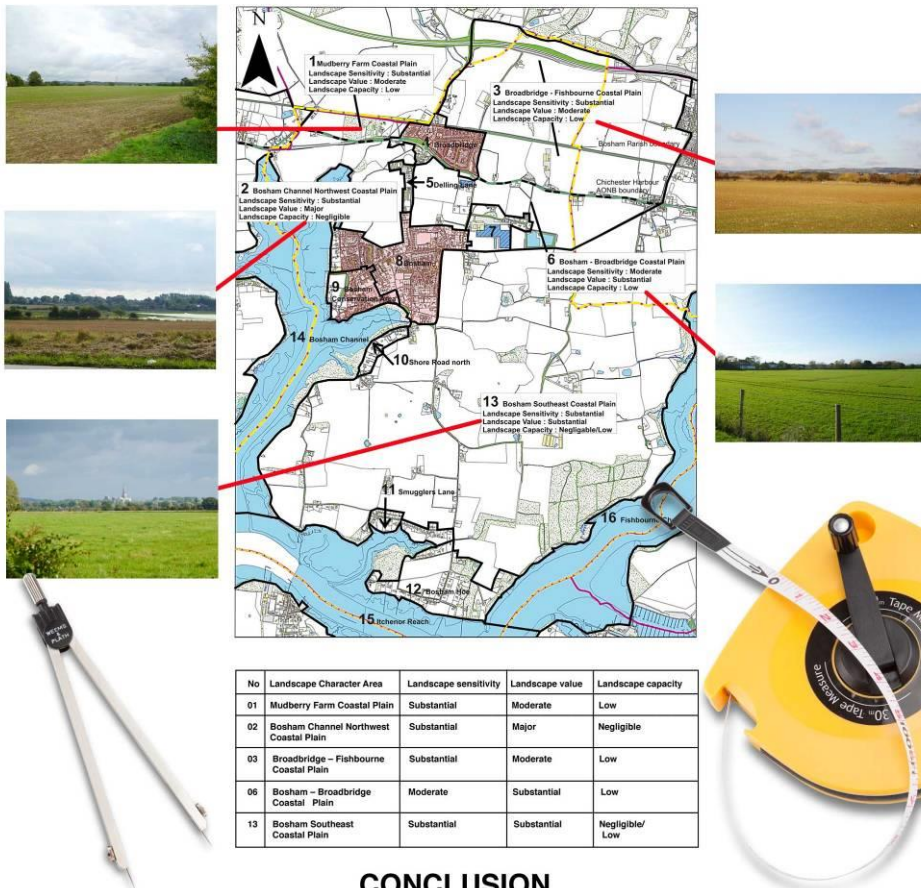
LANDSCAPE CAPACITY ASSESSMENT

Landscape Capacity is the extent to which a particular area or type of landscape is able to accommodate change without significant effects on overall landscape character or change in landscape type. The assessment has been based on a series of judgements on Landscape Sensitivity and Landscape Value.

Our assessment only applies to greenfield character areas.

The results of the landscape sensitivity and value (SEE TABLE BELOW) have identified that the entire Parish is either of substantial sensitivity or substantial value, or both.

This reflects the high proportion of AONB within the Parish and the extent of non-designated landscapes which are in visual continuity with the AONB and which play a significant role in the appearance and character of the setting to the designated landscapes.



CONCLUSION

In areas which have major or substantial sensitivity or value, any development would have a significant and detrimental effect on the character of the whole landscape. Development would also have a significant and detrimental effect on the setting of existing settlement or AONB. Any development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting to settlement or the wider landscape.

Consequently the whole of the Parish is heavily constrained in landscape terms with regard to any potential for development.

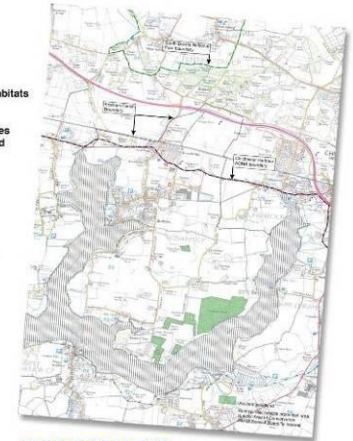
ECOLOGY

Chichester Harbour is of international importance for its wintering bird populations, marine and coastal habitats and species as designated under EC Directives and the Ramsar Convention.

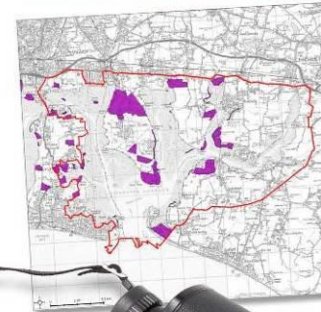
The combination of tidal water and low-lying arable farm and woodland that surrounds the harbour provides a suite of valuable habitats for wildlife in Southeast England. The whole of the tidal area of the Harbour and some of the surrounding land is recognised as being of huge significance for nature conservation. The mudflats, saltmarsh, grasslands, dune and shingle support substantial populations of overwintering waders, wildfowl and breeding seabirds, and other flora and fauna.

Chichester Harbour carries a number of International, European and national designations.

- At the national level the intertidal area and some of the land is designated as a Site of Special Scientific Interest (SSSI) which is designated under the Wildlife and Countryside Act 1981 as a national network of areas with the greatest value to wildlife or geological conservation.
- At the European level the intertidal area and some of the land is designated under the 'European Birds Directive' as a Special Protection Area (SpPrAr), to protect habitats used by migrating birds.
- The intertidal area is also designated as a Special Area of Conservation (SAC) under the European Habitats Directive to protect habitats, flora and fauna of EC interest.
- At the international level, Chichester Harbour is also designated a Ramsar site under the Ramsar Convention (held at Ramsar in Iran) as an internationally important wetland.



CURRENT SITES USED BY BRENT GEESE



ANCIENT WOODLAND AND RAMSAR SITE

There are also Ancient Woodlands, which are sites that have been continuously wooded since at least 1600. Due to this they generally have a high diversity of flora and fauna, and can be considered irreplaceable. Ancient woodland is a UK Biodiversity Action Plan (BAP) priority habitat.

The inventory has recently been revised for Chichester District and it notes the following sites as ancient woodland: Old Park Wood, Black House Copes, Trews Copse, Fletchers Copse, Wolves Copse and Churchfield Copse. Many of the inland fields within the Parish area are important wader roosts and provide supporting habitat for the internationally important Brent Goose.

Bosham also includes a locally designated Notable Road Verge (NRV) on Smugglers Lane, designated for its flora, and in particular the presence of Green Winged Orchids.

The coastline includes discontinuous strips of middle and upper saltmarsh and some larger areas, such as near the entrance to Furze/Creek. The saltmarsh on the west shore east of Old Park Farm is one of the largest middle and upper saltmarshes in the Harbour.

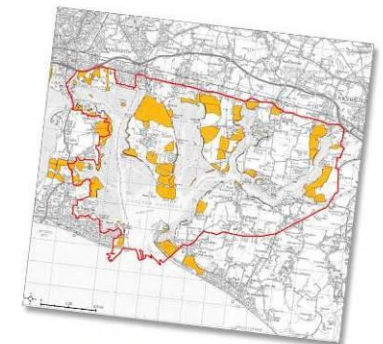
Scattered farm ponds (as long as the water quality is suitable) often contain a huge diversity of life especially plants, invertebrates, Water Voles and amphibians, but very little is known about the natural history of ponds in this area. Historic records of Great Crested Newts, a species that utilises a network of small farm ponds, are recorded for Bosham, but the current status of the species is unknown.

Arable fields and particularly their headlands are important for farmland wildlife, including farmland birds such as Corn Bunting, Grey Partridge and Lapwings, but also mammals such as the Brown Hare, of which there is a healthy population.

The hedgerows and streams within the Parish are identified as ecological corridors forming part of a Green Infrastructure by Chichester District Council.

Old Bridge Meadow is managed on behalf of the Parish Council to develop a wildlife meadow with recreational areas on either side of the millstream and also to provide habitat for butterflies and birds.

ECOLOGICAL CORRIDORS



CURRENT SITES USED BY WADERS

DRAFT POLICY FOR LANDSCAPE, ECOLOGY AND ENVIRONMENT

BOARD 7 DRAFT POLICY FOR LANDSCAPE, ECOLOGY AND ENVIRONMENT

New development will be supported where it can be *demonstrated that all the following criteria have been met:*

ACONB

- The natural beauty and locally distinctive features of the AONB are conserved and enhanced;
 - Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
 - Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting; and
 - Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty);
 - Consideration has been given to the requirements of the Chichester Harbour AONB Management Plan.
- Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Heritage

- The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Historic landscapes and ancient woodland.
- Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
- Development is in-keeping with existing designed or natural landscapes; and
- The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views towards the city and the Cathedral and the South Downs National Park, is not undermined.

Natural Environment

- There is no adverse impact on:
 - The openness of the views in and around the harbour, designated environmental areas and the views to the South Downs National Park;
 - The tranquil and rural character of the area;
 - Land within the character areas which has been assessed as being of major or substantial sensitivity or value or both; and
 - Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;
- Proposals respect and enhance the landscape character of the surrounding area and site, public amenity and detailed design;
- Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and
- The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not diminished.

Biodiversity

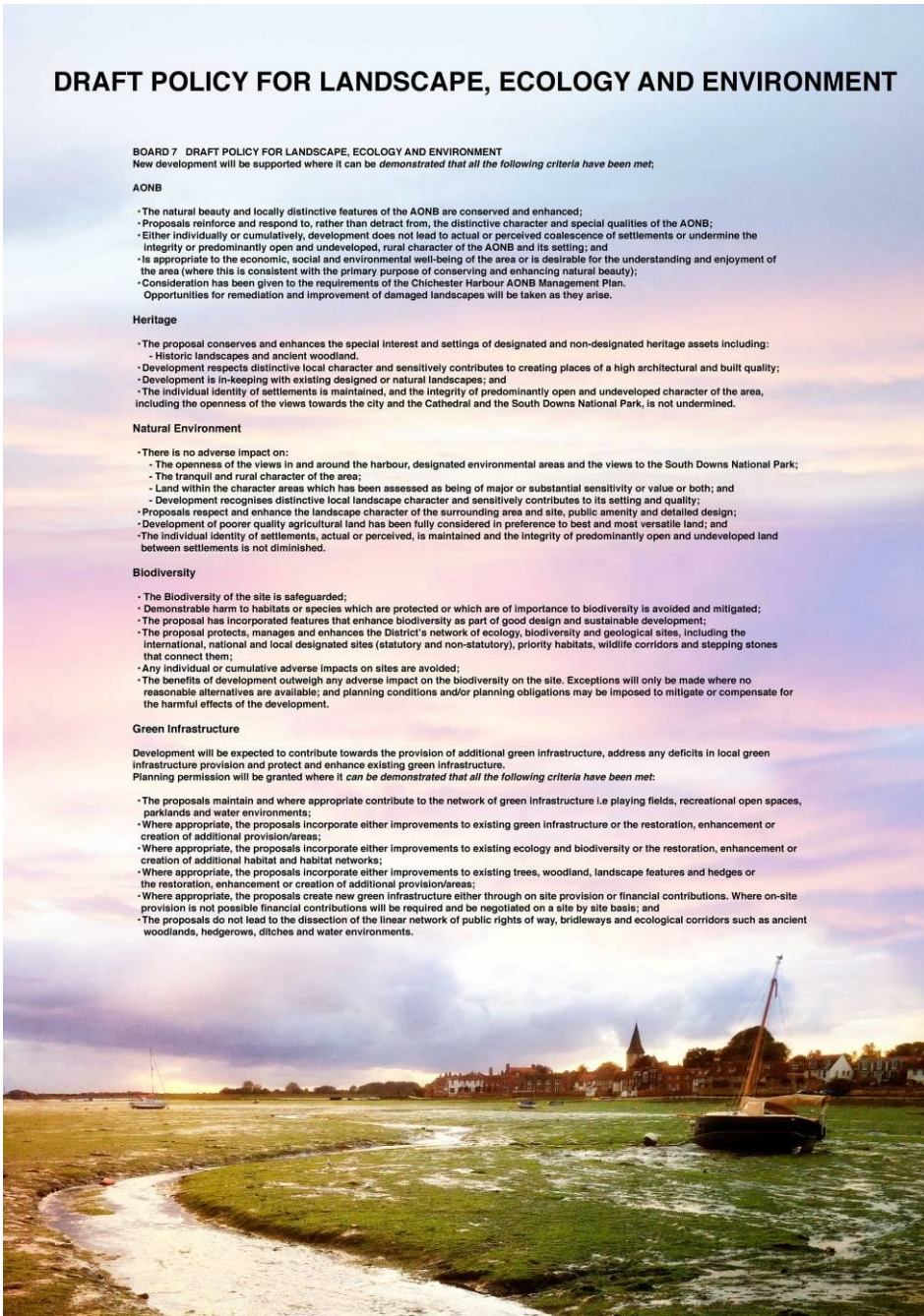
- The Biodiversity of the site is safeguarded;
- Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided and mitigated;
- The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;
- The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;
- Any individual or cumulative adverse impacts on sites are avoided;
- The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.

Green Infrastructure

Development will be expected to contribute towards the provision of additional green infrastructure, address any deficits in local green infrastructure provision and protect and enhance existing green infrastructure.

Planning permission will be granted where it can be *demonstrated that all the following criteria have been met:*

- The proposals maintain and where appropriate contribute to the network of green infrastructure i.e playing fields, recreational open spaces, parklands and water environments;
- Where appropriate, the proposals incorporate either improvements to existing green infrastructure or the restoration, enhancement or creation of additional provision/areas;
- Where appropriate, the proposals incorporate either improvements to existing ecology and biodiversity or the restoration, enhancement or creation of additional habitat and habitat networks;
- Where appropriate, the proposals incorporate either improvements to existing trees, woodland, landscape features and hedges or the restoration, enhancement or creation of additional provision/areas;
- Where appropriate, the proposals create new green infrastructure either through on site provision or financial contributions. Where on-site provision is not possible financial contributions will be required and be negotiated on a site by site basis; and
- The proposals do not lead to the dissection of the linear network of public rights of way, bridleways and ecological corridors such as ancient woodlands, hedgerows, ditches and water environments.



S U M M A R Y O F 5 7 Q U E S T I O N A I R E S C O M P L E T E D

Question 1 AONB

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met?**

1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;
2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting;
4. Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. Consideration has been given to the requirements of the Chichester Harbour AONB Management Plan.

Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Yes	No
55	0

Question 2 Heritage

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met**;

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Historic landscapes and ancient woodland.
2. Development respects distinctive local character and sensitively contributes to creating places of a high quality;
3. Development is in-keeping with existing designed or natural landscapes; and
4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views towards the city and the Cathedral and the South Downs National Park, is not undermined.

Yes	No
56	0
<p>Any comments</p> <ol style="list-style-type: none"> 1. This is a nationally known village of both historical importance and a wonderful and beautiful place to visit for tourists. 2. Agree in general. However we need to remember that historically the area was wooded. As sea levels rise we should think about planting more English trees, e.g. oaks, around the perimeter of the harbour as existing woods and trees are lost. (John Nelson, Chairman Chichester Harbour Trust) 3. Give examples “conserving and enhancing”, e.g. contributions to better revealing and understanding heritage assets, specifying use of materials that contribute to local distinctiveness. 4. I would prefer No. 1 to read, “The development does not detract from the natural beauty, etc...” 5. Very important - once something has gone it stays gone. 6. 1., 2. and 3. are subjective. Would some examples help? Everyone knows what you mean but you may need to be more specific to avoid a developer playing silly b’s. (Peter Newman, Chairman Bosham Association) 7. Housing design should not be some generic “rural” design but make a serious attempt to compliment West Sussex housing styles (not just slapping a few flints on a panel on a property). 8. All development must be in-keeping with local area. 9. Respecting distinctive local character does not necessarily mean they must be painted grey. 10. How about north of railway up Brooks Lane? 	

Question 3 Natural Environment

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met?**

1. There is no adverse impact on:
 - The openness of the views in and around the harbour, designated environmental areas and the views to the South Downs National Park;
 - The tranquil and rural character of the area;
 - land within landscape character areas which has been assessed as being of major or substantial sensitivity or value or both; and
 - Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;
2. Proposals respect and enhance the landscape character of the surrounding area and site, public amenity and detailed design;
3. Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and
4. The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not diminished.

Yes	No
54	0

Question 4 Biodiversity

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met?**

1. The biodiversity value of the site is safeguarded;
2. Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided and mitigated;
3. The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;
4. The proposal protects, manages and enhances the District’s network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;
5. Any individual or cumulative adverse impacts on sites are avoided;
6. The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.

Yes	No
53	1
<p>Any comments</p> <ol style="list-style-type: none"> 1. Enhancement must be tempered to keep the ‘village’ feel. 2. Wildlife corridors - these should be enhanced throughout the village anyway. 3. Does 5. consider effect of the development on potential flooding? 4. Agree, but protection of species should not be taken to an absurd extent, where development is otherwise deemed acceptable. 5. Current sewage overload needs to be overcome or own sewage system provided at a standard which prevents harm to environment and biodiversity. 6. This is far too rigid. The climate and the rural economy is changing. 	

Question 5 Green Infrastructure

Would you support a policy in the Neighbourhood Plan which states that any new development must **demonstrate** that **all the following criteria have been met?**

5. Development will be required to protect and maintain the existing green infrastructure i.e. hedgerows, trees, playing fields, recreational open spaces, parklands and water environments;
6. Development will be required to provide recreation and green space and address any deficits in local green infrastructure provision;
7. Development will include substantial hedgerow and tree planting;
8. Development will make financial contributions to the maintenance and upkeep of the green infrastructure

Yes	No
54	1
Any comments	
<ol style="list-style-type: none">1. Again, examples would help, e.g. adjacent to harbour and streams hard edges should be avoided wherever possible.2. Very definitely!3. The green infrastructure can be improved before waiting for a developer. There should be a schedule of strategic planting throughout the parish – especially indigenous trees, e.g. The wonderful chestnut trees dotted around the village are due to the foresight of people who planted them 100 years or so ago. (Peter Newman, Chairman Bosham Association)4. Strongly agree!5. You have G3 land bottom of Hoe Lane/Smugglers Lane. Some housing could go there – well screened by trees. But then you need some shops etc down there and improvements to Taylors Lane and access to A259.6. Although I do think point 2 above is rather demanding, I do agree that there has been considerable diminishing of these points in the last 10 years (approx). Good luck if this can be upheld! (Jackie Cooper, Leaside, Windmill Field, PO18 8LH)7. The answers to these questions seem obvious but what exactly will be done?!! What about Burnes Shipyard?8. Would be good to see reference to R&W (?) specifically so people recognise their value as G1 as well as access.9. This is far too rigid. The climate and the rural economy is changing.	

Miscellaneous comments:

1. These questions are necessarily not detailed or specific, I of course realise that they have to be at this stage. No doubt each case will in due course be examined and debated - a mountain of work for many people - my thanks in advance for all the have done and more in future (sic). Given the chance, I often say to people that "Bosham is without doubt the best village on the South Coast".
2. Thank you for all the work that has gone into the presentation of this exhibition and for the on-going work that will be necessary in the future.
3. This all sounds fine but if all these criteria are met can any development take place?



Official Report of EXPO5 (New Housing for the Parish)

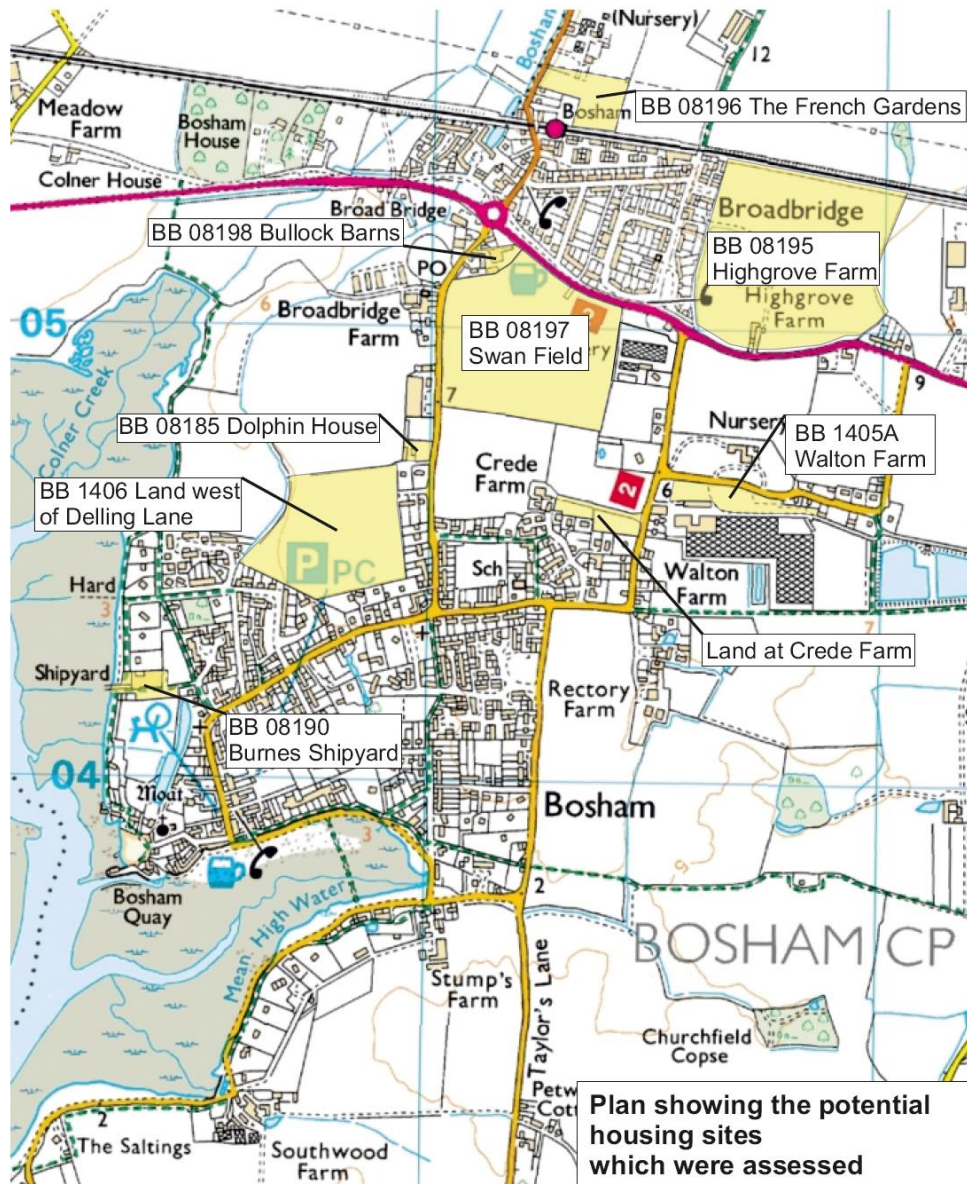
It was agreed by the project team that potential developers for sites in the Parish would be invited to join an Expo to be held on 11th July (at Bosham Village Hall) and 18th July (at St Nicholas Hall). Two exhibitions, each in separate locations would gain maximum publicity for helping decision-making on suitable sites for housing in the Parish over the next fifteen years.

Landowners/stakeholders who might have plans/hopes of developing some or all of their land were then duly contacted by post. It was proposed that any who desire to make a presentation be allowed two A1 boards to show outline ideas. These were identified as: - Miles Heaver, Adrian Sampson, David Wilson Homes, Patrick Green, Eric Brinkman, Michael Fletcher (Landgard), Burhill Golf and Leisure, John Knuckey, Richard Strange and Sophie Shalit. In making this selection the Project Team were guided by the selection of sites identified in the SHLAA of May 2014 and earlier iterations. In the event, exhibition submissions were made by Savills on behalf of John Heaver, Barratt Homes, Burhill Golf and Leisure, JH & FW Green Ltd, Dawn Scott on behalf of Brinkman & Scott, John Knuckey (Dolphin House) and Landgard. The exhibition from Dawn Scott arrived in time for the second session on 18th July only, but undertakings have been made to attempt to contact all those who attended the first session to allow them to comment on the proposal as well as those who may be affected by it,

Prior to the exhibition 1626 leaflets had been delivered to home and business addresses within the parish with the exception of small upper storey flats which were inaccessible (about 15 in all). In addition, notices were carried in two magazines which are routinely delivered throughout the parish; one is a free magazine issued to every address by local volunteers, and the other is a subscription magazine linked with the local churches. These notices were also carried on the websites of Bosham Parish Council and the Bosham Association. The Bosham Association also emailed this same notice to 270+ of its members as did the Bosham Hoe Estate Company to all its members and all the residents who are members of the Smugglers Lane Neighbourhood Watch received the same notice as well.



The two sessions of the exhibition were attended by 155 and 105 people respectively not including the NP project team of up to nine at any one time. One hundred and ninety questionnaires were returned and these have been analysed and the results may be seen below. We received 5 emails from interested people who have provided additional comments and these will be added to all those who wished to be kept in touch.



Potential sites for housing.

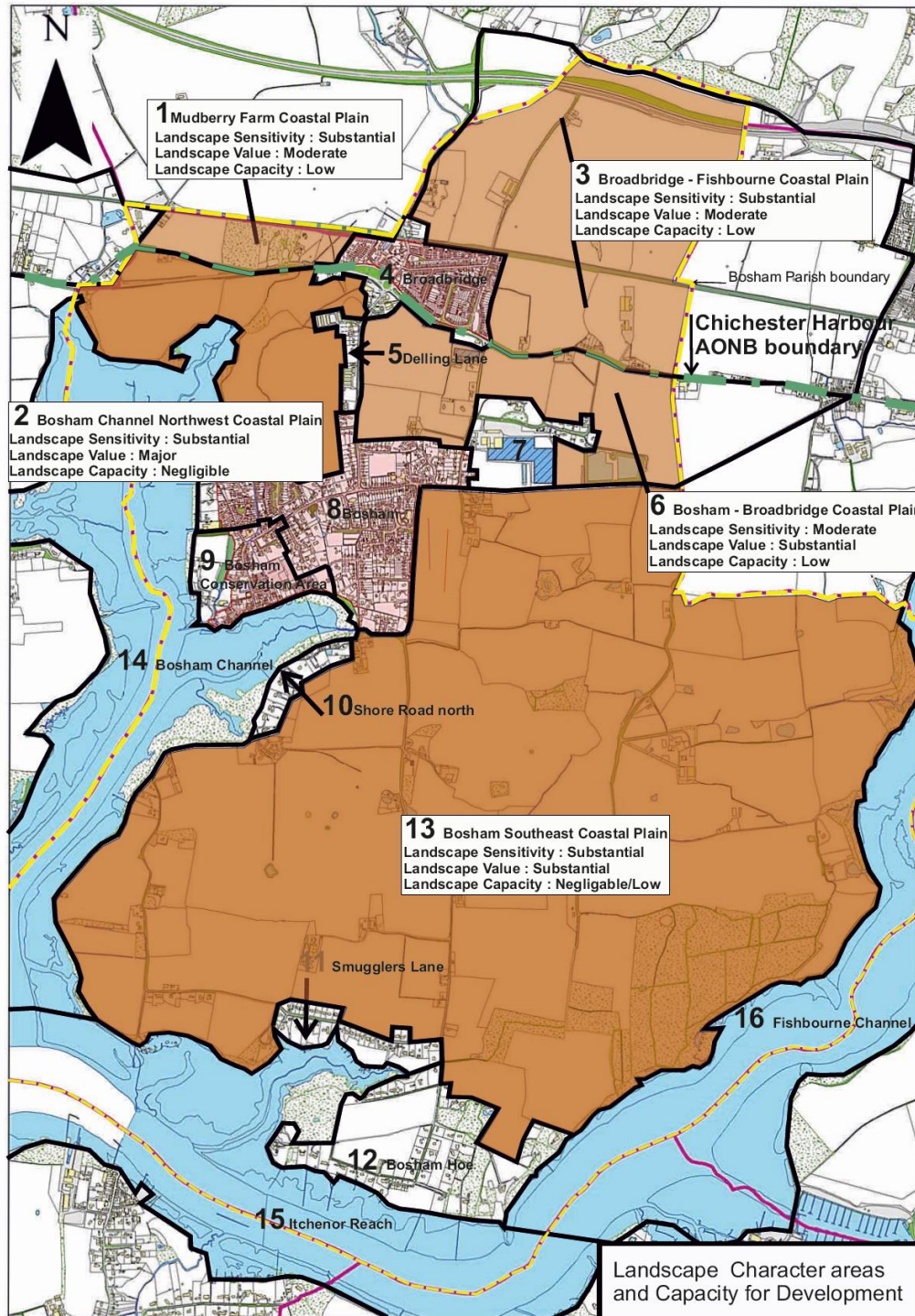
The NP Team had explained in the articles in the local magazines before the exhibition the following considerations

“Obviously, over 80% of the parish area is covered by protective designations, particularly the Area of Outstanding Natural Beauty (AONB). The rest of the parish lies between the AONB and the Southdowns National Park and is largely Grade 1 and Grade 2 agricultural land.

Nonetheless, we have to meet the requirement under the emerging Chichester District Local Plan of achieving the development of 50 new homes within the Plan period. In addition, we need to consider the needs of the local economy in providing opportunities for business growth and local employment.

The other major constraints are concerned with drainage and sewerage. Despite the best efforts of the West Sussex County Council in their recent ‘Operation Watershed’, justifiable and evidenced concerns remain concerning fluvial flooding. This is in addition to coastal inundation caused by unpredictable weather episodes and some exceptionally high tides. Sewerage remains a concern as the existing systems have been shown to fail on many conditions/occasions particularly associated with down-pours and ingress of storm water into the sewer pipe system causing pump failure and sewage release into some streets and the harbour.”

Prior to the exhibition, the Project Team had considered a range of potential housing sites in the parish. These are based upon previous iterations of the District’s Strategic Housing Land Allocations Assessments (SHLAAs). The map below shows all of these, from which, following sustainability appraisals, a short-list was drawn.

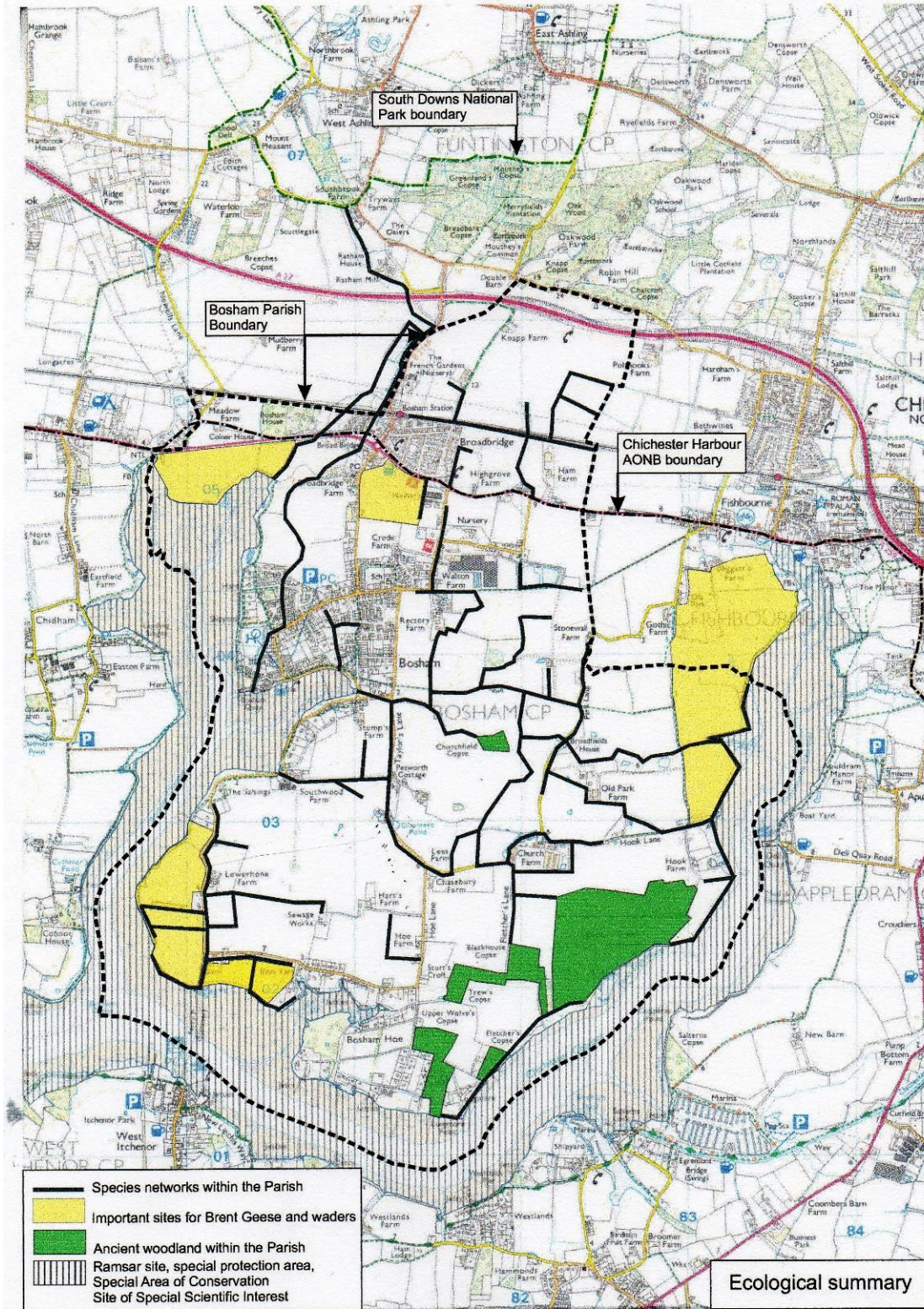


Prioritisation of sites.

At our first exhibition held in February 2013 and attended by 200 people, priorities were sought. After analysis of feedback forms, the top four from a list of 18 local concerns emerged as the following: ~

1. Flooding and drainage
2. Strategic gap between settlements (anti coalescence)
3. Green space, views and landscape setting
4. Affordable Housing

Accordingly, the safeguarding of these elements shaped the selection of potential sites. In addition, a Parish Assembly in April 2013 was called on the theme of Drainage and Sewerage and attended by representatives from the Environment Agency and Southern Water and its conclusion also informed our site selection. In addition, the team carried out a more detailed landscape Character Assessment to complement that completed by the District and this forms a separate document. The map of landscape character areas is shown below. This information formed part of the 4th Public Exhibition.



The NP team also analysed the existing knowledge of local ecology and plotted it on to a parish map. This highlighted the importance of wildlife corridors and habitats of overwintering birds. The protective designations are also shown. This information formed part of the 4th Public Exhibition.

Certain principles have been distilled

1. Prioritise the use of derelict/redundant sites (in the case of Bosham, these are largely redundant horticultural or shipyard locations)
2. Maintain Bosham's distinctiveness as a separate settlement from those of neighbouring parishes
3. Introduce SUDS (sustainable drainage systems) on derelict/redundant sites to avoid increasing the volume of run-off into road-drains, ditches and culverts and in order to minimise the loss of the absorptive capacity of the peninsula.
4. Avoid further connections to the inadequate sewerage-piping network, which regularly fails under conditions of prolonged rain wherever possible. Use on-site sewage treatment wherever possible.
5. Maintain the long views to the east toward Chichester Cathedral spire, to the north toward the South Downs national park and towards Bosham and Chichester Channels, which form part of Chichester Harbour.
6. Ensure the suitability of any developments adjacent to the existing settlement boundaries within the Area of Outstanding Natural Beauty (AONB).
7. Permit development having regard to the protection of the natural environment and the importance of good quality agricultural land.

In addition, a separate sustainability appraisal was done for each of the sites which had been identified by the Strategic Housing land Allocation Assessments (SHLAA) over previous years. This can be found in a separate document (excel) but the principle criteria were as follows: ~

1. Bio-diversity
2. Flood Risk
3. Transport
4. Landscape & Heritage
5. Village character
6. Best use of land
7. Employment and economy
8. Energy and climate change, mitigation
9. Access and provision of services

In addition, a long expressed preference in the 2003-2007 Bosham Plan was also taken into account. This preference emerged from an analysis of 922 questionnaires returned from households. The clear preference was against large groups of houses, preferring instead smaller groupings whilst using derelict/redundant sites. (Bosham Village Plan, Bosham Parish Council/Countryside Agency, 2006, p3)

The NP Project Team created two A1 boards to serve as an introduction to the housing exhibition and for guidance to those attending in exercising choice of sites. It also prepared 350 questionnaire forms to be completed by those attending. In the event we had 190 completed and returned. The two A1 boards are on the next two pages, followed by the questionnaire.

Community feedback on draft site allocation proposals

The draft Neighbourhood Plan presented at Expo5 proposed that three sites (Bullock Barns, Oakcroft Nurseries and Walton Farm) should be allocated to development to yield the required 50 houses. An analysis of the 196 completed questionnaires shows a high level of support for the draft proposals.

- **73% of the 196 questionnaire responses supported the draft recommendations regarding site allocation.** 3% of the responses were unclear as to their support. From the comments made against this question it is apparent that a number of the 24% not supporting the recommendations did so because:-
 - They supported part of the recommendations but not all
 - They wanted to see no housing development in Bosham at all
 - They took the view that specific housing developments would be forced on the village regardless of what the Plan said.
- Regarding the sites recommended by the Neighbourhood Plan development team
 - **99% of 157 responses or 79% of the total questionnaires received supported Bullock Barns** as an allocated site for proposed housing development
 - **100% of 154 responses or 78% of the total questionnaires received supported Oakcroft Nurseries** as an allocated site for proposed housing development
 - **98% of 139 responses or 69% of the total questionnaires received supported Walton Farm** as an allocated site for proposed housing development
 - **99% of 139 responses or 70% of the total questionnaires received supported Swan Field North** as a possible site for proposed housing development
- Of the other sites providing new housing but below the 6 house threshold :-
 - 100% of 12 responses or 6% of the total questionnaires received supported Burnes Shipyard as a site for proposed housing development
 - 94% of 16 responses or 8% of the total questionnaires received supported Dolphin House as a site for proposed housing development

Community feedback on alternative proposals

Of the other individual development proposals for sites put forward by landowners/developers which were not included as allocated sites in the draft Neighbourhood Plan proposals :-

- **31% of 42 responses or 7% of the total questionnaires received supported Highgrove Farm** as a possible site for proposed housing development.
- **50% of 10 responses or 2.5% of the total questionnaires received supported the land West of Delling Lane** as a possible site for proposed housing development.
- **92% of 25 responses or 12% of the total questionnaires received supported Crede Farm** as a possible site for proposed housing development
- **100% of 6 responses or 3% of the total questionnaires received supported French Gardens** as an allocated site for proposed housing development

Community feedback on underlying principles

The questionnaire did not specifically invite feedback on the principles adopted in drafting the Plan (as set out earlier) but a number of respondents offered comments reinforcing those principles :-

- 96% of 24 comments supported the principle that development should where possible be on derelict/redundant sites
- 100% of 20 comments supported the 'anti-coalescence' principle (maintaining Bosham's distinctiveness as a separate settlement from those of neighbouring parishes)
- 100% of 31 comments expressed their strong preference for a number of smaller developments rather than a single large development.
- 100% of 8 comments supported the principle of developments not taking place on Gade 1 or other agricultural land.



Sites considered for Housing Development by BPNP Team (June 2014) following a sustainability appraisal

SHLAA BB 08194 Oakcroft Nurseries

This site does fulfil many of the Neighbourhood Plan criteria in that it is derelict/redundant land, has minor flood risk, good transport links, is close to local shops, has good access to the local school and should provide 23 houses. It would require an on-site sewage treatment plant to avoid overloading the existing sewer. It is currently derelict. However, it was considered unsuitable by the District council by its remove from the Settlement Boundary and it lies within the Area of Outstanding Natural Beauty,

SHLAA BB 08198 Bullock Barns

A first class building site, derelict/redundant, immediate access to local shops and facilities, good transport links, on a direct path to the local school, with minor flood risks. Although within the Area of Outstanding Natural Beauty it is assessed as providing 8 houses but if the southern boundary were to be extended southward, the site could well provide another 23-24 units. It would require an on-site sewage unit and the barn itself is currently derelict. A part extension into Swan Field (BB 08197) would also allow a new footpath from the A259 south and west to Delling lane emerging opposite Bosham Farm Shop entrance. Greening and screening of this southeastern edge would be required to create a new natural boundary.

SHLAA BO 08185 Dolphin House.

Although within the Area of Outstanding Natural Beauty, use of this site would contribute to compact settlement, situated as it is on the northern edge of the present Bosham Settlement Boundary. Good transport links, walking distance to school and shops, it is anticipated by the District Council to provide 5 units. It is also a derelict/redundant site.

SHLAA BO 08190 Burnes Shipyard

Presently derelict and within the Area of Outstanding Natural Beauty, this site is subject to a planning appeal to be held in early September. The current proposal is for 4 houses. A derelict/redundant site, it has poor transport links, situated as it is on the western edge of the present Bosham Settlement Boundary, is remote from shops and school, but would provide high quality, expensive housing. If developed it should use an on-site sewage unit.

SHLAA BB 08197 Swan Field

This is agricultural land within the Area of Outstanding Natural Beauty and its use should be given low priority. Any development in this area would aid the cohesion of the parish as a whole. An area in the north of this site could well be added to BO 08198 (Bullock Barns) to make a small development of approx. 20 houses. The Settlement Boundary would need to be moved. On-site sewage plant required if it were wholly or partially developed.

SHLAA BO1405A Walton Farm

This site, whilst considered unsuitable by the District council by its remove from the Settlement Boundary and within the Area of Outstanding Natural Beauty, it does fulfil many of the Neighbourhood Plan criteria in that it is derelict/redundant land, has minor flood risk, good transport links, is close to local shops, has good access to the local school and should provide 18 houses. It would require an on-site sewage treatment plant to avoid overloading the existing sewer. It is currently unused for any agricultural purpose. As it is in the rural area it is unlikely to be developed within the timescale of this neighbourhood plan.

SHLAA BB08195 Highgrove Farm

This site, although initially attractive, is high quality agricultural land and is outside the Settlement Boundary. Any development on this site would erode the gap between Bosham and Fishbourne and should be resisted as it tends to the coalescing of settlements and would compromise views to the South Downs to the north.

SHLAA BO 1406 Patrick Green's Field

Part of this field is already leased to Bosham Cricket Club for their pitch. Outline proposals have been made to provide a Football pitch and some 12 or so houses. Part of the field is subject to flooding and improved drainage would be required as well as on-site sewage treatment. A further option for this field is as a land swap with the Primary School which has a major shortage of teaching and infrastructure space when referred to current guidelines.

Old Fire Station Site in Critchfield Road

This is proposed for 3 new affordable housing units. A start is envisaged late August / early September 2014.



INTRODUCTION

The exhibition illustrates the following:

- 1 The proposal by the Bosham Parish Neighbourhood Plan (BNP) team/Parish Council for the preferred sites for residential development to meet the Chichester District Council (CDC) requirement. If the Parish do not have a consensus on the preferred locations then CDC will decide for us.
- 2 The illustrative proposals being put forward by landowners and those who have a stake in significant landholdings within the Parish.

The Draft Chichester Local Plan requires that sites for 50 houses are provided within the Parish between now and 2029.

It is a requirement of Central and Local Government that sites which provide less than 6 houses do not count towards the total requirement of 50 houses. We are asking Chichester DC to change their stance on this for the Parish because of the protective designations which cover 80% of the Parish.

The BPNP preference is for development on brownfield sites in the first instance and those sites which do not expand the east or west boundaries of the Settlement which are shown in red on the plan below.

Any development would have on-site sewerage treatment because of the existing problems.

A sustainability assessment has been undertaken on all the potential housing sites (see next board).

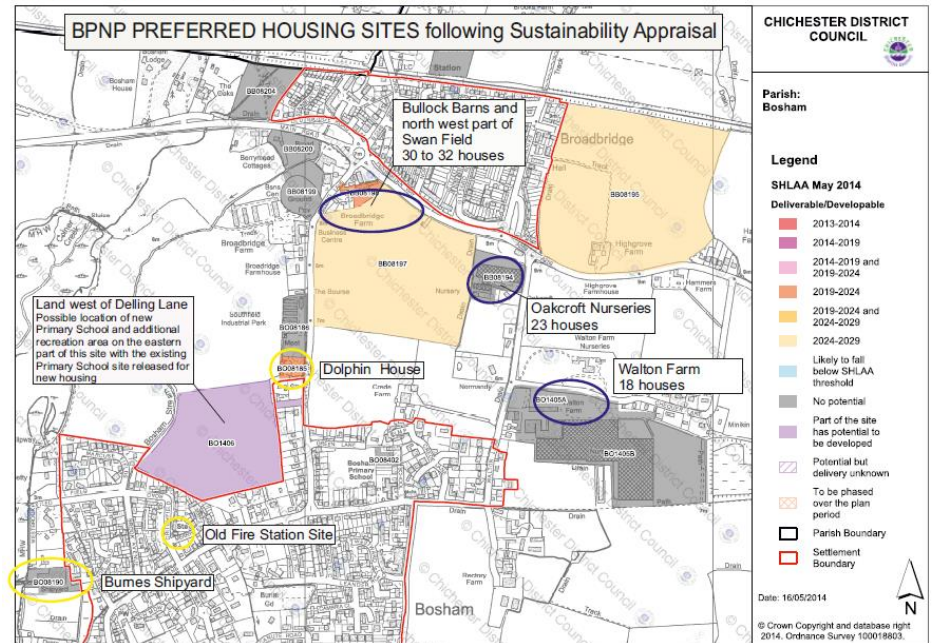
PROPOSED STRATEGY

The BPNP proposal is that the 50 house requirement can be achieved at two of the following sites (shown in blue outline):

- 1 Bullock Barns (Strategic Housing Land Availability Assessment (SHLAA BB 08198) and a small greenfield area in Swan Field (SHLAA 08197) to the south east - 32 houses AND EITHER
- 2 Oakcroft Nurseries (SHLAA BB 08194) - 23 houses OR
- 3 Walton Farm (SHLAA BO 1405A) - 18 houses

Other sites which can provide new housing but are below the 6 house threshold are (shown in yellow outline) :

- 4 Burnes Shipyard (SHLAA BO 08190) - 4 houses subject to planning appeal
- 5 Old Fire Station site in Critchfield Road - 3 houses
- 6 Dolphin House (SHLAA BO 08185) - 5 houses





**BOSHAM PARISH NEIGHBOURHOOD PLAN
HOUSING EXHIBITION - JULY 2014
QUESTIONNAIRE**

The Bosham Parish Neighbourhood Plan (BPNP) team /Bosham Parish Council are recommending that the 50 house target in the BPNP for the period from now until 2029 be achieved by development at two of the three sites in bold below. Note that the target of 50 homes is a Chichester District Council (CDC) requirement imposed on the Parish and if the Parish do not have a consensus on their most favoured sites, then CDC will decide for us.

- 1. The brownfield site at Bullock Barns (Strategic Housing Land Availability Assessment (SHLAA) BB 08198) and a small greenfield area (approximately 1.4ha) in Swan Field (SHLAA BB 08197) to the south east – 30 to 32 houses AND EITHER**
- 2. The brownfield site at Oakcroft Nurseries (SHLAA BB 08194) – 23 houses OR**
- 3. The brownfield site at Walton Farm (SHLAA BO 1405A) – 18 houses**

Question 1

Do you support the provision of the 50 house target for the Parish at these sites?

YES	
NO	

If your answer is YES do you have any comments?

If your answer is NO then please state which potential housing sites identified on the plan you would support and why.

Question 2

Do you have any other comments on the provision of housing within the Parish?

Question 3

Would you be in favour of a possible relocation of the Primary School and the provision of additional recreation areas on the eastern part of the Land West of Delling Lane (SHLAA BO1406) and the release of the Primary School site for new housing?

YES	
NO	

Do you have any comments?

Please write on the back of this sheet if you have more comments

Mark 4 version

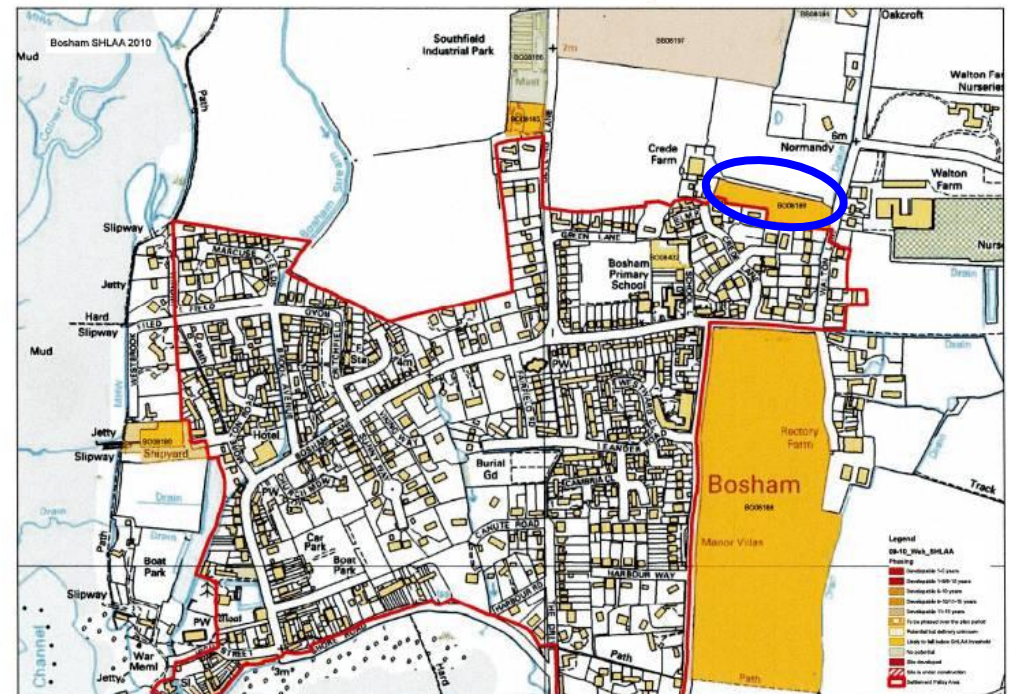
All the comments received via the questionnaires or by email may be found in Appendix A at the end of this document.

Late submission:

An invited landowner, who had not previously responded, came forward following the first session of the exhibition with a proposal at Crede Farm. This was eagerly accepted by the Project Team as a potentially valuable contribution to the Neighbourhood Plan. The site had been initially assessed in the following terms.

- Gross site area (ha) 0.76
- Potential Dwellings 2015-2020 - 18
- This site was included in an earlier SHLAA pending decisions on the eventual distribution of development. It was considered against the provisions of the (expiring) Local Plan (the Chichester District Local Plan First Review 1999), and noted as being contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However, the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect, this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (i.e. post 2015, or post 2020).
- This now means that it can be considered for inclusion for development in the emerging Neighbourhood Plan

The 2009-10 SHLAA review map shows the following, which has now been highlighted in blue ellipse.



Recommendations for policy on housing

The NP team considered the following relevant documents.

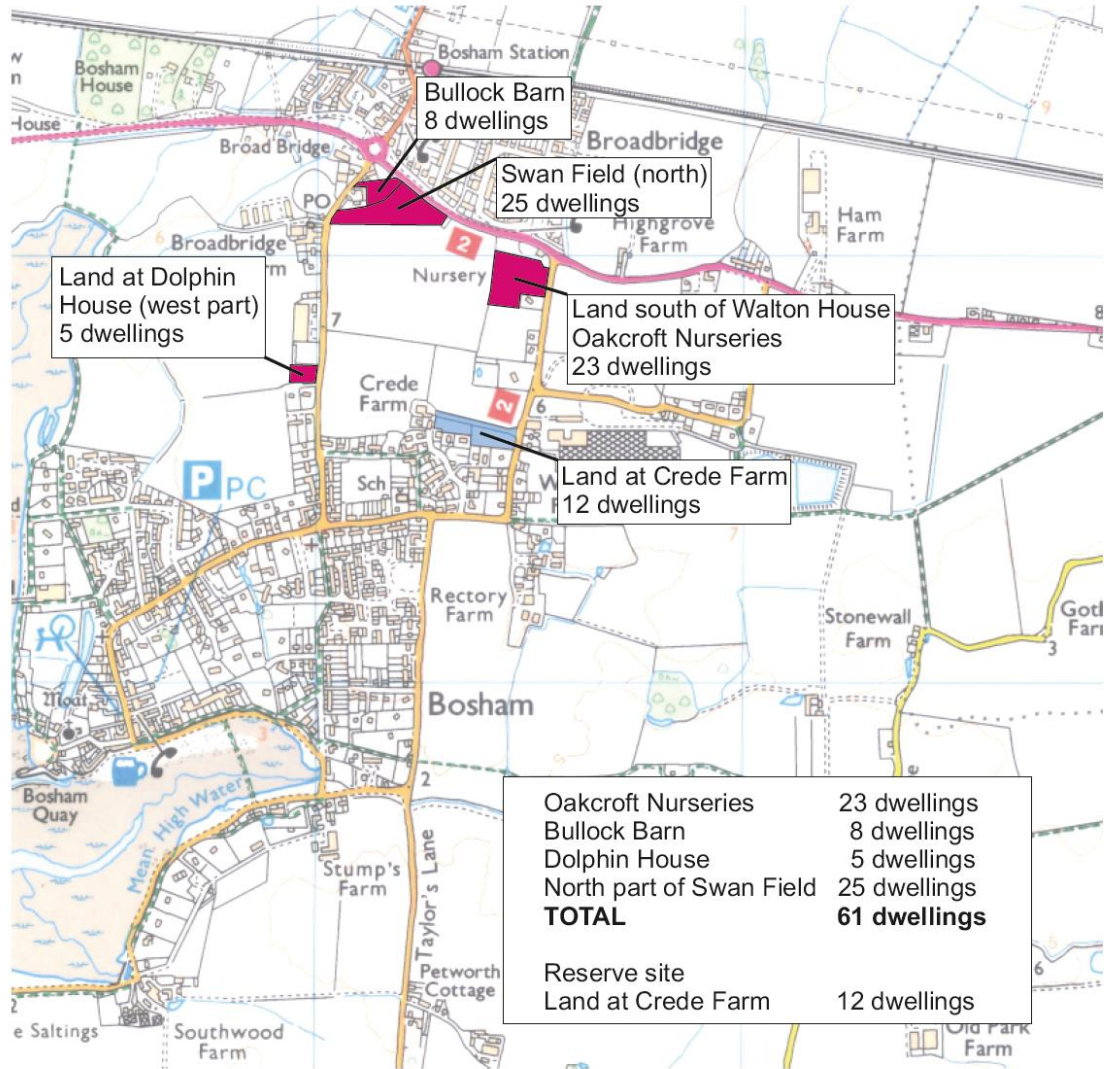
- 2003-7 Bosham Village Plan Bosham Parish Council/ Countryside Agency
- 2003;The West Sussex Landscape Land Management Guidelines sheets SC3/SC4 and SC5
- 2005; West Sussex County Council Strategy for the West Sussex Landscape
- 2009; Chichester District AONB Landscape Capacity Study.
- 2009 extended in 2011, Chichester District AONB Landscape Capacity Study
- 2010-2014 Strategic Housing Land Allocations Assessments (CDC)
- 2009 – 2014; Chichester Harbour AONB Management Plan
- Bosham Village Design Statement Nov 2011 adopted by CDC on 6th Dec 2011;
- November 2013; Bosham Parish Neighbourhood Plan, Landscape and Visual Assessment Report
- 2014-2029, Chichester Local Plan: Key Policies Pre-submission.

Having regard to these pieces of evidence, the willingness of developers/landowners to bring forward schemes as indicated by their exhibition displays and the responses of those who attended the two exhibition sessions (at the Village Hall and St Nicholas Hall) the team summarised their preferences for policy in two maps (see below).

The first show the review and revision of settlement boundaries. The second shows the order of preference of sites with a reserve site.

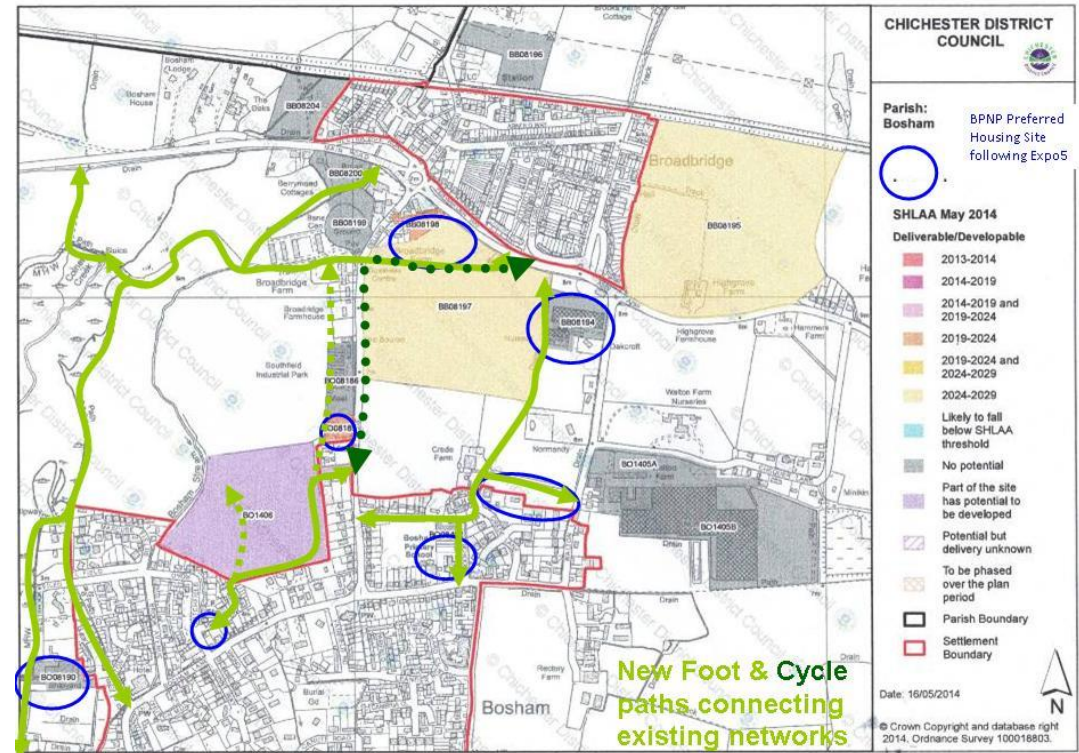
Sites for proposed new housing development

01.08.2014



*

Finally, the new housing developments allow for negotiations with landowners on extending pedestrian and cycle links across the parish and these potentialities are shown on the map below.



See over for Appendix A – record of questionnaire and email responses.

**BOSHAM PARISH NEIGHBOURHOOD PLAN
HOUSING EXHIBITION - JULY 2014
QUESTIONNAIRE**



The Bosham Parish Neighbourhood Plan (BPNP) team /Bosham Parish Council are recommending that the 50-house target in the BPNP for the period from now until 2029 be achieved by development at two of the three sites in bold below. Note that the target of 50 homes is a Chichester District Council (CDC) requirement imposed on the Parish and if the Parish do not have a consensus on their most favoured sites, then CDC will decide for us.

- 1. The brownfield site at Bullock Barns (Strategic Housing Land Availability Assessment (SHLAA) BB 08198) and a small greenfield area (approximately 1.4ha) in Swan Field (SHLAA BB 08197) to the south east – 30 to 32 houses AND EITHER**
- 2. The brownfield site at Oakcroft Nurseries (SHLAA BB 08194) – 23 houses OR**
- 3. The brownfield site at Walton Farm (SHLAA BO 1405A) – 18 houses**

Question 1

Do you support the provision of the 50-house target for the Parish at these sites?

YES	138
NO	36

If your answer is YES, do you have any comments?

Overview of comments:

- Need more affordable homes 14
- Prefer Highgrove variants 13
- Put 50 houses on one site (Swan Field) 3
- Prefer Walton Farm 6
- Prefer Greens Field 1

Detail of comments:

- 1. Overall probably the best options.
- 2. I live in Broadbridge and would welcome the improved links to Bosham with 1.
- 3. Contains new development within the existing conurbation.
- 4. Would prefer development at Oakcroft Nurseries rather than Walton Farm.
- 5. Worried about the number of sites that have access onto Delling Lane (already dangerous and a bottleneck by the shop).
- 6. Worried about potential flooding/drainage probs as these areas are potential flood risks. Sewerage disposal also an issue. No answers about how this will be resolved.

7. A cycle track down Delling Lane is urgently needed.
8. Access from A259 thro new housing (Swan Field) on to Delling Lane could cause a rat-run – to be avoided!
9. Several proposals would impact on Delling Lane. This road is already heavily congested at peak times. Vehicles, cyclists and pedestrians conflict.
10. Oakcroft Nurseries rather Walton Farm.
11. Bullock Barns and Oakcroft tick most boxes re impact/access/traffic. Walton more iffy.
12. Yes to 50 houses. No to first site as stated.
13. If I could make a proviso it would be: affordable homes for local young families – not second homes.
14. I would like to see site 1. with less houses and site 2 & 3 both used.
15. Provided flooding and sewage have been taken into consideration.
16. I would prefer Highgrove Farm or the 17 acre site that is for sale north of Bosham railway station.
17. My concern is what happens to the approx. 100 children that will need schooling.
18. Particular support for proposal on land adjacent to Delling Lane owned by Patrick Green.
19. The “less than 6 houses doesn’t count” rule is a very silly one in a well-developed village like Bosham. Can we challenge it?
20. Sensible positions for what must be.
21. The proposed developments seem to be in obvious locations ideal for infill.
22. All new development must be subject to the prior improvements in the existing sewage disposal system. Why isn’t the land at Highgrove Farm on the priority list.
23. Small developments that blend in well, nothing too excessive.
24. Oakcroft Nurseries in preference to Walton Farm.
25. Prefer Bullock Barns as water from other sites will need a storm drain so don’t flood existing property.
26. Have to meet CDC Plan requirements.
27. Only that the quality of design of the houses and landscaping needs to be high.
28. Walton Farm would seem to keep the Settlement Boundary tighter.
29. These 3 proposals produce more than 50 homes.
30. Derelict property should be used.
31. Provided attention is given to sewage and electricity arrangements.
32. Providing this is affordable housing for local people.
33. These must be affordable housing. I would not support any other building.
34. Prefer Oakcroft Nurseries as it seems to reduce the spread of housing. (This may not seem logical but makes sense to me.)
35. In all likelihood a large percentage of the houses will be second homes therefore contribution to the village is nil!!

36. No objections to Oakcroft or Walton – why not both. Development between “North” and “South” Bosham should be welcome.
37. Swan Field seems a preferable site as it is cohesive to the village whereas Highgrove becomes ribbon development, like Southbourne/Nutbourne.
38. Think Bullock Barns/Swan Field would be a good site for all, far less intrusive to current residents.
39. It is very, very off that the smaller developments do not count towards the total of 50 - These smaller developments have less impact.
40. Please can one of the sites build a three bedroom house with a large kitchen and garden for me to live in.
41. I do not support dense affordable housing such as Old Fire Station.
42. Previously developed places such as Walton should be utilised before targeting countryside.
43. We have to be realistic that the country needs more houses but if built they need to be for people who live in them permanently and if affordable are for people with local connections.
44. If we have to have 50 more houses, this is not a bad solution. But keep a limit on Bullock Barns – to stop downward drift.
45. 1. Good site – close to A25, railway and Co-op. 2. This site is just a mess at the moment so would be good to develop.
46. Oakcroft Nurseries and Field would suit new school. Good access.
47. No option really to say No. Support strategy minimise building down Delling Lane on Swan Field site
48. I support this proposal only because of the 40% affordable housing component. But for that I would oppose. In an area of this ? it's important to retain diversity of occupation.
49. But only for full time living. NOT weekends.
50. Must be smaller developments.
51. We have to accept that more houses have to be built in the UK and some in our peaceful area of W. Sx.
52. How would access to the existing roads be arranged? (Thinking of creation of rat-runs/congestion/accident blackspots/speeding. Furthermore, doesn't Walton Farm access flood? (Maybe mistaken worry!))
53. Highgrove Farm is beginning to slide towards Fishbourne and ribbon Development.
54. Preference is option 1.
55. No to include development of old cricket pitch (by Co-op).
56. Only after assurances that drainage issues will be addressed fully. The current drainage is at full capacity and in bad weather is threatening houses north of the A259.
57. “Yes” only if all new houses count, not just those that come in sets of six or more.
58. Much of the charm of Bosham resides in the individuality of its buildings. “Packages” of houses, six or more likely clones, would not be consistent with the village as is.
59. I would prefer that any development was in the one area with 50 houses.

60. Only Burnes 4 only.
61. Too simplistic a question to give a simple answer to! It depends on where/how they are built.
62. Aonb.
63. Will these become 'estates' or will they be broken up into identifiable small groupings of houses – individual houses will be crucial, attractive, affordable housing a must, and definitely include 1-2 bed units for single/couples/one baby families.
64. 3 separate sites better than 1 large site – traffic from one site would be unbearable.
65. Concern about flooding and lack of sewage facilities as already overstretched.
66. Walton Farm seems very suitable and a strong preference.
67. The Swan Field development should be kept to north of field and not down Delling Lane to maintain view over agricultural land.
68. 1. Is a good option.
69. A further option is Crede Farm or Landlink in Chequer Lane (drainage pipe MUST be kept clear).
70. I think Oakcroft would be better traffic/access wise.
71. A number of smaller developments is vastly preferable to one or two large ones, which would impinge on the village atmosphere and character. This would not be regarded favourably by commercial developers to whom mass replacements are more economical, and we should fight to resist "Barrattville" at all costs.
72. Site for football to move up leagues.
73. The Oakcroft Nurseries site is a good one along with Bullock Barns.
74. Sewage treatment solution needs to be factored in.
75. I'm happy to see proposed sites within the existing curtilage, and that brownfield sites are being considered over green-field.
76. Subject to flood-free sites and adequate sewage capacity.
77. Bullock Barns would seem the ideal site.
78. Many reasons it is a good site.
79. It is essential that Bosham retains its identity and that every effort is made to distinguish between this community and others.
80. Swan Field Site – good site – would need a good 'left hand' turn road off A259 to give easy access to site to not hold up traffic. All sites are good – some have different issues, i.e. Crede Lane site needs a good footpath to enable people to walk down Delling Lane.
81. New school site would be excellent; current school too small! Classrooms.
82. Ensure drainage is adequate as all sites are near flood points. Several sites would need footpaths down Walton Lane as used by children walking to school.

83. Extra school places.
84. The traffic in Delling Lane is already too heavy and will worsen with new developments – What is the plan to relieve this flow?
85. Any development which resulted in an increase in traffic through Delling Lane would not be welcomed.
86. Let's hope these houses will be for Bosham people.
87. If the 'social housing' are not too small.
88. Oakcroft Nurseries – perfect.
89. All these plans seem reasonable, given infrastructure to match.
90. Sites 1, 2 and 3 seem to hold a lot of potential.
91. ADD Crede Farm (in bold # 4)
92. Several smaller/smallish developments (10-15 perhaps) preferable.
93. These developments lie within the boundary of Bosham Village and do not incur any spread into the border with Fishbourne. They list small sites that need redevelopment.
94. Does not expand north of rail and does not extend towards Fishbourne.
95. Prefer use of brownfield sites.
96. I think the proposal to develop Crede Farm is a good one and should be considered above others.
97. As stated, this has been targeted by CDC and I would prefer that the Parish decides rather than having the decision made by the govt.
98. It would seem logical to me that Areas 1 & 2 are developed and could be a single housing area, rather than 1 & 3 – two separate sites.
99. Sewage?
100. I think it would be good to do something with Burnes Shipyard site as it is becoming more derelict every day.
101. We must make a decision for the village instead of being told where we need to put the houses. Swan Field for all 50 houses and leave other sites free.
102. Keep the Swan Field development to the top of the field to protect the north end of Delling Lane.
103. Much better to develop in Walton and Oakfield than the small sites. Please protect the AONB.
104. Bullock Barns and Walton Farm. Also Crede Farm on Walton Lane.
105. I recognise that some development is needed in the more run-down areas, and I think 50 houses is reasonable. However, I would oppose fields being developed and would not feel comfortable with more than 50 houses on small selected sites.
106. Would prefer 1 & 2 rather than 1 & 3.
107. Prefer option 1 & 3.
108. Build all 50 on the Bullock Barns and Swan Field sites.

109. Prefer options 1 & 3.
110. Can we be confident that the 50 target is a maximum number not a minimum target? The other presentations indicated that there was potential to exceed 50 and in the current climate of encouraging more house building that it would be attractive to look favourably at all of them.
111. Crede Farm – Walton Lane – sensible access and has limited affect on surrounding dwellings. Bullock Barns – in favour as good traffic access and may improve current appearance.
112. Would this be the thin end of the wedge?
113. Please do not build on Highgrove Farm to keep us separate from Fishbourne. We do not need a ribbon development.
114. Any of these sites would seem to be suitable, and in some cases more houses could be built.
115. The proposal to relocate the school seems inappropriate. The proposed site has poor access and is entirely used for recreation.
116. A much better site exists on the E side of Delling Lane.
117. I agree with option 1. Bullock Barn and Crede Farm, Walton Lane (Dawn Scott).
118. I do not like the Barratt development at all (Highgrove) and it is outside of the settlement policy area.
119. Yes to Bullock Barns and Swan Field area to the south.
120. “Yes” to the Bullock Barns site, including the Swan Field area to the south and “yes” to the Oakcroft Nurseries site – but with Bullock Barns the first to be developed.
121. Would support use of the brownfield sites.
122. Strongly object to building on any green-field areas. These are precious parts of our village and should be protected.
123. Brownfield is making good use of land as opposed to building on green-field sites which are AONB.
124. Spread the development out to avoid congestion and demand on roads.
125. ALL developments of all sizes should count towards the 50.
126. Prefer sites 1 & 2. Housing needs to be provided but in smaller plots – we do not want a housing estate.
127. A combination as listed above is appropriate.
128. Reluctantly – would prefer not so many houses as feel roads etc ... infrastructure not able to cope.
129. Too many for the AONB. But if must be, must be. I support the options listed above – or a permutation thereof.
130. In principle if 50 new houses need to be developed – allow for smaller sites of fewer than 5 houses to count towards the total.
131. Prefer sites 1 & 2 plus Crede Farm and Dolphin House sites.
132. Will support 50 homes as a maximum. If a lower number can be negotiated it would be preferable. Prerequisite for any additional building should be improvement of local and regional infrastructure.
133. Brownfield sites for development preferable.
134. I would strongly oppose any development on Highgrove Farm. IF there is a CDC requirement to build, then the above

suggestion of using brownfield sites is more logical.

135. It is better to split 50 houses rather than have one large development that could potentially merge Fishbourne and Bosham (Highgrove Farm).
136. I strongly oppose development of the Highgrove Farm site.
137. It is better to split the 50 houses rather than one large development.
138. Don't like Highgrove Farm proposal – looks too 'towny' not aesthetically pleasing.
139. We support the provision of the 50 houses for the Parish by 1. and 2. Alone NOT 3.

If your answer is NO then please state which potential housing sites identified on the plan you would support and why.

Overview of comments:

Bosham only needs an extra 4 houses which should be on Burnes site.
Serious flood risks to Penwarden Way from Swan Field 2
Potential to create rat-run through Swan Field development 2
Oakcroft rather than Walton 5
Put houses on French's nursery site 4
Many mentioned Delling lane congestion of traffic, cycles and pedestrians.
Danger of incremental loss of Swan Field 2
No to any sites in the AONB 7
Put 27 houses on Burnes shipyard and the rest on Oakcroft 1

Detail of comments:

1. Less houses in each location. Dolphin House – Yes; Firestation – Yes; Burnes – Yes; Walton Lane – No.
2. Oakcroft Nurseries.
3. 2. The Brownfield site at Oakcroft Nurseries – 23 houses. & 3. Walton Farm site – 18 houses. ALL ON BROWNFIELD SITES.
4. Oakcroft.
5. OAKCROFT NURSERIES. Because it is an eyesore & has been for many years.
6. If the 50 houses have to be built from the existing Plan, the Oakcroft and Walton Farm sites should be the priority with only the minimum 8 built at Bullock Barns avoiding building on the undeveloped land.
7. Old Poultry Houses (Delling Lane) (4.5); Burnes Shipyard (4.); Landlink Estates (20-18); Swan Field – with less than **50** - 20-25 houses.

8. None – apart from Burnes Shipyard. 4 houses only.
9. None.
10. The 3 brownfield sites only - I am appalled that the idea of building on any open field in the AONB is even contemplated.
11. Sites 4 to 6 to retain a compact settlement boundary, plus possibly site 2 i.e. a site constrained in its further development. I am concerned that site No. 1 opens up a large green-field area that will eventually be completely filled.
12. 1. Nearest to services. Number of houses should include affordable housing. Downside is outlook for Penwarden Way properties in short term.
13. Highgrove Farm - 50 dwellings.
14. Bosham does not have the infrastructure, poor shops, poor bus service, poor drainage, inadequate sidewalks for pedestrians, tourists, poor facilities for those on foot.
15. I support new housing on brown field sites all of which should be for lower income families (affordable).
16. No more than 25 should be built in the planning period including individual houses.
17. The exclusion of developments of less than 5 should be reversed.
18. The proposed development at Highgrove Farm would enable 50 houses to be built. Additional access to this site from Brooks Lane via St Nick Church Hall could be negotiated with Bosham Church Diocese!
19. I think the Bullock Barns idea does not pay attention to the existing flood problems – already an issue with the insurance companies when we request quotes.
20. Increased pedestrian and cycling access!! Current is badly maintained. How would more houses improve it?
21. Bullock Barns and Oakcroft Nurseries appear suitable being close to facilities, and would offer little encroachment on existing dwellings' views etc. The same applies to Oakcroft Nurseries. Any development at Walton Farm, however, would increase traffic and intrude on Chequer Lane which is AONB and outside the settlement area. Chequer Lane floods to more than waist height on a regular basis!
22. If the school is moved it would be less accessible.
23. Sites 2 & 3 would mean access from Chequer or Walton Lane - neither of which is large/wide enough, and both are subject to flooding in bad weather.
24. Bullock Barns, Burnes Shipyard, Oakcroft Nurseries, Walton Farm.
25. I would also support the Highgrove Farm development and the 3 smaller developments if they are currently brownfield sites.
26. I prefer several small groups rather than all 50 houses in one place.
27. Put everything on Highgrove site or French Nurseries site currently for sale (15 acres) - much more suitable for transport - highways, less noise etc, etc, etc.

28. The Highgrove Farm site seems to have much potential. Why is it not proposed?
29. I strongly disagree with any incursion onto 'Swan Field'. I agree with development of the current brownfield area of Bullock Barns. I agree – Oakcroft Nurseries. I agree - Walton Farm.
30. Walton Lane derelict glasshouses, Bullock Barns, Oakcroft Nurseries – maximum of 25 houses total.
31. Swan Field, Crede Farm, Walton Lane, Landlink Estates off Walton Lane.
32. No housing to be developed on green-field sites - I have serious concerns regarding flooding at site 1. above as this area floods constantly already.
33. Not on green-field sites.
34. I support 1. & 2. above - not 1. & 3.
35. No to any strategic gaps.
36. 10 only at Bullock Barns.
37. Concern of further development once planning permission has been granted of Bullock Barns.
38. Smaller developments around Bosham would ensure that we keep the character of the village.
39. DELLING CLOSE – wonderful opportunity to build a bigger school to cope with inevitable no. of additional children. Also access from both Broadbridge and Village. Assume adequate parking provision for pick-up and drop off with such a large site.
40. 2. Oakcroft Nurseries – 23; Burnes Shipyard - 27 (4 expensive houses which will be empty most of year not acceptable).
41. Why do we need additional housing in Bosham? Chichester is far more appropriate location for brown- field sites.
42. Huge development of over 30 houses in one area will ruin the village. Why not have 12 at each of the above sites and then 14 at Highgrove Farm. None will overly impact the village.
43. Swan Field – all 50 houses.
44. Old poultry houses, Delling Lane; Crede Farm, Walton Lane; Landlink Estates, Walton Lane/Chequer Lane; Oakcroft Nurseries.
45. Bullock Barns – small brownfield site. Walton Farm – excellent site. Poultry houses (at Dolphin House) –brownfield site.
46. Oakcroft Nurseries.
47. Land at Highgrove Farm would be the most preferable. It would be sensible to approve the plan for 100 houses as this would enable the developer to provide a large amount of additional infrastructure that the village needs. This site is outside the AONB.
48. WALTON FARM Why not develop the whole of Walton Farm. Reduction of heavy lorries driving down Walton Lane and the dangers to pedestrians especially school children. A mixed development of private and affordable housing would be preferable on any future development.

49. Crede Farm – good use of available space and connects to Bosham.
50. Land west of Delling Lane – looks like nice parkland.
51. Bullock Barns connects North and South Bosham well.
52. Because the field (Greens) is one we overlook and the field that also floods.
53. I support 2. & 3.
54. I am not happy with the development of any of Swan Field.
55. No 2 & 3 provide 41 houses, the other 9 (to make 50) could be built on Bullock Barns.
56. I do not support the development of Swan Field – it is too intrusive on the green spaces.
57. My preferred choice for achieving 50 would be: Reduce number of houses @ Swan Field and place school there.
Develop housing on old school site. Develop Walton Farm site. Develop Crede Farm site.
58. Oakcroft Nurseries - self contained site with good access. Walton Farm. Bullock Barns but not Swan Field because of green-field status. Dolphin House but with a max of 4 houses.
59. The brownfield site at Oakcroft Nursery.
60. Not if housing included industrial buildings. Why build on green-field area?
61. As we have to have housing, I would prefer 1. above – Bullock Barn/Swan Field, then the land at Crede Farm off Walton Lane. Also in favour of 3. above, Walton Farm, Walton Lane.
62. I feel strongly against the Highgrove Farm/Broadbridge proposal – as am worried about losing green space between Bosham and Fishbourne.
63. Highgrove Farm. It would provide land for a new Bosham school and a new St Nicholas church hall.
64. Burnes Shipyard would be a very good place to build. It has been in ruins for years and is very dangerous how it has been left.
65. Too many for the AONB.
66. I would also support building on Crede Farm as this is out of the way with good access.
67. “No” to the brownfield site at Walton Farm – this proposal involves fragmentation of the village’s development rather than the logical, organic growth enabled by 1. and 2. above.
68. None. Especially dislike the development proposal behind Delling Lane (to the west) and the Barratt proposal.
69. The developer’s plans for 50 homes is way too much at Bullock Barns.
70. Not averse to development on Crede Farm site.
71. Please consider Crede Farm proposal.
72. Dolphin House chicken sheds would be an ideal small topping-up site & Crede Farm as a medium size one.
73. Agricultural land should not be built on.

Question 2

Do you have any other comments on the provision of housing within the Parish?

Overview of comments:

Why not schedule land north of the railway? 3

We should have no eastern expansion 33

Can't we stop the new houses being bought up by week-enders? 9

We need guaranteed effective drainage measures on all new developments 13

How can we manage the increased sewerage requirement effectively? 15

No to any greenfield sites of any kind! 17

Small developments should count toward our total allocation 25

All developments should have good design standards 2

Consultation is a sham. 1

Detail of comments:

1. To extend housing or any development eastwards towards Fishbourne (Highgrove) is not favoured.
2. Please keep within the parish and do not extend i.e. do not allow development at Highgrove Farm thus extending the village boundary.
3. Surface water and drainage is key to any new developments. Any new sites should not impact on an already overloaded system.
4. I know it is contentious, but we should push for small developments to be added to total.
5. As already stated, emphasis on affordable, fully occupied homes for young people and retirees.
6. Must take care of the infrastructure and traffic implications.
7. We need housing to encourage families to live in the village. I feel too many houses in the village are second homes.
8. Why not use the 17 acre site that is for sale just north of Bosham railway station.
9. Any houses built in Bosham should be as green as possible and architecturally pleasing - no tacky-tacky brick boxes!
10. Floodlights are always an issue for Bosham FC. Any avenues with regard to a new ground will be gratefully received as we support the continued re-generation of the village.
11. Infrastructure especially drainage and sewage (both already problems) is critical.
12. Put everything on Highgrove site or French Nurseries site currently for sale (15 acres) - much more suitable for transport – highways, less noise etc, etc, etc.

13. Hopefully this will be the limit.
14. All new development must be subject to the prior improvements in the existing sewage disposal system. Why isn't the land at Highgrove Farm on the priority list? Nothing should be built until the current sewage system is fit for purpose.
15. Keep it south of the Main Road.
16. Need more ordinary houses to support local business.
17. Small infill developments should count towards the 50.
18. Quite like idea of Barrat provision north of A259, again quality of design not guaranteed with big builder like Barrat, think community feel could also be enhanced by more imaginative scheme there.
19. Building beside Dolphin House off Delling Lane would be ideal use of a derelict brownfield site.
20. Highgrove Farm site would be a major encroachment into the open space between Bosham and Fishbourne. NO!
21. It will be essential very soon to provide fibre optic cabling terminal points.
22. The parish is in desperate need of affordable housing not more provision of market housing first.
23. I have serious concerns about disposal of sewage and rainwater run off and would like proven evidence that treatment and temporary storage of run off actually works.
24. Also affordable housing should remain affordable and not be allowed to become second homes.
25. Ideally these should be "affordable" housing.
26. If Highgrove site is ever to be developed then access could be from Brooks Lane over St Nick which could be sold to developer for access. Replacement community hall should not be at extreme NE corner!
27. Bullock Barn is well overdue for development and with Swan Field being directly adjacent would be an ideal "add-on" to achieve a target of 50 plus leave the rest of the field for future targets.
28. If there is any additional needed in the future Swan Field would have room for that & any amenities can be placed within that area.
29. It is assumed that any/all developments include the provision of/are subject to foul water disposal systems to ensue that the current resources are not further over stretched.
30. The bland suggestion of using onsite for sewage, etc, is quite difficult in practice and quite expensive; would add to housing costs quite significantly.
31. Please can the houses be sold to people who want to live in them rather than have them as holiday homes. Please make some affordable, i.e. for hospital staff.
32. I have only recently moved to Bosham. The draw was a quiet but progressive community. I support the growth of this village. Particularly family units. The draw of Swan Field as an opportunity would be a way to bridge the upper and lower communities of Bosham. Especially if cycle routes to the Quay were improved.
33. Do not allow the Highgrove project. It will grow and grow, cutting out the strategic gap.
34. No build on land west of Delling Lane.

35. Important to have green spaces between developments to stop ribbon/continuous development.
36. I would not support proposal B or C of the 3 alternatives of the Highgrove Farm Development. I have no confidence that once $\frac{1}{2}$ or $\frac{2}{3}$ of the available green land was built on then the remaining $\frac{1}{2}$ or $\frac{1}{3}$ would be turned to housing. In-fill is inevitable. It must not be allowed to happen.
37. Good idea to develop old chicken buildings in Delling Lane on a slightly reduced number/density.
38. I am not in favour of more houses on Chequer Lane because it is already becoming a rat-run and not all the traffic would go via Walton Lane.
39. Immediately, if sewage is to be tanked out to avoid overloading existing sewerage, what is the long-term plan for this? i.e. will tanking waste out last ad inf?
40. All three sites are fine.
41. It should all be 'affordable' and definitely not be sold to weekenders.
42. I do not agree with the Bullock Barns proposal. If Bosham "loses" consensus then I hope CDC just choses other sites.
43. My main concern remains good drainage for all the sites – please assure this will be properly addressed.
44. Minimise additional traffic coming into the village via Delling Lane.
45. Both the Oakcroft Nurseries and Bullock Barns would be the best places to build on.
46. Requires care to preserve the character of the village, its sailing amenities and the AONB.
47. More houses mean more cars on already broken roads and ultimately more vehicles travelling to and from Portsmouth and Chichester.
48. Or small developments, less than six houses.
49. A significant affordable housing element is essential, along with rented accommodation to allow people working locally to live close to their place of work.
50. The owners of Dolphin House on Delling Lane has a plan to build 5 x 3-bed houses; it is adjacent to the under-used car park – a small extension of the Dolphin House site will allow the magic number of houses (above 5) to count towards the 50 needed; it is also an unobtrusive location.
51. Less is more. Roads and sewers not up to it.
52. A number of smaller sites rather than one or two larger sites.
53. In general, the aim must be to avoid building on green-field or undeveloped sites in order to preserve the special character of Bosham.
54. Use French Gardens Nurseries in Ratham Lane.
55. Use French Garden Nursery.
56. This is an AONB but that seems to be being ignored.
57. Don't fill in field at Highgrove Farm.
58. It seems strange not to include small areas of development within the confines of the Settlement Boundary Area in a

village with such a large proportion of Conservation Area.

59. No housing on Broadbridge Field.
60. Of the options viewed, I'd be most in favour of the Crede Farm or Swan Field sites.
61. Traditional design and construction combined with energy saving features for economical living preferred.
62. Must avoid further building to east and west of parish; i.e. No coalescence with Fishbourne or Chidham.
63. Highgrove Farm – 50 or even 70 houses might be an interesting alternative to further development within the main village. BUT not 200.
64. Need affordable housing, not 'second homes'! Roads need improvement and flood defence/drainage updated.
65. While all developments have been required to have private sewage treatment systems, the treated 'water' still has to be disposed of – this is a major issue on the drainage pipework in the area (Bosham).
66. Mixed housing offers a dynamic dimension to the community and it is difficult to justify continued development of very expensive properties as at present.
67. I applaud the work of the BPNP team in putting this exhibition together, and identifying the various potential sites which enables small pockets of houses to be built on brownfield sites, and negates the need for large developments whilst still fulfilling the 50 home target. I'm bothered by the involvement of the Vicar in trying to negotiate with the developers for new football pitches/community centres, etc, though.
68. The plan is heading in the right direction. Need commitment from land-owners and accept that AONB tucked away have to be waived.
69. Prefer not to have houses built on Highgrove Farm – site prone to flooding.
70. Should either Oakcroft Nurseries or the Walton Farm site be chosen Walton Lane would need improved pavement due to the incidence of articulated lorries accessing Walton Farm. The lower end of Walton Lane towards Rectory Farm corner also floods due to poor drainage.
71. Appreciate the care and time put in by BPNP/BPC. I would not want to see the development of Highgrove Farm, which would destroy views of the downs and begin to form a continuous link of housing from Fishbourne to Emsworth. Safety issues along A259 would increase.
72. I am opposed to any development of the Highgrove Farm site as this will constitute spread and use valuable agricultural land. It is an important boundary to the village. St Nicholas hall is quite adequate and well used where it is.
73. Avoid all significant expansion E or W beyond the S.Bdy. You are winning recognition that a 'YES' to the NP is really important.
74. Certainly do not want to see housing on large scale provision such as offered at Highgrove. Prefer small developments which retain the 'village' feel.
75. It seems ridiculous not to include small developments in the total.

76. No building at all/Minimal building.
77. Please get a move on with at least one site, my grandchildren need housing.
78. Ensure infrastructure is more than adequate. Already drainage and sewage problems in Bosham. See roads.
79. Ensure affordable housing like Swan Field and Highgrove (if drainage is sorted)
80. Would be good for smaller developments to count towards the 50 house target (e.g. fewer than 6 houses). The Burnes Shipyard site is not too bad and should be supported if these houses would count.
81. Village boundary should be maintained as a priority.
82. Homes for local people. Flooding needs to be rectified before any housing is built. Flow to the sea needs to be sorted.
83. Building 100 houses at the Highgrove site means the infrastructure will be improved with a school built also. This is the best plan.
84. Old poultry houses in Delling Lane would be an obvious development as owners requested development site.
85. Yes, that sewage and flooding is taken into consideration.
86. I would prefer small numbers per site so it does not look like an overcrowded estate.
87. I support the idea of developing in particular brownfield areas that join North and South Bosham.
88. Parish Boundary should not be extended in any direction.
89. Bullock Barns is ideal for re-development. At present it is an eyesore
90. There is a danger that houses north of the A259 would appeal to 'weekenders' as a lock-up-and-go bolthole, thus not satisfying the need for 'local' housing.
91. I believe that the emphasis should be on affordable housing and thereby increasing the chances of young families to settle in their first home. Building more detached larger houses would simply appeal to the more affluent in society and the 'weekenders'.
92. Yes, I support the Old Poultry Houses proposal.
93. I do hope that Chichester DC can be persuaded to include developments of fewer than 6 houses in the provision of 50 houses. It would be worth lobbying hard on this. Petition?
94. Please take the flooding issues into account when approving the developments. It would be useful to provide for some form of aged living accommodation as the population is living longer and need some form of accommodation.
95. Would prefer provision to be made by small clusters of new houses on small brownfield sites.
96. Water – run off and dirty water. This problem needs to be addressed for the whole of the village and not just one or two new properties.
97. I have concerns that the sewage treatment and other drainage issues are not being looked as strategically, and longer term solutions found. Dealing with the matter piecemeal "site by site" is not satisfactory.
98. I also think the Highgrove Farm scheme should be included in the options, not least because it could provide a very good site for a replacement school.

99. The site proposed for land off Delling Close has restricted access road and a hazardous turn on to Delling Lane - waiting for an accident to happen.
100. More smaller houses suitable for village families not huge houses that re only used occasionally.
101. Burnes Shipyard will hopefully become available to be included.
102. Sites nearer the school would be preferable.
103. Land at Highgrove: potential flooding to existing roads: Brooks Lane, Williams Road, etc, + limited no. of houses if any: not 100+
104. Walton Farm development is sensible but I understand there is a limit height of 10ft for building! Not very tall house/bungalow! More suitable for hobbits! Why offer something that cannot happen?
105. Affordable homes only. No big developments.
106. Small units, to aid integration in the village.
107. If you build new houses the need for Doctors appointment will go up and they are very stretched as it is!!!
108. Swan Field should not be an option. This would be the start of joining old and new Bosham together and must not happen.
109. With rising sea levels, not sensible to continue building so close to harbour/on land that still floods.
110. Do not want green land between Bosham and Fishbourne to be lost – it should be AONB too.
111. Please remember to cater for aging population too.
112. How much will be affordable for local families or will we have buyers of holiday homes?
113. Brownfield site at Bullock Barns. Floods every year.
114. 50 house target is too high but, if imposed, then several small developments are preferable.
115. Would prefer the development not to run east or west out of village, rather site housing off Walton Lane or the main road into the village.
116. Burnes Shipyard good idea – please maintain a footpath.
117. I do question the need for 50 extra houses in the village.
118. Do not support development of Walton Farm.
119. Keep development to small parcels of brownfield sites.
120. Houses need to be built to keep up with demand but Bosham does not need a big development when there are plenty of other options. The above sites would not bring more traffic further into the village.
121. Agree poultry house proposals.
122. If you have a massive building of 50 houses in one location you will ruin the village. You should have 5-10 (max 15) houses in all the sites discussed (not Delling Lane) would be more in keeping with the village feeling.
123. Do not build on green-field sites. Only brownfield sites are acceptable. Many of the plans are major commercial proposals!!!

124. Agree more is required, but it has to be affordable + not for second homes which remain empty most of the year.
125. Important that larger developments should be a mixture of affordable & private housing and low density. DRAINAGE.
126. Development sites list of preference – Brownfield sites - 1. Oakcroft; 2. Walton Farm; 3. French Gardens or Crede Farm; 4. Allowing development of small sites to count towards the 50 houses.
127. Consider Crede Farm proposal.
128. Concentrate, where possible, on brownfield sites.
129. Insufficient detail has been given for the Highgrove plan for drainage, similar schemes have failed locally. Cavalier attitude of developer to these concerns.
130. Due to the increase in traffic and flooding in the area, building more houses will only contribute to both of these problems.
131. Would like footpath from A259 to the school.
132. All new houses to count against the quota.
133. Concentrate on affordable housing as far as possible. Use brownfield sites in preference to green-field. Build in small groups of 20-25.
134. Development should be restricted to brownfield sites. Development on land that currently floods or acts as soak-away in periods of heavy rain should be resisted. Land adjacent to harbour should be preserved to protect habitat/unique setting/AONB etc. Coalescence of settlement should be resisted.
135. Infrastructure needs updating to cope with additional housing.
136. There should be more affordable homes than unaffordable. They should remain as affordable for local people. There is an unhealthy imbalance whereby there is a greater number of 2nd homes and weekend properties in the parish, and luxury properties – the village has no community spirit left.
137. Would rather small developments rather than one large extension to the village. Any development should draw the two halves of the village together rather than extending the village further.
138. I would not oppose small scale development of the Swan Field site if any additional houses are required to meet the 50 house target which is being imposed.
139. Would rather small developments dotted around Bosham rather than one large extension on one side of the village. Any developments need to draw the two halves of Bosham together.
140. I would strongly oppose development on Highgrove Farm especially as such suitable brownfield sites exist on which developments can be made.
141. I would support housing on the Swan Field site if necessary to make up numbers to 50 houses.
142. Housing should be done as much as possible on brownfield sites and NOT on Agricultural land especially Class 1 Agricultural Land.

Question 3

Would you be in favour of a possible relocation of the Primary School and the provision of additional recreation areas on the eastern part of the Land West of Delling Lane (SHLAA BO1406) and the release of the Primary School site for new housing?

YES	89
NO	53

Do you have any comments?

Overview of comments:

- Parking for parents of 200 pupils (drop-offs & pick-ups) + 25 staff every school day? (many)
- Delling Lane congestion 6
- More separation from pre-existing houses 1
- Keep present recce ground 2
- No flood-lit football in environmentally sensitive area 4
- A floodlit football pitch would allow BFC to obtain promotion – yes please! 1
- Why not put the school at Bullock Barn? 5
- Why not put the school at French's nursery? 1
- Why not put the school at Oakcroft? 1
- School should remain single form entry 1
- Add a second storey to the existing school 1
- Massive flooding problems on Green's field.

Detail of comments:

1. NO to any development on Greens Field off Delling Lane. Poor access, flooding and too close to the Shore.
2. Very, very unhappy about development of any field – e.g. land west of Delling Lane.
3. Might support it, but there are problems with flooding and traffic.
4. The school is not that old.
5. It does seem short sighted as the present school was only opened in 1977.
6. Is there really a need to move the existing school? This seems an unnecessary expense and looks like an excuse to develop currently undeveloped land.
7. Dangerous/Congestion/Disruptive at present site.
8. No especially Highgrove, disasterous.

9. NO especially HIGHGROVE!
10. Protect our open fields! This is an AONB
11. This will only push the existing settlement boundary further out and these new sites will then be seen as 'brownfield' in 20-30 years and built on, with yet another move for the school, playing fields etc.
12. Increase in noise and light pollution and weight of traffic redistribution not attractive.
13. Please no floodlights for the football club within the village – possible site Frenchmen's Nursery?
14. Delling Lane will become even more traffic focused than now.
15. Have no strong feelings.
16. The school is adequately housed at present and there is no evidence that more places are required.
17. The football field should be left where it is! No floodlights, no social club – this is a village NOT a town.
18. As long as the above issues have been fully addressed for the surrounding residents.
19. Due to access – Delling Lane is already busy. Could the school be built on site 1. With better access to main road.
20. Could new location for school be incorporated into option 1. above?
21. What does the Primary School think of this? Will the proposed site actually be more advantageous for the school – or pose other problems (e.g. traffic congestion on/in the major arterial road into/out of the village)?
22. It's bad enough now driving a car or riding a bike down Walton Lane, but if the school was replaced by houses it would be even worse – especially as there is no footpath from the main road.
23. Totally against this proposal. Obviously being proposed to enhance 'Green's' pocket.
24. Parking for drop off and pick up.
25. Delling Lane Close development looks like a cynical change of use of green-field site, with limited development. No clear plan economic/benefit etc, shown, not clearly.
26. Argued why school needs rebuilding (forecast figures, benefits/cost, alternative sites) – flood issues?
27. Too much noise affecting too many houses, land floods.
28. It will not release much land – a village school should be in the village.
29. It is an intrusion into a field that is clearly outside the settlement policy area and too near the harbour. The lighting would be intrusive.
30. The school needs re-providing the space isn't big enough. However, there appear to be too many houses planned for the same site.
31. We must keep capacity of local services growing in line with the housing development.
32. If the current facilities are not big enough and there is scope to provide more outside space at the new site then moving to a new site seems the logical option.
33. Yes, and presumably that will lead to further development on the existing school site.
34. Yes if it can be afforded!! It would need better access and parking.

35. There needs to be a “proper” home for Bosham Football Club and Bosham Cricket Club and this will be an ideal site.
36. If this is necessary. BUT there must be off road parking in Walton Lane for the new houses.
37. There is obvious concern about flooding.
38. The present site will be too small when new houses are built.
39. Yes but thought location of school on site didn’t show whether it had a self contained field for children, in addition to any football and cricket pitch provision.
40. Provided it can be achieved with little to no disruption to the school.
41. Please ensure that the Football club do not think the field is theirs as of right!!
42. As long as it relieves congestion as shown in Walton Lane at peak times.
43. Sensible idea.
44. Fully in support.
45. As long as the recreation field remains untouched by housing!
46. A flood lit football field, and additional housing backing onto the houses along Delling Lane together with the additional traffic this would attract down Delling Lane is not acceptable.
47. As long as the Recreation Ground stays.
48. Would take care of the safety problem at present caused by the school traffic.
49. My concerns of the proposed relocation is that of access directly into Delling Lane and safety of families cross near a busy junction. Are adjacent residents being considered?
50. If demographic forecast show need for expanded school. If sewage/flooding concerns can be met. If concerns of Delling Lane residents can be met by more separation – it is worth exploring.
51. BUT again this would have even more impact on Delling Lane at arrival and departure times.
52. School turn-out times cause snarl ups of traffic in the immediate vicinity.
53. The school is adequate at the moment. There are no statistics suggesting that Bosham will produce enough children to fill the school unless you fill it from sources outside Bosham.
54. No to land of Highgrove Farm - Bosham & Fishbourne will become one.
55. The primary school would not need to be moved if no more houses were built – it is already over subscribed and would obviously increase in size.
56. The feedback sheet does not allow free expression. Not all developments on sheet were shown.
57. Keep existing primary school for Bosham residents and have another primary school, particularly for Broadbridge residents, north of A259 where there is more room for traffic – by car, cycle & walking.
58. Use of farmland/Access for cars & buses/Additional turning proposed on site.
59. Do not build on our green field sites in our lovely village – only brown field sites.
60. DO NOT MOVE THE SCHOOL - also the field floods. NO development of land west of Delling Lane. Absolutely not.

Entirely inappropriate. Delling Lane does not have capacity for such a development. Plenty more sites which are far more appropriate (brownfield sites & Swan Field. The land floods heavily and the hatched area on the plan is incorrect. The field floods all the way along the adjacent settlement policy area. The infrastructure is not present and to develop a site on the water is ludicrous. The school doesn't need to be moved and is being used as a bargaining chip to allow residential development on an inappropriate site. It would change the look and feel of the entire village & exacerbate the existing traffic problems on Delling Lane, and dilute the community spirit which exists so strongly.

61. A village is a village and all amenities do not need to be all on one site. It's good to see people.
62. Walton Lane already congested. Despite what is stated on exhibition stand, the school is not undersized.
63. The present school can't cope with any more pupils. If an extra 50 homes were built there is obviously a need for a larger school.
64. But not at its proposed location.
65. On the Swan Field site. Don't feel I can comment on this as have not used the school, apart from if the village is growing will the school & its access be able to cope?
66. The main road would be a very dangerous place to pull out on as the road from the houses is on a corner.
67. Only if located in a safe area.
68. If the football club is relocated to this land, what happens to the current recreation ground? It can't be built on and would not be used. Football Club has been a problem for many years and should be controlled, not pandered to with a new ground, where the old problems will only recur.
69. I would be in favour of relocating the Primary School but not on Land West of Delling Lane.
70. Not sure of location but larger school is/will be needed.
71. Poor access roads, flooding, AONB and dangerous turn onto Delling Lane – High Risk.
72. I am not against the idea of relocating the Primary School – but am very much against any development of 'Greenfield' area. Also parking in Walton Lane is already a nightmare, so more residential housing would further aggravate this problem.
73. Access to land west of Delling Lane is poor – dangerous turning into already busy traffic in Delling Lane. Also flooding and drainage issues.
74. My objection is not because there may not be a genuine need for school expansion but because the particular site selected clearly has significant drainage/flooding issues. I think Highgrove Farm should be considered.
75. The present school is adequate to meet the needs of Bosham even after an expansion in the number of properties. We should not be building to meet the preferences of the population living outside Bosham.
76. However as the Delling Lane area has provision for additional recreation areas can we assume that the existing recreation area would be made available for development? Any factor would be the cost of funding a new school by WSCC. The land swap deal seems fraught with unknowns. As for the Delling Lane site in general I believe there are

serious issues surrounding traffic increase along the road and concerns about sewerage, etc. When questioned about the last issue the agent indicated the waste treatment facility to the north of the site. When asked where the treated water would go he pointed to Bosham Stream. Really? I also pointed out errors in their diagram. Chapman House on Delling Lane appear twice! You can't blame the Ordnance Survey for that. All a bit shoddy from the Henry Adams camp.

77. This site is unsuitable. The Delling Close access would lead to chaos on our already busy road. Not convinced the infrastructure would support such development.
78. The proposed access route is entirely unsuitable. It would be better suited where there is proper and safe access, and ideally near to where new housing will be built.
79. Current school location is not ideal, support move to a larger site with better parking/access.
80. We will need a larger school to cope with the extra numbers.
81. If this proposal is accepted, I think we should have provision for 1-2 tennis courts. If we are going to have more houses we will need better provision for the school and extra places.
82. Too much local opposition. Anti-social. Unnecessary.
83. I love the idea of the new school for the children but not necessarily relocated to this position.
84. Very much against developing the land off Delling Lane.
85. If so, ensure adequate parking.
86. I would be in favour of this. I think the proposed site is good.
87. Traffic flow must be planned from the start!
88. Need bigger school.
89. To provide the school with their own facilities would be better than relying on sharing the parish ground.
90. Very difficult to overcome the access issues for 200 pupils, 25 staff AND the parents every day. Discuss!
91. This seems to be a reasonable idea. More recreation space would be good and could possibly include some other features such as a play area for children (as in Fishbourne). I am not very familiar with the school site but gather that the school is over subscribed.
92. Happy with this assuming that the school continues to be single form entry.
93. It would be beneficial to the school to have a purpose built building which would be more suitable for 21st century education. As an ex-member of staff at the school I can attest to its poor design. I would like to see this site developed for housing.
94. If the Primary School needs expansion presumably the old site would take at least 10 houses. Cost? Who pays?
95. The current school site is cramped, next to busy road and no sports facilities. The proposal will alleviate all these, BUT where's the funding?? **Old site could be used for housing, say up to 10 units?**
96. I think it would make more sense to get the housing sorted before worrying about the primary school. In principle I'm

not against the relocating of the primary school + provision of additional recreational areas, but wonder what would happen to these vacated sites (football etc.), who would fund the location, and whether it would improve the quality of education in the school.

97. Depends on where the new site is proposed for the new school. The Broadbridge Development (Barratts) looks a good option.
98. Will help to meet current and future needs providing more space for school.
99. Yes if the football field/recreational area remains. Children and young people especially need more play space. Not to swap one for another but to have 2 would be right.
100. Only if located in safe area, the current sit if built on would cause major congestion to roads. The site wouldn't release a huge amount of development area.
101. The current playing fields to be kept as a recreational ground.
102. This would eliminate traffic congestion along Walton Lane. Excellent to have football away from recreation ground.
103. I feel the school should be in a much larger site with appropriate safe access and far bigger fields for sports and other activities, but either in Swan Field or Highgrove, not off Delling Lane due to flooding and impact on existing dwellings.
104. Possibly a longer term project, and might there be room for tennis courts.
105. Would prefer to see the school relocated to the Swan Field site, if, indeed, a new school is needed. Currently many pupils are ferried in from outside the catchment area.
106. Located too close to harbour. Schools, football clubs, recreation creates much traffic at sensitive times. Noise and disturbance would have adverse impact on harbour. Understand it takes 150 homes to create the need for one additional class. Bosham tends to be a "destination" settlement. People do not normally move away but stay. Therefore school demands will peak and drop unless substantially more than 50 homes are planned.
107. AONB – and as such should not be developed. Noise and light pollution, and traffic would be too close to harbour – disrupting wildlife and seabirds.
108. If the existing primary school site was used for housing the main entrance/exit should be in Walton Lane – should be affordable homes for local people.
109. In principle, if new houses were required, then use of the eastern most land west of Delling Lane would retain good access and may be a viable solution.
110. This seems a very expensive option for so few houses.
111. This seems a very expensive option for such few houses.

Please write on the back of this sheet if you have more comments

Mark 4 version

1. The developer proposal for a “housing estate” at Highgrove Farm would surely completely overload existing sewage and drainage infrastructure and cause huge traffic problems.
2. The parish proposals require extension of the existing “village boundary”. In a village already as heavily developed at Bosham and in an AONB the “6 dwellings rule” means that the only way of fitting in 50 new dwellings is to extend beyond the present (artificial) village boundary using brownfield sites.
3. The current policy of ignoring sites with fewer than 6 houses should be fought strongly as a number of such small sites would reduce the need for larger scale developments. These tend to be crammed with boxlike houses which do not blend in with the original village.
4. Thanks team, for all this hard work.
5. The major consideration, if the sewage problem is solved, is traffic, as we see it. How will Delling Lane fare (‘scuse transport pun) if the school moved there as well as new housing coming?
6. The displays of the developers all show more houses than are mentioned at the top of this form and the others on the P.C.’s docs. e.g. 50 on Swan Field, 20 at Walton Farm.
7. As ever, fear this “consultation” process is a sham and more and more development will be forced on the village regardless of whether it is suitable or not.
8. The preservation of green fields and the rural nature of Bosham should be the priority with serious consideration of the considerable flooding risks – that are likely to worsen.
9. I am appalled at the No. 1 proposal as it encroaches on green field area and would be the thin end of the wedge for development of the whole of that field.
10. I would approve 8 houses on the brownfield site only!
11. Walton Farm - Why not develop the whole of Walton Farm. Reduction of heavy lorries driving down Walton Lane and the dangers to pedestrians especially school children. A mixed development of private and affordable housing would be preferable on any future development.
12. I think these plans are a disaster for Bosham. A huge expansion of housing in one area will ruin the village field. I think expansion of housing should be kept to a maximum of 10 houses in any one site.
* 5 houses – Poultry Lane * 10 houses - Bullock Barns/Swan Field * 10 houses – Oakcroft Nurseries * 10 houses – Walton Farm * 5 houses – Crede Farm * 6 houses – new land above the train station (18 acres) that has just come on the market * 6 houses – Burnes Shipyard. I completely object to any use of the land west of Delling Lane. It’s an area of outstanding natural beauty. A football field is not attractive. It’s on the water and it floods. I can’t believe they could do this in Bosham.
13. Why Burnes Shipyard has only 4 houses. These will be over priced owned by London stockbrokers and never lived in – wrong! Propose similar density housing to the adjacent plot recently completed.
14. X Burnes – time to allow building? 33 Highgrove – Plan B affords considerable benefits to village with less density as shown. 7 Landlink. 6 Delling Close. 10 Swan Field. 7 Oakcroft. X Old Poultry houses. 5 Dawn – Crede Farm.
15. The Brownfield site at Oakcroft Nurseries should be affordable for local people.
16. Main concerns: 1. Increase of traffic; 2. Increase of waste/flooding issues; 3. Change of character of the village; 4. Allowing further developments once the 50 houses have been approved.
17. A smaller development at Bullock Barns/Swan Field and Oakcroft Nursery and Walton Farm would be the best option.

18. If a developer gains permission for a small number of houses, what binding condition can be put on them to not apply for more in the future, or indeed a future house owner to apply to put a small house or houses in their garden (eg Burnes Shipyard). Please ask the Harbour Conservancy to require the council to put in this kind of binding condition.
19. Would be nice if Mr Heaver donated land to have a cricket pitch in the village.
20. Industrial units on Delling Lane north of Dolphin House should be rezoned for housing; land currently underutilised.
21. Main issue with more house and parking capacity on Station Road and station already very busy with limited parking.
22. I particularly like the Crede Farm 'late arrival' exhibit although its proximity to the Walton Farm proposal could be an issue. In general though I thought the exhibition was excellent.
23. I do not like the landowner's proposal to put 50 houses at Bullock Barns. Would prefer 30-32 as suggested.
24. Flooding risks to be paramount – we have flooded down near the car-park, from The Downs. And car access/speeding/congestion also paramount.
25. Market housing in Bosham will be beyond the reach of many well paid working class families in the area. It is inevitable that a good percentage of the 50 houses built will not help to reduce the national housing shortage but instead will be bought by wealthy people wanting second homes.
26. Flooding issues must be given serious consideration. Even if the sewage problem is addressed by on-site sewage treatment systems, the resulting 'clean' water will find its way into the ditches and streams. Any more water going down the East Ditch is untenable until some method of holding the water at times of high tide when it has nowhere to go but to flood the roads and people's homes.
27. We understand that there has been a late application to develop land up to Crede Farm. We would not support this development as this is Grade 1 Agricultural land and this land forms an important North boundary to the Southern Bosham village.

Comments received by email:

1.

Dear clerk, Here are my views after visiting the BPNP exhibition on Friday. I support building on Bullock Barns, Oakcroft Nurseries, and Burnes shipyard as they all appear to be derelict sites. This would be a great opportunity to better the amenity in these areas. I strongly oppose any development on SHLAA BO 1406 Patrick Greens field. Purely on conservation and AONB alone. It is only 250 metres from the shore. I note that the harbour conservancy states in its policy; 'The 2012 National Planning Policy Framework places great emphasis on supporting sustainable development. It also recognises the importance of AONBs and that great weight should be given to conserving their landscape and scenic beauty. Furthermore it states that permission for major development should be refused in AONBs except in exceptional circumstances where it can be demonstrated it would be in the public interest.'

And that the 2000 CRoW act states;

'It is the role of AONB authorities to ensure that relevant authorities fulfil their duty of regard in Section 85 of the Countryside and Rights of Way Act 2000.'

I feel strongly that the AONB should be supported as far as possible by the local authorities. However, if the parish have to sacrifice a field for development I feel it would be a better idea to utilise "Swan field" to include houses, a new school with cricket and football recreation facilities for all to use in the centre of the village, bringing Old and New Bosham together, with access built for purpose, to avoid the inevitable congestion.

2.

I went along to the meeting at Bosham Hall. I am confused.

The head line proposal is to seek views on for sites for '50 dwellings' – with 3 possible preferred locations. That seems straight forward. But then there also seems to be a proposal to relocate the primary school, plus a new row of houses and a floodlit football pitch in the field west of Delling Lane. How did that get into the frame of the original proposal? – it's obviously related --- but a totally separate issue. I find the presentation of these items totally confusing.

I am absolutely against the Delling Lane field development and the relocation of the football pitch – and floodlights -- to that site. But if I support the Swan field proposals etc do I unwittingly give sanction to this other proposal in the next round?? If you want to conjoin the housing and school issues, why are you not pursuing the 17 acre site up for sale north of the Bosham railway station which is up for sale? Or the Highgrove Farm alternatives??? Where is the explanation of why these alternatives are not appropriate?

3.

Firstly many thanks to you and the team for putting together the whole BPNP program and for taking such an active role in making sure that the development of Bosham is controlled and in the best interests of all the neighbourhood.

As you can imagine we are Very Opposed to development on the land to the West of Delling lane.

We will send in the forms however our principle reasons are:

1. This land is clearly an Area Of Outstanding Natural Beauty. I attach some recent photos that clearly illustrate this point.
2. There are other plots outside of the AONB that could be developed that would accommodate the required growth - and beyond. Ones that would benefit visually from development.
3. Residents buy into Bosham on the basis of its Natural beauty and the preservation orders imposed over the generations, so we should respect these constraints as they are based on sound judgment.
4. Locating a new school on an area subject to flooding seems a poorly conceived plan when there are clear alternatives north of the A 259.
6. Overall the plan to develop this land seems poorly conceived and not thought through. For example
7. There is NO consideration for the existing residents. Just a proposal to put up a row of houses right up against our boundaries.
8. Both new and existing residents would overlook each other. We are already overlooked from 2 sides. This would bring in overlooking houses of at least 2 possibly 3.
9. No green barrier between new houses and existing again illustrates the insensitivity of the plan.
10. Traffic in Delling lane is already a considerable problem, both in volume and speed. The impact on the whole village of increasing the volumes of traffic will cause congestion at the roundabout. This will cause delays for all residents. Again this is an avoidable problem by developing north of the A259.
11. The negative impact of even a possible scheme has already had a big impact on us. We were due to transact on the sale of Eastwood. Our buyers pulled out and the perceived market value has dropped as a consequence. This commercial position may not be a consideration however I am sure the motive to build from the current owner is financial. So in this situation his gain would be our loss. Where is the fairness in that ? Our future plans are now thwarted and those of other Bosham residents (our buyers) equally curtailed.
12. Wild life on the field is extensive with Deer, Foxes, Kingfishers, Egrets, Buzzards, Sparrow Hawkes and Watervole and migratory Brent geese These provide a vital eco system to the wildlife of the village and one we should strive to preserve.
13. The flooding risk shown on the plan promoted by Henry Adams does not reflect the actual flooding risk. Flooding actually occurs outside our house - Which led to a large patch in the crop. And at the Southern end of the field. Building on Flood plains is bad for the whole village and will bring back a scenario we experienced many years ago with

flooding all the way from The Millstream hotel up to the barklay arms, only passable with waders. We now have flooding under control in this are- why develop there and bring back problems that caused such distress for many people in Bosham.

14. If you must build on an AOONB - but pelase don't -build with sympathy to the existing residents. Put green areas like Cricket pitches and op[en space between the houses rather than crowd us all out with no greenery in between.
15. If we do need a new school build it where car access can be made sufficient for the increase in population.
16. If you need a new school, build where growth can be accommodated.
17. And don't allow building on AOONB and conservation areas.
18. Noise is another consideration. This area is quiet, introducing more cars and a schood and sports facilities will significantly increase the noise levels. Noise from schools, Cars and sports facilities near to railways lines and existing roads has less of an impact.
19. This is farm land that can be viewed by Bosham residents from the cricket pitch providing a valuable educational benefit for anyone interested. So often farm land and the process of farming is totally inaccessible. This would be big loss to the young of Bosham.
20. When talking to attendees of the recent exhibitions of plans, I found many people that were highly opposed and emotional to the development on this land whilst the development north of the 259 seemed to attract no significant objection and widespread support.

I hope this conveys to you the strength of our opposition to the plan.

4.

I understand the difficulty in finding suitable land sites for future development and ideally I feel that building on sites that are currently derelict as most preferable, such as Oakcroft nurseries.

I strongly oppose any development on SHLAA BO 1406 Patrick Greens field due to its close proximity to the harbour and the impact it would have on wildlife.

However, If a field has to be selected for development I feel that "Swan field" best suits the purpose.

5.

The south-east of England is under increasing pressure to accommodate the growing demand for housing, for a variety of reasons, which seem unlikely to disappear in the foreseeable future, much as we might wish they would. Since as individuals or small groups we are unlikely to stem this flow, we have to consider mitigating action we can take & grasp the nettle rapidly before events outstrip us.

1. Cooperation with other villages confronted with the same problem in the immediate area. The Parish Council has been excellent at keeping us informed & in consulting us. Why not hold a one-day public conference with other local action groups (eg Bethwines Farm, Fishbourne) to share experiences & consider joint action?
2. Services. We should make it clear that locals will actively, indeed physically, oppose any development until action has begun on remedial work for important local services which are already under strain – water, effluent reflux, storm damage, traffic pressure & light pollution:-

Water: we have recently experienced repeated flooding. Developers should be required to use truly water-permeable materials, to create large soak-aways & to set up enforceable restrictions of sale to prevent new owners later concreting over frontages, etc. New development means more run-off. This should be minimised. Drainage should not be allowed into existing ditches, pipes, etc. unless they are completely overhauled at developers' expense. For example the proposed development in Broadbridge could overwhelm the existing unmaintained ditch & inadequate piping in Brook's Lane which has already suffered major flooding twice this year.

Developers should be required to set up a bond in escrow to last 15 years to pay for such problems as the development may throw up once the development company has moved elsewhere. Why should local ratepayers bear the costs of such maintenance as may be the fault of inadequate design & workmanship? Historically developers wipe their hands of a development once they have finished. Let us spearhead a programme in which they accept public liability for on-going maintenance.

3. Waste disposal. I do not need to dwell on the very real fears about this problem. We should have truly public reassurance from the appropriate parties about how this vital service will be totally upgraded to stop effluent reflux & the poisoning of the Harbour. We should not be polluting our environment.
4. Traffic. We recently had an excellent presentation from the Parish Council about existing traffic problems especially for pedestrians in the village. The A259 is already very busy at rush hours & egress to the A27 roundabout is difficult & occasionally scary. It is time to bring pressure (together with other south east authorities) on central government to find the cash to upgrade the A27 in return for accommodating the increased population in the south. The narrow village roads on the other hand will experience increased traffic. New inhabitants will have to understand that we shall oppose any attempt to widen these roads which are an essential element of the quality of the village.
5. Light Pollution. Part of the pleasure of living in a village, despite the modern drawbacks, is the quiet & the night skies in those areas which still benefit from lack of intrusive street lighting. Any modern development should be required to explore more revolutionary ways of lighting their new streets, if light them they must, such as low level lamps & they should be required to turn them off no later than midnight to save energy as well...as should all parts of the village. Forty-five years ago Phoenix Arizona lead the US in decreasing light pollution. Why don't we do the same in Bosham?
6. Architecture. The tendency of modern architects to produce the bland & undistinguished could make the entry to Bosham look as boring as many other towns. Why not require the developers to reinstate the field hedge along the edge of the A259 to link up with the existing hedge along Broadbridge Drive, where a project may soon be underway to improve the area? The escrow bond could finance its maintenance. Such a renewed hedge would emphasise the rural quality of the new development, improve the look of the road side, decrease noise & emissions pollution for the houses near the road & increase habitat for our birdlife & create a useful wildlife bridge to the adjoining gardens.

Congratulations to the Parish Council for being pro-active on these matters. Some of us are concerned that since Fishbourne is now co-terminus with western Chichester following the infilling of the cathedral fields with the ring-road & the building of the Chichester College & Tesco complexes, it would seem that the proposed development of Bethwines farm, Fishbourne could lead to further building on prime agriculture land & eventual expansion to join up with Broadbridge into a kind of A259 megalopolis.

My comments necessarily relate mostly to the development proposed along the A259 but I'm sure similar comments might apply to the other developments.



Official Report of EXPO6 (Prioritising the potential housing sites)

The Parish hope to be issuing in the autumn of 2014 the first draft of a Plan for the future development of the Village for the next 15 years

We have several landowners in the Parish with land that has been identified by the District Council for possible future development. Seven potential developers for sites in the Parish had been identified from the SHLAA lists and had come forward at previous exhibitions. They were invited to present sketch plans of proposed developments on their land at exhibitions which we held on Friday 11 July and Friday 18 July. At these exhibitions, they had altogether proposed a total of 316 homes, over 6 times as many houses as Bosham needs to provide under the emerging District-wide Local Plan.

The team that are preparing the Neighbourhood Plan want to make sure that the selection of sites by the **Residents of Bosham** is as clear and transparent as possible given the number of legal challenges that are being made to Neighbourhood Plans across the country. **Bosham is under warning that our Plan may be challenged.** Another Exhibition was therefore held **In the Village Hall on Friday 12 September.**

The Neighbourhood Plan team set out the options on two poster boards shown overleaf.

Developers were again invited to attend with presentation boards of their proposals. Those who had exhibits at the exhibition were as follows:-

- Bullock Barns – SHLAA BB08198 - 8 homes and Swan Field – SHLAA BB 08197 – 1.4 Ha slice of field on north boundary
- Crede Farm – SHLAA BO08189 - Parcel of land bordering the Settlement Boundary in Walton Lane with northern boundary the farm track
- Dolphin House -SHLAA BO 08185 - Parcel of land in Delling Lane
- Green Ltd Field – SHLAA BO 1406 – Off Delling Close
- Highgrove Farm – New option of 150 houses
- Swan Field – SHLAA BB 08197 – 1.4 Ha slice of field on north boundary
- Walton Farm – SHLAA BO 1405A – Land in Chequer Lane

The following were not represented at this exhibition:

- French Gardens – SHLAA BB 08196 Old Garden Nursery in Ratham Lane - 6 hectare site
- Oakcroft Nursery – SHLAA BB 08194 - North end of Walton Lane

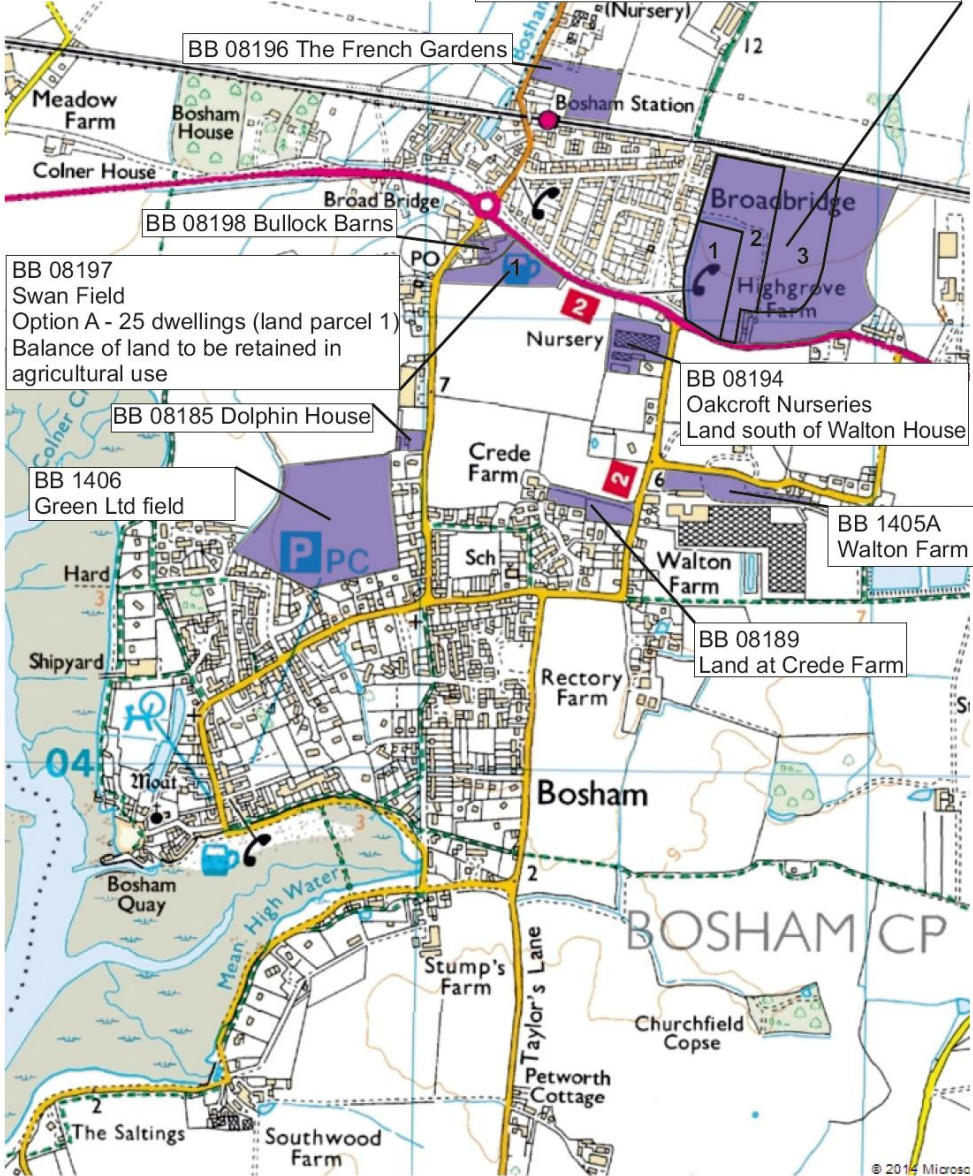


Prior to the exhibition 1750 leaflets were issued as inserts in the Village Magazine, delivered to all houses in the Parish and a further 1600 leaflets delivered to home addresses within the parish with the exception of small upper storey flats which were inaccessible (about 15 in all). These notices were also carried on the websites of Bosham Parish Council and the Bosham Association. The Bosham Association also emailed this same notice to 270+ of its members, as did the Bosham Hoe Estate Company to all its members.

In addition, an unidentified campaign group issued leaflets throughout the village calling upon people to 'Say No To Building Across The Fields Of Bosham'. Barratt Homes issued a leaflet to all Bosham households outlining their latest proposal for 150 houses at Highgrove Farm and claiming that other rival proposals did not include any community benefits – something that they could not possibly know.



BB 08195
 Highgrove Farm
 Option A - 50 dwellings (land parcel 1)
 Option B - 100 dwellings (land parcels 1+2)
 Option C - 200 dwellings (land parcels 1+2+3)
 Balance of land in options 1 and 2 to be retained in agricultural use and in option 3 in recreational use



Plan showing the potential housing sites



ASSESSMENT OF POTENTIAL HOUSING SITES

Bosham is required to show plans to build at least 50 houses over the period of the District Local Plan and our Neighbourhood Plan 2014 - 2029

The District undertook a 'desk top' exercise reviewing all potential development sites throughout the area in a Strategic Housing Land Availability Assessment (SHLAA).

You, the residents, have laid down some important criteria in earlier exhibitions which should guide the choice of sites. The most important as stated by you are:-

- 1 Every effort should be made to minimise further risk of surface water flooding whilst pressing for improvements to the overloaded sewage system and minimising any increased flow to the system.
- 2 Resist any attempt to build beyond the existing East and West boundaries of the settlement.
- 3 Where possible locate housing development on previously developed land.
- 4 Housing development should be in small groups rather than larger estates.

A further 5 criteria have been derived from the District Council's conclusions and residents' views in the Village Plan 2005 and other views expressed in the previous exhibitions.

The possible 11 sites for development are listed below in alphabetical order assessed against the criteria. Locations of the sites are shown on the adjacent board.

PLEASE FILL IN THE QUESTIONNAIRE AND LET US HAVE YOUR CHOICE FOR WHERE YOU THINK THE 50 NEW HOUSES SHOULD BE LOCATED

Criteria	Bullock Barns 8 houses	Crede Farm 12 houses	Dolphin House 5 houses	French Gardens 25 + houses	Green Littlefield	Highgrove Farm 50 house option
Minimise flooding risk and avoid further overload of present inadequate sewage/drainage systems	Meets criteria subject to provision of on site sewage plant. Some minor flood risk	Meets criteria subject to provision of on site sewage system and clearing ditch	Meets criteria subject to provision of on site sewage plant	Falls criteria At risk from flood	Could just meet criteria Sewer part floods, needs extra drainage	Meets criteria subject to provision of on site sewage plant
Prevents coalescence between Bosham and Fildbourne and Bosham and Chibham	Meets criteria	Meets criteria	Meets criteria	Meets criteria	Meets criteria	Falls criteria Diminishes gap between Fildbourne and Bosham
Prioritise derelict/redundant sites	Meets criteria Derelict site	Falls criteria Not derelict site	Meets criteria Derelict site	Falls criteria Not derelict site	Falls criteria Not derelict site	Falls criteria Not derelict site
Small groups of housing not large estate	Meets criteria	Meets criteria 12 houses	Meets criteria	Could meet criteria	Meets criteria, Up to 12 houses	Falls criteria 50 house estate
Avoid development in AONB	Falls criteria In AONB	Falls criteria In AONB	Falls criteria In AONB	Meets criteria Not in AONB	Falls criteria In AONB	Meets criteria Not in AONB
Maintain public views, landscape setting, green space, areas of substantial landscape sensitivity / value	Meets criteria	Partly meets criteria. Small impact on area of moderate sensitivity and substantial value	Meets criteria	Partly meets criteria. Small impact on the area of substantial sensitivity	Falls criteria Fall in area of substantial sensitivity and major view of views to South Downs	Partly meets criteria. Small impact on the area of substantial sensitivity, loss of views to South Downs
Good access by foot between site and school/shop/public transport	Meets criteria Excellent access to shops, school, public transport	Partly meets criteria Good access to school, poor access to shops, public transport	Meets criteria Good access to school, shops, public transport	Falls criteria Poor access to highway near blind corner close to unannounced railway crossing	Meets criteria Good access to school, shops, public transport	Partly meets criteria Good access to school, public transport. Poor access to school.
Avoid development on best and most versatile agricultural land	Meets criteria	Falls criteria Good agricultural land	Meets criteria	Falls criteria Good agricultural land	Falls criteria Good agricultural land	Falls criteria Good agricultural land
Other				District Council rate unacceptable - access and rural area	Possible site new school	Already cricket club Possible for football club

Criteria	Highgrove Farm 100 house option	Highgrove Farm 200 house option	Oakcroft Nurseries 25 houses	Swan Field 25 houses	Walton Farm 18 houses
Minimise flooding risk and avoid further overload of present inadequate sewage/drainage systems	Meets criteria subject to provision of on site sewage plant	Meets criteria subject to provision of on site sewage plant	Meets criteria subject to provision of on site sewage plant	Meets criteria subject to provision of on site sewage plant (shared with Bullock Barns) and new drainage ditch	Meets criteria subject to provision of on site sewage plant
Prevents coalescence between Bosham and Fildbourne and Bosham and Chibham	Falls criteria Diminishes gap between Fildbourne and Bosham	Falls criteria Diminishes gap between Fildbourne and Bosham	Meets criteria	Meets criteria	Meets criteria
Prioritise derelict/redundant sites	Falls criteria Not derelict site	Falls criteria Not derelict site	Meets criteria Derelict site	Falls criteria Not derelict site	Meets criteria Redundant site
Small groups of housing not large estate	Falls criteria 100 house estate	Falls criteria 200 house estate	Just falls within criteria 25 houses	Just falls within criteria 25 houses	Meets criteria Up to 18 houses
Avoid development in AONB	Meets criteria Not in AONB	Meets criteria Not in AONB	Falls criteria In AONB	Falls criteria In AONB	Falls criteria In AONB
Maintain public views, landscape setting, green space, areas of substantial landscape sensitivity / value	Falls criteria - moderate impact on the area of substantial sensitivity, loss of views to South Downs	Falls criteria Falls in area of substantial sensitivity - loss of views to South Downs	Meets criteria	Partly meets criteria Would have small impact on area of moderate sensitivity and substantial value	Meets criteria
Good access by foot between site and school/shop/public transport	Partly meets criteria Good access to school, shops, public transport. Poor access to school	Meets criteria Good access to school, shops, public transport	Meets criteria Good access to school, shops, public transport	Meets criteria Good access to school, shops, public transport	Partly meets criteria Good access to school, public transport. Poor access to shops, public transport
Avoid development on best and most versatile agricultural land	Falls criteria Good agricultural land	Falls criteria Good agricultural land	Meets criteria	Falls criteria Good agricultural land	Falls criteria 50% of site good agricultural land
Other	Proposed provision of allotments, community hall and site for replacement school. But poor access to school from	Proposed provision of allotments, community hall and site for replacement school. But poor access to school from		Proposed provision of allotments, community hall and site for replacement school. But poor access to school from	Rural area. Remote from settlement.

The exhibition was attended by 342 people including some of the NP project team. Three hundred and forty-eight questionnaires were eventually returned (255 during the actual exhibition and the remainder via email and through the Parish Office subsequently). These have been analysed and the results may be seen below. We received an additional 22 responses, which could not be counted, as they were not possible to quantify the result. We received two emails from people claiming that the ranking of sites 1-11 (the number of different site formats which had previously been presented in the SHLAA and from developers) was flawed in some way. Two other letters were received with detailed comments on each of the proposed sites, but with no ranking preferences expressed. However, the number of people completing the questionnaire having had time for reflection amply demonstrates that it was not beyond the capabilities of the overwhelming number of people involved. One person who attended the exhibition left without registering for a questionnaire form having refused to give a name and a street of domicile.

The questionnaire required people to rank each site on a scale of 1-11, there being eleven possible options based upon our July Exhibition responses from developers. Hence, each site could have a score between 1-11. The scores for each site were added up and this gave the preferred sites of all those involved with the most favoured sites achieving the lowest scores and the least favoured sites, the highest scores. The scores for each option are set out below.

Site	Ranking points	15/09/2014	17/09/2014	19/09/2014	21/09/2014	22/09/2014	Total Returns	Ranking overall
Questionnaires completed & returned		255	24	19	29	21	348	22/09/2014
Bullock Barns – SHLAA BB08198 - 8 homes		748	80	42	44	17	931	1
Oakcroft Nursery – SHLAA BB 08194 - 23 homes		882	72	42	118	70	1184	2
Dolphin House -SHLAA BO 08185 - up to 5 homes		1061	93	61	142	100	1457	3
Swan Field – SHLAA BB 08197 - 25 homes		1372	154	112	98	121	1857	4
Walton Farm – SHLAA BO 1405A - up to 18 homes		1393	144	79	162	97	1875	5
Crede Farm – SHLAA BO08189 - up to 12 homes		1695	189	152	150	122	2308	6
French Gardens – SHLAA BB 08196 - 6 hectare site		1728	139	127	210	132	2336	7
Highgrove Farm - Option for 50 houses		1878	163	118	228	139	2526	8
Green Ltd Field – SHLAA BO 1406 - up to 11 homes		1866	213	146	180	172	2577	9
Highgrove Farm - Option for 100 houses		2143	179	141	262	161	2886	10
Highgrove Farm – Option for 200 houses		2392	197	159	309	171	3228	11
Number of responses not capable of being quantified							22	6%
Total Responses in all							370	

These results will be taken into account in prioritising the housing development sites and re-drawing the settlement boundaries.

Report of statutory consultation on Draft Bosham Parish Neighbourhood Plan, which took place between the beginning of November and the end of December 2014.

This activity was regulated under The Neighbourhood Planning (General) Regulations 2012 2012 No. 637 PART 5 Regulation 14

Approximately 1750 copies of the draft plan were issued to all household and business addresses within the Parish of Bosham. In addition a further 20 copies were left available in the Bosham Cooperative shop, another 10 at the Fish & Chip Shop and 5 at the Bosham Sailing Club. An invitation to make comments was included with the request that responses be in writing via the Parish Clerk's office next to the Village Recreation Ground. In addition, the following statutory and public bodies we also sent copies with the invitation to comment,

Birdham Parish Council, Bosham County Primary School, Chichester District Council, Chichester Harbour Conservancy, Chidham & Hambrook Parish Council, English Heritage, Environment Agency, Fishbourne Parish Council, Itchenor Parish Council, Natural England, Portsmouth Water, Southern Water and lastly West Sussex County Council.

Sixty-Three responses were received including those from Bosham County Primary School, Chichester District Council, English Heritage, Environment Agency, Fishbourne Parish Council, Southern Water and Chichester Harbour Conservancy (the latter responding outside of the consultation period).

During the consultation, we were also able to take advantage of new drainage data provided by OPUS consultancy,

People were asked to comment on all aspects of the plan including the individual policy areas, which were listed as follows:

1. Market value and Affordable Housing
2. Settlement Boundary
3. Conservation of the Historic Environment
4. Landscape, Ecology and Environment
5. Flooding and Drainage
6. Visitors and Tourism
7. Transport and Communications and Footpaths
8. Local Economy
9. Schools, Halls and Meeting Places
10. Green Spaces and Recreation

In addition some statutory consultees asked for an additional section on infrastructure to be included and so this is shown in the following results as item 11/12

The results have been summarised and tabulated as follows:



Summary of Consultees comments on Pre-Submission Neighbourhood Plan dated November 2014

	Name	Summary of comments	Action
1	Roger Board	pointed out an error on map	Error verified - unchanged
2	Michael Fletcher	Not sufficient housing numbers, 40% Social housing wrong wanted extra info on setting	Noted, but not changed- referred to site assessment document.
3	Graham Dodd	Highlighting Deep flooding in Greens Field	Noted (work already carried out by WSCC to alleviate problem)
4	Robert Bailey	Query map layout	Map re-worked to take off numbers.
5	Rupert Emerson	Wanted to see more Cycle paths	Restricted by road widths
6	Geoff Hand	Supported anti-coalescence	Noted
7	Barry Colgate	Problems with developments connecting to sewers & replacement build methods of draining, Policy 5, suggested rewording in policy 5. Double holding reservoir at Stumps Lane. Policy 6- dog mess; 20mph & cycling; Sailing Club?	See New Policy 9. Stumps under Operation Watershed. Concur with sentiments but beholden to infrastructure.
8	Rev Martin Lane	Challenge statement on 5.1.1 of whether resident would support growth East West	Evidence provides support for policy
9	Nicholas Pyke	Supports development sites	Noted
10	Brian Walton	Section 5 policy 1 - preservation of AONB no housing south of A259	In depth discussions at committee - community supportive of sites.
11	Margaret Devitt	5.1.1 - needs adequate infrastructure for drainage/sewage; housing for locals; expansion East & west must be avoided; 5.3.1 reduce & improve signage; improve carpark; enhance biodiversity & Hedges	See new Policy 9; affordable housing policy; infrastructure policy; conservation

12	Environment Agency	<p>Policy 1& 5: EA do not support on site treatment: "At this time we do not consider that it would be unreasonable for the proposed sites to connect to the public foul sewer and therefore we can indicate that the applicant would be very unlikely to obtain a permit for private on-site sewage treatment plant".</p> <p>The point at which the development connects to the sewer network is agreed with Southern Water, and is considered to be at the nearest point of capacity.</p> <p>Where there are concerns with the capacity of the sewerage network to accept additional foul flows then the connection could be required to be made directly to the Wastewater Treatment Works.</p> <p>They are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.</p>	Amended Policies 1 & 5 which became Policy 9
13	Mr & Mrs Grindle	Not sufficient housing numbers, support area between Delling & Walton Road	Noted
14	Joyce Walton	No building in AONB unless on brown field	Noted
15	Mr J Fulford	Concerned School has been side-lined, Support anti-coalescence 5.5.1 bullet 2 new developments should not have onsite Sewage treatment, but current system not coping	Amended see policy 9
16	Peter Price	Editorial comments; 5.3.6 wants to see more double yellow lanes	Amended where appropriate
17	John Holloway	Favours Highgrove for development	Noted (work already carried out by WSCC to alleviate problem)
18	Debbie Allen	Favour Larger School & playing fields	Noted
19	Emma Rayner	Broadly in agreement	Noted
20	Caroline Pearce-Higgins	Linear Scale on first map	All maps scaled.
21	Miss BG Harmsworth	Would like to see village Dementia friendly	Noted
22	Mr Mrs Cooper	Error on page 2.1; Biodiversity bullet point 5 - disagree	Checked, verified & noted
23	Mrs J Copsey	Pointing out discrepancies on flooding maps	Amended
24	Mr & Mrs Cluff	Agree with social and affordable housing, parking proposals & 20mph	

25	Richard & Paddy Martin	Supportive of car park and traffic improvements at street end	Noted
26	Stephen Moorse	Access to Swanfield hazardous	Infrastructure Policy
27	TA Pepper	5.4.1 import to keep views to downs & Cathedral, new building in keeping with existing character	See BVDS 7 policy 7
28	Peter Newman	Editorial comments; guidance on planting with indigenous trees	Amended where appropriate; policy 8
29	English Heritage	<p>Editorial comments: Supportive of policies 3 & 4. They welcome the description of historical development of Bosham in paragraphs 1.6-1.10, but would prefer to see "conservation & enhancement" as opposed to maintaining. In reference to the Conservation we would prefer to see the first reference as a separate objective in its own right; and the fifth objective read "producing sensitive development which conserves and enhances the landscape, Chichester Harbour AONB, the historic environment and local distinctiveness. Also like to see a specific objective for the conservation & enhancement of the heritage assets of the parish. The final objective needs to be written more clearly. Development of sites should have regard to the historic environment record for the area which should include all archaeological find spots. Policy 3 could specifically refer to new building and extensions needed to be in keeping with the build vernacular of the settlement as identified in the VDS and the CACA. Suggested objective 3 of 5.3.15 be reworded to permit the loss of parts of listed buildings (including curtilage buildings) only where the historical significance of the main building will not be harmed & resurfacing of historic central area be undertaken sensitively.</p>	NOTED & amended text where appropriate. Policy 2 & 3 , site assessments & development briefs
30	Mrs & Mrs J Hollond	Amendment to SHLAA BO08185 Dolphin House	Amended
31	John Lister	Clarification on how development proposals would impact on birds & wildlife	Amended policy 8
32	Environment Agency	Concerns about the capacity of the sewers and request that we seek advice from Southern Water.	NOTED & Amended policy 9
33	Derek Coombe & Karin Gibson	Do not agree with onsite sewage	Amended policy 9

34	David West	Public transport 5.7.5 amendment to time	Amended
35	Mr & Mrs McGregor	Supported anti-coalescence; editorial comments	NOTED & amended where appropriate
36	Mr & Mrs D Williams	Not supportive of building on Swan Field, support Highgrove	Noted
38	Tim Martell	Concerned about surface water flooding & sewage, supports Highgrove development	Noted
38	Dorothy Armstrong	Supports small scale developments , endorses 5.7.1	Noted
39	Steve Blighton-Sande	Supportive of identified sites, oppose Highgrove; comment on sustainable & public transport; support settlement boundaries; suggest Welcome sign; Editorial comments; 5.7.1 support 20 mph	Noted
40	Robert Bailey	Does not agree with building on Swan field, supports Walton Farm	Noted
41	Southern Water	New development must connect at nearest available capacity, recommending amendments to policy 5. Policy 1: Agree there is sufficient capacity at Harts Farm, but each site would require some local sewage infrastructure.	Amended policy 9 and site Assessments with recommendations
42	Luken Beck MDP Ltd	Protest against the non-inclusion of Highgrove	Noted
43	M Upton-Brown	Concern for water levels in the stream	Noted
44	AW Pepper	5.4.1 important to keep views to downs & Cathedral, new building in keeping with existing character	See BVDS 7 policy 7
45	Jenny Bentall Morris	Whole hearted support of plan	Noted
46	John Mirams	Endorse Policy 3 & 4 and anything that can be done to improve school; 20 mph support	Noted

47	Penny Freeman, Peter Hudson, Lucy Younger, Mr & Mrs Weston	Agree with Vision for Bosham, flood risk; cycling improvements; affordable housing. Supported anti-coalescence. support improvement to carpark - no more lighting wanted	Noted
48	MS Morris	Against Highgrove, reduce speed	Noted
49	Oliver & Gwyneth James	No building in AONB	Noted
50	Brigadier C W Woodburn & Mrs KI Woodburn	Not supportive of Highgrove	Noted
51	Mr RJ Cambell	Major concern is drainage & backup of Sewage, amend 5.3.15 shared space	NOTED & amended where appropriate
52	Robin Smith	No building in AONB	Noted
53	Ray Lyon	Support safer pathways for pedestrians more cycling, support housing for local people	Noted
54	T Northedge & M Green	No building on Swan Fields	Noted
55	JR Ladbroke & EM Ladbroke	Support plan, oppose building on Swan Field	Noted
56	Bryan & Valerie Doling	Do not agree with onsite sewage	Amended see policy 9
57	Mr Winter	Support plan but object to onsite sewage	Noted
58	John Rank	Fully supportive of policies	Noted
59	Robert Prince & Liz Granger	Fully supportive of policies	Noted
60	Ann Granger	Fully supportive of policies; comments	Noted
61	Opus Report	This report came out coincidentally , but supports the flood policy	
62	Chichester District Council	Parish Statistics (Page 7): The majority of the figures provided represent Bosham ward (which covers a larger geographical area outside the plan) and not the parish. (Note: The method of travel to work figures are correct). To assist you with this parish figures have now been provided at Appendix 1 of this response.	The local planning authority Chichester District Council (CDC) has provided informal officer comments and support throughout the Planning process. The Neighbourhood Plan committee has

	<p>Par 4.2 (Page 10): Suggest that this may be something that could be taken forward in to a policy? Para 5.1.1 Policy 1 Housing – Market Value and Affordable (Page 10): It may be more appropriate to call this simply ‘Housing’. The 1st bullet point makes reference to social housing that is no longer delivered. Should rephrase to read ‘Provide a mix of affordable housing (affordable rent and intermediate housing) to help meet the needs of families on the housing register in line with the NPPF.’ The 3rd bullet point should be amended to read ‘Planning conditions should seek to ensure that the affordable housing remains affordable for local people in perpetuity.’ The policy would benefit from some further consideration of the wording and its overall intention. For example, it will need a trigger in order to deliver affordable housing. Also the 40% figure would need to be justified with local evidence as it marks a move away from the 30% identified in the emerging Chichester Local Plan. There is also recent government guidance that it could only be applied to sites of 6+ dwellings. This will also need to be reconsidered depending on what the policy is seeking to achieve. Within the settlement boundary it will be difficult to direct windfall housing to previously developed land first, the principle of new housing within the boundary is already accepted. 5th bullet point refers to preference being given to small scale development. This does not need to be in the policy as preference will be given the NP’s allocated sites and then windfall sites (that by definition are small). 6th bullet point – this could be removed as any development outside the settlement boundary will not be supported unless it is a form of development that is acceptable in the countryside. Last bullet point – this is more of a statement than policy but provided the sites are allocated it may not be necessary to included this. Specific site allocations: this can be separated out in to information that needs to be shown as part of the methodology for choosing the sites. It could then be more specific as to what is being allocated (figures will need to be written as minimum figures) and what else is expected from the sites. This can be discussed further along with the need to address sewage capacity issues. (Page 11): The text states that the mix on the proposed sites should comprise of 1, 2, 3 and 4 bedroom units. However, taking into account the high number of residents aged 65+ the parish may wish to consider a % of the units on the sites to be delivered as bungalows restricted for people aged 65+. In addition may wish to consider emphasising the need for smaller units to allow for people</p>	<p>been in regular dialogue with CDC during the preparation of the BPNP. CDC has raised a number of recommendations on how the final document may be improved which have been incorporated into all drafts and the Planning Consultant, Peter Edwards, took particular note of all statutory and no-statutory consultee pre-submission comments.</p>
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	<p>downsizing.</p> <p>Bullock Barns/Swan Field: There needs to be a reference here to developing Bullock Barns and Swan Field so that ultimately they work as one development (even if they are not undertaken as one). For example there are links with internal roads, footpath links, orientation of houses, position of open spaces etc. Any land retained as agricultural should be shown as outside the settlement boundary and clearly defined.</p> <p>Oakcroft Nurseries: The situation in relation to this site is on-going and can be discussed further.</p> <p>Dolphin House: Need to note that this would not trigger any affordable housing.</p> <p>Para 5.1.11 (Page 13): The Chichester District Local Housing Requirements Study: Final Report Chichester District Council & South Downs National Park Authority, July 2011 has been superseded by the G L Hearn Chichester District Strategic Housing Market Assessment</p> <p>Para 5.2.1 Policy 2 – Settlement Boundaries (Page 13): There is reference in the first bullet point to the presumption in favour of sustainable development – if the aim of the policy is to make reference to this as per the NPPF then it may be helpful to put this as a first policy in its own right. The settlement boundaries can then be addressed separately. This can be discussed further along with the following text under the justification and evidence section.</p> <p>2nd bullet – may help to make reference to needing to comply with policies in the Chichester Local Plan.</p> <p>Map – may be more appropriate to refer to alterations to settlement boundary as amendments rather than extensions for the purposes of consultation.</p> <p>Also appears that the garden of Walton House is included which would enable redevelopment of this land in the future, is this the intention?</p> <p>Para 5.3.1 Policy 3 – Conservation of the Historic Environment (Page 14): 3rd bullet – reference to natural landscape may be better placed in Policy 4.</p> <p>4th bullet – may help to focus on the distinctive character of the village in its setting, how this contributes to the ‘sense of place’.</p> <p>Second half of policy is a little restrictive as there are local examples of modern high quality architecture. They can sit alongside the historic environment.</p>	
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	<p>Reference to signage is more aspirational than part of a policy and also the reference to adequate parking may need to be more specific in terms of its requirements, if it is considered that this is an issue to be included.</p> <p>Para 5.3.12 (Page 18): There is no need to include a repeat of the text of the Plan.</p> <p>Para 5.3.13 (Page 19): The attention that is drawn to the VDS and Character Assessment is helpful but if there is anything in the VDS that needs to be strengthened by its inclusion in a policy then you may want to consider this further.</p> <p>Para 5.3.14 (Page 19): 2nd bullet – it may be beneficial to phrase this is a positive way in terms of what is to be achieved; for example support can be given to tourism provided that it does not result in harm to the historic environment etc. Again this may warrant some further discussion.</p> <p>Para 5.3.15 (Page 19): There is already some consideration being given to the car parking area by CDC. This work is on-going and will include looking at the unpaved area, further advice being taken in relation to the impact on trees and costings etc. It may also be better to move this text to the ‘aspiration’ section (see under General Comments) rather than conservation or, alternatively, include it under infrastructure. Again this warrants some further discussion.</p> <p>Para 5.4.1 Policy 4 - Landscape, Ecology and Environment (Page 21): Policy seems quite extensive, may need to check that it does not include items that are covered by other plans etc. If there are specific items that are key to the local area then this could be highlighted? May wish to consider if all these three elements work together or could be separated out; for example landscape is key to the AONB, ecology may be better reflected in its own right. Is it the intention that this policy will apply to all development, including householder development? If so then needs to be clarified. Under natural environment – 2nd bullet point – what is meant by character areas?</p> <p>Para 5.5.1 Policy 5 – Flooding and Drainage (Page 24): Need to clarify as the policy refers to ‘all new build’ and assume that it is not meant to include extensions? 2nd bullet – contrary to Environment Agency advice as EA will wish to see draining in to the</p>	
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



























































































































































	<p>mains system wherever possible.</p> <p>3rd bullet – this text is outside the remit/scope of the Plan and will need to be removed.</p> <p>Last 3 bullet points – these could again be included in an aspirational list.</p> <p>Para 5.6.1 Policy 6 – Visitors and Tourism (Page 32):</p> <p>Bosham is a highly regarded visitor location and therefore it is a little surprising to see the policy referring to a ‘neutral’ policy in relation to visitors. Para 5.6.4 says that visitors only bring a limited amount of employment and income to the village as the average stay is only 2-3 hours. There may, however, be ways to build on this to benefit the environment of the village. For example, it may help to undertake some research into ways of retaining those visitors in the area, possibly by providing more visitor accommodation.</p> <p>In any area, staying visitors spend significantly more within a local economy than day visitors and help underpin the viability of associated businesses such as transport, entertainment, catering and retailing. In Chichester District, only 18.5% (1.2 million) are staying visits. However, staying visits account for 51% of total visitor spend. By supporting additional visitor accommodation in the area, some of the traffic congestion in the historic centre and waterfront area could be reduced, as staying visitors can use more sustainable forms of transport, such as cycling or walking.</p> <p>The reference to a “neutral” approach is also contradicted by para 5.8.1 - Policy 8 – Local Economy: “Support the highly significant local businesses catering for holiday and day visitors, providing catering accommodation, artistic and cultural services”. May wish to review this for consistency and agree an overall way forward.</p> <p>Policy would benefit from extracting some of the text (for example the reference to the questionnaire in 2nd bullet) where the text is more of a statement rather than policy. This would also then allow the policy to be more focused and clear as to its intentions.</p> <p>3rd and 4th bullet points could be moved to infrastructure list.</p> <p>5th bullet - issue of parking has been mentioned above.</p> <p>8th bullet is more aspiration than policy.</p> <p>Last bullet - this would suit an infrastructure policy better.</p> <p>Para 5.7.1 Policy 7 – Transport, Communications and Footpaths (Page 33):</p> <p>Not clear what development this applies to.</p> <p>Some of the items are not within the control of planning (for example the bus services, 20mph limit, yellow lines etc) and some (eg 3rd and 4th bullet) are either more related to an infrastructure policy or an aspirational list.</p>	
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	<p>Para 5.7.6 (Page 34): It would be helpful if an indication (as an annotated map) of what the specific aspirations are in relation to 'cycle paths' was included – and how they would link to and enhance the existing provision. This would enable feasibility, costings and listing in enabling LP documents (the IDP etc).</p> <p>In general bike racks work best at logical destinations. In this context car-parks may not generally be a logical destination for cyclists. If racks are to be placed there then signage from the village centre is likely to be needed to help guide cyclists to the racks. It would also be useful if this aspiration was clearer maybe by the provision of an annotated map (showing the location and numbers of racks). Increasing the racks at the station with high quality covered and secure bike racks might encourage cycling to that station and thereby help provide part of the solution to the over-full car-park mentioned at para 5.7.5.</p> <p>A further thought is that given the proximity to Chichester some modal shift to cycling to Chichester might be encouraged by the uplift in cycling infrastructure provision Bosham-Chichester. It would be useful to see any such infrastructure upgrades indicated on an annotated map with the aspirations for the adjoining parish plans also indicated.</p> <p>Para 5.8.1 Policy 8 – Local Economy (Page 36): 1st bullet - is the intention to protect employment sites as does the Local Plan? If so then there would also be a need to refer to a marketing exercise and it may not be possible to resist loss of sites. 5th bullet – Swan Garage - this may be more suited to a policy of its own with proposals and a map. Again it would help to check through this policy for items that would better placed in an infrastructure policy/aspirational list.</p> <p>Para 5.9.1 Nurseries, schools, halls and meeting places (Page 40): Need to check through the Local Plan policy that relates to this and check it is compliant. Again it would help to check through this policy for items that would be better placed in an infrastructure policy/aspirational list.</p> <p>Para 5.10.1 Policy 10 – Green Spaces and Recreation (Page 41): Concern over location and delivery of the football field, this needs some further discussion. Reference to the need to protect and enhance green infrastructure is supported and should be retained.</p>	
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		Again it would help to check through this policy for items that would better placed in an infrastructure policy/aspirational list.	
63	Chichester Harbour Conservancy	Concern over Swan Field & Oakcroft of building in the AONB and editorial comments in detail.	Comments addressed by CDC and Consultant Peter Edwards amending site assessments

Analysis of Support or Objection to the Pre-submission Policies

Legend:		Overall: Likely to vote against.	Policies: Objection(s) registered.
		Overall: Some reservations.	Policies: Some reservations.
		Overall: Likely to vote in favour.	Policies: No objections
	(blank)	No evident view.	

	Respondents	Overall	Policy										New	Editorial comments	
			1	2	3	4	5	6	7	8	9	10			11/12
1	1														Yes
2	1														Landguard
3	1														Yes
4															See #40
5	1														Yes
6	1														Fishbourne
7	1														Yes
8	1														Yes
9	1														Yes
10	1														
11	1														Yes
12	Statutory														Environment Agency #1
13	2														
14	1														
15	1														Yes
16	1														Yes
17	2														
18	1														Bosham School

47	5																Yes
48	1																Yes
49	2																Yes
50	2																
51	2																Yes
52	1																
53	1																
54	2																
55	2																
56	2																Yes
57	2																
58	1																
59	2																
60	1																
61	1																Opus' - watersheds & flows
62	Statutory																Yes - Chichester DC
63	Statutory																Yes - Chichester Harbour Conservancy

Following this analysis of the responses which summarises the main issues and concerns raised by the persons consulted, the BPNP Team amended the draft plan by circulating amongst the team all draft changes for approval (See minutes of the Neighbourhood Plan Committee dated 18th March 2015 & 23rd April 2015). These amendments were formally approved by Full Council at their meeting on 13th May 2015 Min Ref:C16/15.1 before forwarding to Peter Edwards, Planning Consultant at Planning Progress for editing in line with statutory compliance to planning policy.

Results of Business Survey.
Analysis of 36 responses (as at 22/10/14)

Your location	Qu. Code			
How long has this business operated from this site?	L1	Ave. less Church = 21yrs (else 59yrs). <100yrs = 13yrs		
What reasons brought you to this particular location?	L2	Often: near owner's home.		
What % of your business activity is connected with others in the district?	L3	<10% = 31%	11 to 49% = 34%	>50% = 35%
How far do you have to travel to this workplace?	L4	Average = 7 m		50% < 1mile
How far do your staff have to travel to work? Miles/ Ave. No.	L5	<2m = 22%	2 to 5m = 26%	>5m = 52%
How many of the staff rely on public transport? On Ave	L6	9% of total		

Your premises				
Are your premises /depot /farm /offices /production/repair & maintenance/retail?	P1	Contain offices = 42%, Retail = 20%, Production = 14% Other =25%		
Are they freehold/leasehold/rented/part of my home/ other?	P2	Rented = 44%, Freehold = 36%, Leasehold = 14%, Other =6%		

Your Space				
How many people work in your premises at any one time? (Ave)	S1	Ave. Max = 22	Average No. = 9	Ave. Min No. = 3
How many parking places are essential?	S2	Ave = 9 (less BYC boat spaces)		
How many vehicles of each type visit you per week?	S3	Van Ave = 8	Lorry Ave = 3	Artic Ave = 1
Do you have issues loading/unloading vehicles at your site?	S4	YES/NO	Yes = 33%	
Do you have sufficient space for the next 5 years?	S5	YES/NO	No = 58%	
If NO, what prevents you from obtaining more space?	S6	Often no room to expand		

Local Links				
What % of sales are local, regional, national or global?	LL1	Local =	Regional=	National = 24%

Global = 4%		39 %	25 %	Global = 5%
How easily can suppliers, co-workers, clients/customers find you?	LL2	Easily = 78%	With some difficulty = 19%	With difficulty = 3%
What would be the impact on your business, if there was a 20mph speed limit on residential roads in the Parish?	LL3	None = 94% of which 8% thought business would benefit		
How do you rate your current broadband?	LL4	Poor = 41%	Satisfactory = 37%	Good = 22%

Your Environment

How much does the quality of the local environment help your business?	E1	Not at all = 23%	Significantly = 47%	Vital = 30%
What do you see as a threat to your current environmental standards?	E2	Most common – flooding and sewage		
What % of your business is connected commercially with Chichester Harbour or the South Downs?	E3	Chi.Harbour Ave. = 22 %	S Downs Ave = 4 %	

Seasonal variations

Does your business change significantly through the seasons? If YES, what is the busiest period?	SV	YES/NO YES = 69%	Busiest Period: = Summer	
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Further Comments

Do you have any further comments relating to town planning issues concerning your business? If YES, please list your comments overleaf?	FC	YES/NO Yes 31%
If there are any other questions you think should have been asked, please list questions with answers overleaf.		

