



Boxgrove Parish Council,  
The Village Hall,  
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## **Examination of the Chichester Local Plan 2021-2039**

### **Response to Matter 4C: Housing**

#### **Housing Land Supply**

**Q68 Are the components of the overall housing land supply set out in Policy H1 (as updated in BP07 Housing supply background paper) justified?**

**Is footnote 29 as set out in the submitted Plan regarding Site Allocation DPD allocations correct given that policies of that plan are not to be superseded by this Plan?**

**What is the compelling evidence that windfall sites will make the anticipated contribution to housing land supply over the plan period?**

In relation to windfall sites BXPC has concerns that this leads to additional speculative housing being located in unsustainable locations as has happened in the past month in Halnaker. Such sites are in addition to the parish housing allocation. On both occasions during the making of the NP the LPA has allowed windfall sites to be developed which undermines the NP process.

#### **Policy H3 Non-Strategic Parish Housing Requirements 2021 – 2039**

**Q73 What is the justification for the parish housing requirements set out in Policy H3?**

The PC can find no justification for the requirement of 50 units.

The SA at Regulation 19 (SD03.01) paras 5.2.40 – 5.2.45 summarises the landscape constraints as part of the consideration of the strategic factors influencing the broad distribution of development. Appendix V of the SA purports to justify development in Boxgrove but does not do so.

The Local Plan describes Boxgrove as a 'service village' but there is no definition of this within the glossary to the Plan. The parish has one small shop which has no parking and the village school is at capacity.

Boxgrove Parish is comprised of 1169 ha. However, once the SDNPA area is removed as well as land the subject of statutory designations, there is only 394 ha of land left which includes two Conservation Areas.

The identified housing need in the Parish is 16 to 20 units.

We do not understand how so many of the sites, previously discounted in the 2018 HELAA, for various reasons, are now designated in the 2021 HELAA as having 'no known constraints' to development on the same sites.

CDC place much importance on the HELAA, however, of the nine sites shown as deliverable in the HELAA not one is available for development. Each site has been assessed by the NP team and meetings held with land owners and none of the sites will come forward during the life of the Plan.

Hunston had its allocation reduced to zero due to 'significant primary school constraint .... and a need for car traffic to join or cross A27 junctions' both of which apply equally to Boxgrove.

There are future capacity issues at the A27 Tangmere roundabout junction and concerns about future short cutting through Boxgrove and the already narrow and winding local roads to the north.

**Q.74 Is the statement in the last paragraph of the policy concerning what the Council would do in the event of demonstrable progress not being made in providing for the minimum housing numbers effective?**

No it is not.

Boxgrove has a current 'made' NP which met its previous housing allocation and is ready to submit a Revisions Plan. However, the timing of submission is in the gift of the LPA who consistently refuse to allow the NP to get ahead of the Local Plan. We therefore question what 'demonstrable progress' means. On both occasions the NP site allocation process has been thwarted by speculative 'windfall' development being permitted against the wishes of the Parish and the NP process. Only last month the LPA permitted housing on a 'windfall' site outside of the settlement boundary, on a green field site even though the current NP is still legally valid. To suggest that the LPA can overrule the NP process is unacceptable.

**Q.75 What account was made of designated landscapes in determining the parish housing requirements?**

It is unclear if any account was taken. Boxgrove Parish is heavily constrained. Over half of the parish lies within the SDNP and there are many other national designations such as a Scheduled Ancient Monument, large areas of protected trees and other habitats and two Conservation Areas.

The SA at Regulation 19 (SD03.01) paras 5.2.40 – 5.2.45 summarises the landscape constraints as part of the consideration of the strategic factors influencing the broad distribution of development but makes an unjustified conclusion that the 'modest' allocation of 50 homes is appropriate.

The Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 states that two of the Landscape strategy and key sensitivities and guidelines are:

- Conserve and enhance the character and setting of small villages and hamlets.
- Consider the cumulative impact on landscape character of small developments and land use change.

In determining the housing requirement figure no account has been taken of the fact that the only available sites in the parish will result in a 54% increase in the hamlet of Halnaker which will destroy the character and open pattern of development in the hamlet.