

Chichester Local Plan 2021-2039 Regulation 19 Consultation

Representations on behalf of Barratt David Wilson

Site: Highgrove Farm, Bosham

March 2023



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1 Introduction

- 1.1 Henry Adams LLP act on behalf of Barratt David Wilson (Client) in respect of Land at Maudlin Farm (the Site). These representations respond to the Regulation 19 Consultation version of the Chichester Local Plan 2021-2039 (Feb 2023), which identifies the site as a Strategic Development allocation through Policy A11 Highgrove Farm, Bosham.
- 1.2 In this context, our response is focussed on the following matters;
- The development strategy, settlement hierarchy and distribution of development,
 - The overall amount of new housing required within the new plan period, and
 - The strategic allocation proposed at Bosham in Policy A11.
- 1.3 The Site is subject of a live application which was submitted over 2 years to the Council, following publication of an Interim Housing Statement, which encouraged applications on suitably located sites, including those comprising draft allocations. The Council are yet to determine this application. This submission is accompanied by the design and access statement (**Appendix 1**) submitted with the live application for the site which focuses on the site opportunities and constraints alongside the design considerations.

2 Policy A11 Highgrove Farm, Bosham – support to proposed amendments

- 2.1 The Client supports draft allocation Policy A11 and the ability for the site to provide circa 300 dwellings during the plan period. The following sections of this submission and the accompanying design and access statement (**Appendix 1**) provide further details surrounding the site, its suitability and the technical work which has informed this to date.
- 2.2 Whilst we support the principle of the allocation, we would respectfully request that further consideration be given to some of the requirements, as follows;

General policy requirements – older persons accommodation

- 2.3 There is a requirement to provide '*specialist accommodation for older persons, to include a component of care or support of a form which is appropriate for the site*'. Whilst we recognise that specialist accommodation for the elderly is important given the ageing population, we feel that flexibility should be included to ensure that the provision is akin to local need.
- 2.4 BDW have previously provided comment on this matter, correspondence for which remains on the planning application file and we understand the officer accepted the position. However, this does not appear to have been reflected in the draft allocation

wording, which post-dates correspondence with the planning officers. BDW understand that the direction of travel is for strategic sites to accommodate Care Provision on all strategic sites moving forward. Whilst the specifics of care provision were not confirmed, the Policy team previously acknowledged that not all strategic site locations will be suitable for all specific care needs. Clearly those located nearer to Chichester City Centre will be more suitable for C3 sheltered and C2 care.

- 2.5 Care Provision operates on a spectrum from its most severe being C2 care, to the most passive approach of M4(2) accessible and adaptable dwellings.
- 2.6 M4(2) being a reference to Building Regulations standards where buildings are constructed to a size and specification which can be adapted to accessible standards. M4(3) being a reference to Building Regulations standards where buildings are constructed to an accessible standard already.
- 2.7 In our experience with working with Care Providers there is not a differentiating moment where an occupant is one day living in an open market unit to then requiring full care. It is often a transitional move that happens over a prolonged period of time, where healthcare and mobility issues (and changing life circumstances e.g. death of a partner resulting in widowhood) that results in the requirement for alternative housing needs.
- 2.8 In our clients' experience of working with providers, it is often the case that an ageing person will live in a private open market dwelling firstly and as their health declines they will adapt their existing house in response to their increased care needs. This is where M4(3) (accessible dwellings) have a significant role to play in catering for needs where bed bound care is not required, but where occupants wish to remain living in their family home.
- 2.9 In response to the above, the proposals for the live application makes provision for 5 no. single storey ground floor bungalow buildings, finished to M4(3) accessible dwellings Building Regulations standards.
- 2.10 The design proposed is considered to be particularly attractive to downsizers from the local area who wish to maintain a significant degree of independence, but may need a younger relative or carer to live in the accommodation with them.
- 2.11 This form of accommodation is particularly necessary as we understand from our discussions with the Council's Planning Policy Team that the availability of sites for C3 sheltered accommodation are not present. Further, it is acknowledged that C3 sheltered accommodation is unlikely going to be suitable within the locality of Bosham, where all day to day needs are not serviced by the facilities in Bosham (including healthcare).

- 2.12 Therefore, an occupant who has resided in the locality of Bosham will have limited options available to them to remain in this locality, whilst also having their passive care needs met.
- 2.13 The provision of the 5 no. bungalows will allow for an ageing population to remain living in this locality without having to incur an additional move. This is often a key consideration of the elderly population when further moves requires further costs in terms of Stamp Duty etc... It is often the case that these monies are often better spent on having a live in carer take residence within the existing property.
- 2.14 BDW have also obtained market information from Halebourne Group who are a market leader in C2 Care Provision, to explore any market demand for a C2 Care Home on this site, and wider risk profile to industry providers. However, this form of care provision is not supported by market demand in this locality.
- 2.15 In summary, it found that:
- Population is c. 33,000 persons – acceptable
 - Demand for Care Homes Beds is 455 – small need and unacceptable
 - Bed requirements for wet rooms (new homes) is 129 – small need and unacceptable
 - Age profile over 85 is 5.7% - acceptable
 - Wealth average property price £570k – acceptable
 - Staffing – small availability of nurses and unacceptable
 - Staffing – small availability of assistance and unacceptable
 - Locality – Chichester is local and features a lot of new purpose built homes either running or planned – competition too great and unacceptable
- 2.16 On the basis of the above, it was considered that owing to the negligible need for care home beds, wet rooms, staffing issues and competition with new purpose built provision in Chichester, this represents too great a risk profile to warrant investment in purpose built C2 care provision in the locality of Bosham.
- 2.17 BDW's approach towards meeting the needs of the ageing population in this instance is one that is both rational and logical, which is underpinned by the manner in which the needs of the ageing population arise.
- 2.18 To give comfort to the Local Planning Authority that these units will not automatically go to non-elderly persons, despite being designed as such, they have proposed to include within the S106 Agreement wording that requires the following terms:
- No later than 1 month following commencement of development to;
Submit a Marketing Schedule demonstrating how the Elderly
Persons Units identified on plan [] will be marketed;*

This Marketing Schedule shall include the following:

*Details of the sales particulars including floor plans and elevations;
Methods of marketing (including online, Sales Arenas
and local marketing agents);
Purchase price sought of dwellings;
Details of age restrictions (primary occupant to be no
younger than 65 years of age and/or a spouse of 55 years
and above) where applicable*

*The Local Planning Authority shall confirm the acceptability of the
Marketing Schedule within 28 days of the Marketing Schedule;*

*If after the period of 28 days of the submission of the Marketing
Schedule no response has been received in writing from the Local
Planning Authority, the Elderly Persons Units shall be marketed as
such in accordance with the submitted Marketing Schedule for the
period of 6 months beginning the date of the 28 day Notice period*

*If after the cessation of the 6 month marketing period no reservations has
been received in respect of any of the Elderly Persons Units from Eligible
Persons, the units shall be released from the above age restriction clause*

*The age restriction clause contained within this section shall only apply to the
first purchaser of the purchaser of any Elderly Persons Unit and shall not
apply to any successor in Title thereafter*

- 2.19 This form of cascade mechanism will give the Council comfort over BDW's commitment to facilitating the needs of the ageing population within the Chichester District, whilst also ensuring that vacant properties do not result.
- 2.20 Overall, BDW support the principle of elderly care provision and have of course formally proposed this in their live application, which suitable respond to the above position. However, the policy should be more flexibly worded to allow for all forms of elderly care to be delivered and reflect the proposals in the live application before the Council.

General policy requirements – gypsy and traveller pitches

- 2.21 There is a requirement to provide '3 gypsy and traveller pitches if there remains an outstanding need for pitches at the time of the determination of the planning application'.
- 2.22 Whilst we understand that there may be a district wide need, we understand that the underlying rationale underpinning this strategic approach is that insufficient sites came forward as part of the Council's Call for Sites process. However, whilst this tells us about

availability of sites, it doesn't dictate the appropriateness of locations for gypsy traveller provision.

- 2.23 What is clear is that plots are currently available in other areas of the district that have not been taken up by the Council for allocation (namely HELAA ref. HBI0028).
- 2.24 From our understanding there appears to be a clear absence of information regarding the requirements for pitch provision in localities and the site specific needs that are required to be met. We have not yet seen any evidence from the Council in respect of engagement with the gypsy traveller community in respect of a desire to be located on suburban residential sites – which we consider would contradict with the typical locations of gypsy traveller pitches which are located on rural sites on the periphery of rural settlements.
- 2.25 Due to the scale and form of the site and specific access names (larger HGVs for static homes and touring caravans) it makes it very difficult to design and suitable means of access that does not appear overly engineered, within a residential housing estate. No consideration appears to have been given to how this can be accommodated within such a site.
- 2.26 At this time, we consider it would not be appropriate to include such provision until further evidence has been provided on suitability of the approach, need in this specific location and suitability as part of housing allocation of this scale, with a single point of access.
- 2.27 On the basis of the above, we object to the requirement in the allocation for 3 gypsy and traveller plots.

3 General planning policies

Policy NE4 Strategic Wildlife Corridors

- 3.1 The policy is considered to be unsound, inconsistent national policy and is unjustified.
- 3.2 BDW object to these Strategic Wildlife Corridor (SWC) locations. The Council has not published its evidence base in the Regulation 19 consultation version for applying this new constraint layer. It states 'significant habitat surveys, data collection and evidence gathering to enable the mapping of the proposed corridors' has been undertaken, but it is not available to review for the Regulation 19 consultation.
- 3.3 Nor do the Council state the current use of these corridors, some are arable farmland and therefore do not necessarily present the best place for blanket 'additional layer of

planning restraint' wildlife corridor. The Council have also not considered that these sites could have future development potential and maybe some of the better and more sustainable (with minimal other constraints) for future development in terms of sequential testing and are therefore precluding sustainable future development in these locations without having undertaken a proper assessment of all sites in the District.

- 3.4 The built environment and nature can work in unison and doesn't require blanket policy designations. Furthermore, the Council have not fully set out the methodology for applying a blanket 'strategic wildlife corridor' at the locations it proposes in the changes to the policy map. The Council have not fully consulted those affected by SWC and other stakeholders. The Council is further applying yet another restrictive 'additional layer of planning restraint' in a District which is already highly constrained, for example AONB, extensive areas covered by a National Park, the District contains large numerous ecological designations SSSI/SPA, Local Nature Reserves/National Nature Reserves and Nutrient Neutrality applies.
- 3.5 Accordingly, this further constraint, which appears to located in areas adjacent to the existing settlements, where logically future periods of Plan growth would be located, appears unjustified and inappropriate in its current form.

Policy P5 Spaces and Landscaping – comment

- 3.6 The draft policy sets out 12 criteria to consider in the design of open spaces and landscaping. Whilst the majority of the requirements appear reasonable, criteria 7 states:
- 7. Uses permeable materials for proposed and replacement hard surfacing or ensures surfacing can drain to sufficient adjoining permeable land within the site;*
- 3.7 The wording of this criteria is inconsistent with the drainage hierarchy set out in national Planning Practice Guidance (PPG). In this instance, the PPG states:

What sort of sustainable drainage systems can be considered?

The types of sustainable drainage system which it may be appropriate to consider, will depend on the proposed development and its location, as well as any planning policies and guidance that apply locally. Where possible, preference should be given to multi-functional sustainable drainage systems, and to solutions that allow surface water to be discharged according to the following hierarchy of drainage options:

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.*

Particular types of sustainable drainage features may not be practicable or appropriate in some locations, such as the use of infiltration techniques from potentially polluting development in areas where groundwater provides a potable supply of water (e.g. Groundwater Source Protection Zone 1). Local planning authorities may find it helpful to set out those local situations where they anticipate particular sustainable drainage features:

- *being inappropriate; or*
- *delivering the greatest benefits.*

Local planning authorities may wish to encourage the incorporation of rainwater harvesting in sustainable drainage systems. Such systems are likely to be most appropriate for larger commercial or industrial applications and/or for development in areas with a current or likely future Water Stressed Area Classification. Refer to Water Efficiency Standards and consider such features as part of a Water Cycle Study.

Consideration of sustainable drainage systems early in the design process for development, including at the pre-application or master-planning stages, can lead to better integration, multi-functional benefits and reduced land-take.

Paragraph: 056 Reference ID: 7-056-20220825

Revision date: 25 08 2022

- 3.8 Accordingly, the policy is unreasonably restrictive and fails to recognise the above guidance which allows for a hierarchy of options for the management of surface water drainage. The reason being is that it will not be possible to achieve infiltration drainage solutions on all sites, which Policy P5 would currently require. It is recommended that this be addressed with an amendment to follow the recommendations of the PPG.

Policy E2 Employment Development – comment

- 3.9 Policy E2 sets out support for new employment development. It sets out criteria for expansion of existing employment sites and for new sites. This comments relates to the provision for new sites. The Policy sets out that new provision will be allowed for in existing settlements, but it is silent in relation to new build development outside of the settlement boundary.
- 3.10 Reference is made in the policy wording for the sequential test to be followed (as set out at paragraph 87 of the NPPF). However, it should be explicit in saying that development outside settlement boundaries, would be supported, subject to the sequential test being completed and suitable scale and form responding to edge of settlement character.

4 The Site and its suitability (current planning application proposal)

- 4.1 The Highgrove Farm site comprises a large arable field which partially sits within the existing settlement boundary for Broadbridge in the Parish of Bosham in Chichester, West Sussex. It is situated in a sustainable location in proximity to a range of local facilities and services.

- 4.2 In 2017 a planning application was submitted for 50 dwellings in the south west of the proposed development site (17/03148/ FUL), which was approved by Chichester District Council. This new application evolves the proposals further, with a larger and more comprehensive development which brings additional community benefits.
- 4.3 The planning application proposes the erection of 301 residential dwellings (including a provision of 30% affordable homes), a multi- use community hall and associated open space including a strategic landscaped buffer. The proposed development utilises the existing approved primary vehicular access point from the A259.
- 4.4 The proposals are of a high-quality design that take reference from the surrounding character, and provide a new community hall to act as a hub for local residents and organisations to utilise. A landscaped buffer along the eastern boundary will soften views of the development ensures development does not encroach upon the open countryside that separates Fishbourne and Bosham, whilst retaining views from Broadbridge to Chichester Cathedral and from the Chichester Harbour AONB towards the South Downs National Park. The proposals are nitrate neutral, will result in enhancements to the biodiversity of the site, and will improve the existing surface water drainage of the site.
- 4.5 The proposals provide the opportunity to create:
- 301 high quality dwellings, including 90 affordable dwellings of a variety of sizes and tenures to address local housing need.
 - A new multi-use community hall for use by local residents and community organisations.
 - A high quality, well planned scheme that has evolved through numerous meetings and workshops with Bosham Parish Council and statutory consultees.
 - A strategic landscape buffer on the edge of the site, for the community to use, whilst retaining the landscape gap and providing net gains for ecology and drainage.
 - Improved permeability links with new pedestrian and cycle access points from Main Road and Barnside providing connections from the National Cycle Network Route 2 to Bosham Railway Station and local shops.

5 Technical work to date

- 5.1 A range of technical work has been completed in support of the live application for 300 homes and associated infrastructure at the site. At the present time, there are no statutory consultees raising objection to the scheme and it has previously been confirmed by the Council that all technical matters are suitably addressed. This includes the following:

- Highways
- Drainage
- Landscape
- Ecology
- Noise
- Heritage
- Services and utilities

5.2 Engagement with the Parish Council and local residents has been on-going and extensive. This has informed the proposals before the Council and ensures general accordance with the draft plan polices, save for the comments made above.

6 Summary

6.1 In summary, the Client supports the allocation of Highgrove Farm, Boshm for residential development. The technical work and accompanying design and access statement demonstrate that the site is capable of delivering 300 dwellings during the course of the plan period.

6.2 The Client would however request that amendments be made to the wording of the policy to allow for a level of flexibility so that any future development can be aligned with what is appropriate to deliver to meet local needs.

Appendix 1: Site Location Plan

BOSHAM, CHICHESTER											
idp PARTNERSHIP NORTHERN											
BDW SOUTHAMPTON											
GROSS SITE AREA											
NETT SITE AREA											
HOUSE TYPE											
HOUSE TYPE	BEDROOM	CUMING	RANGE	STORIES	NO	MIR	NO F1	NO F2	TOTAL SQ FT	TOTAL SQ M	
BARRATT											
Type 50 (GF)	1	Apartment	Standard	2	4	3	435	404	1740	161.64	
Type 50 (FF)	1	Apartment	Standard	2	4	3	519	482	2076	192.62	
Election (End)	2	Tenement	Standard	2	35	28	859	775.0	3072	2839.59	
Election (Mid)	2	Tenement	Standard	2	3	2	836	777	3058	2833.15	
Podium (End)	2	Tenement	Standard	2	25	18	829	775.0	3072	2839.59	
Kingsville (End)	3	Semi	Standard	2.5	16	12	1074	993	17184	1586.80	
Kingsville (Mid)	3	Semi	Standard	2.5	5	1	100	100	100	100	
Morley (End)	3	Semi	Com	2	5	4	842	783	3045	2825.50	
Morley (Delisted)	3	Detached	Com	2	13	9	842	783	3045	2825.50	
Kingsley	3	Detached	Standard	2	19	14	1074	993	2046	1896.50	
Radleigh	4	Detached	Com	2	6	4	1316	1223	786	731.58	
Alcester	4	Detached	Com	2	6	4	1316	1223	786	731.58	
					137	100	1245	1157	742	693.95	
DWH											
Bishopsgate	2	Detached	Com	1	5	50	800	751	4845	4519.50	
Academy	2	Semi-Detached	Com	2	8	11	832	773	3666	3398.46	
Hadley	3	Semi-Detached	Com	2	16	21	1061	930	10116	9385.45	
Academy	3	Semi	Com	2.5	10	14	1099	1021	5999	5572.00	
Eckington	3	Detached	Com	2	10	14	965	897	9620	8965.50	
Highway	4	Detached	Com	2	8	4	1081	1005	543	507.50	
Highway	4	Detached	Com	2	8	11	1259	1170	10272	956.15	
Highway	4	Detached	Com	2	8	11	1330	1249	12258	1142.25	
Academy	4	Detached	Occasional	2	6	5	1461	1363	846	787.15	
					73	143					
AFFORDABLE RENT											
Type 50 (GF)	1	Apartment	Standard	2	3	15	435	404	1305	121.23	
Type 50 (FF)	1	Apartment	Standard	2	3	15	519	482	1557	144.84	
Type S1	2	Tenement	Affordable	2	8	40	842	783	3736	3483.40	
Type S2	3	Tenement	Affordable	2	4	25	859	805	3704	3443.50	
Type S4	4	Semi	Special	2	2	10	1102	1023	2204	2043.60	
					20	100					
SOCIAL RENT											
Type 50 (GF)	1	Apartment	Standard	2	5	16	435	404	1715	160.55	
Type 50 (FF)	1	Apartment	Standard	2	5	16	519	482	1956	182.15	
Type S1	2	Tenement	Affordable	2	8	40	842	783	3736	3483.40	
Type S2	3	Tenement	Affordable	2	4	25	859	805	3704	3443.50	
Type S4	4	Semi	Special	2	2	10	1102	1023	2204	2043.60	
					31	150					
SHARED OWNERSHIP											
Type 50 (GF)	1	Apartment	Standard	2	1	6	435	404	435	40.41	
Type 50 (FF)	1	Apartment	Standard	2	1	6	519	482	519	48.21	
Type S1	2	Tenement	Affordable	2	6	30	842	783	3666	3398.46	
Type S2	3	Tenement	Affordable	2	8	40	859	805	3704	3443.50	
					16	100					
FIRST HOMES											
Type 50 (GF)	1	Apartment	Standard	2	4	17	435	404	1740	161.64	
Type 50 (FF)	1	Apartment	Standard	2	4	17	519	482	2076	192.62	
Election	2	Tenement	Standard	2	35	28	859	775.0	3072	2839.59	
Academy	2	Semi-Detached	Com	2	5	22	832	773	4150	386.50	
SM2	3	Tenement	Special	2	2	9	825	805	1552	142.50	
					23	100					
									27848	25886.50	
									27848	25886.50	
OVERALL DENSITY											
UNITS / HA	38.76										
UNITS / ACRE	15.68										
NO. OF HA	3302										
NO. OF ACRE	14378										
PRIVATE MIX											
1 BED	0										
2 BED	75										
3 BED	89										
4 BED	42										
	210										
FIRST HOMES MIX											
1 BED	0										
2 BED	13										
3 BED	2										
4 BED	5										
	20										

NOTE: Net area excludes all public open space and associated structural landscaping / buffer planting / foot roads adjacent green etc.

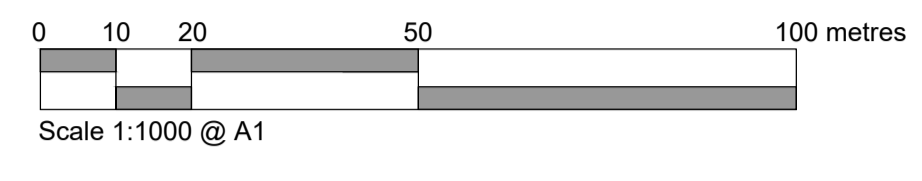


DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNER'S RISK ASSESSMENT
Construction (Design and Management) Regulations 2015

RESIDUAL RISKS:

REF:	DESCRIPTION	DATE:



KEY

- SITE BOUNDARY (This boundary is subject to confirmation by Client)
- BARRATT SALES AREA
- DW SALES AREA
- INDICATIVE SWALE AREA
- PROPOSED FRONT GARDEN GRASS (TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- PROPOSED HEDGE (TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- PROPOSED TREE (TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- AFFORDABLE RENT UNIT
- SHARED OWNERSHIP UNIT
- FIRST HOMES UNIT
- SOCIAL RENT UNIT

Note: All landscaping is indicative, please refer to latest Landscape Architects designs.



P15	26/01/23	Updated to correspond with changes to 104 P29.KT
P14	21/12/22	Updated to correspond with changes to 104 P24.KT
P13	20/07/22	Updated to correspond with changes to 104 P18.KT
P12	17/06/22	Updated to correspond with changes to 104 P17.KT
P11	21/04/22	Updated to correspond with changes to 104 P16.KT
P10	24/03/22	Updated to correspond with changes to 104 P14.KT
P9	23/03/22	Footpath link adjacent to plot 39 amended following receipt of engineering layout.KT
P8	21/03/22	Updated to correspond with changes to 104 P12.KT
P7	06/08/21	Draft layout (revision D7) tidied and issued for planning. Net areas updated on schedule.KT
P6	01/02/21	Swale updated adjacent to plots 185, 220 & 222 inline with engineers comments. MF
P5	29/01/21	VP's opposite plot 201 omitted. Transition strip added to adopted roads.KT
P4	06/01/21	Brick boundary walls added. Landscaping strips added between parking bays serving plots 231-232 & 233-234.KT
P3	23/12/20	Plots 235 & 251 amended to Archford's in lieu of Wilford's. Plots 231-234 & 260-262 indicated as SH51's. Plot 180 changed to T51 in lieu of T52. All changes made to reflect schedule.KT
P2	22/12/20	Swales moved out of 0.5m service verge when adjacent to adopted road without footpath. Turning head length between plots 148-149 amended. Hard standing areas shown behind VP's when not surrounded by adopted footpath. Footpaths to south east rationalised. Cycle sheds to plots 1-3, 6-7 & 279-280 omitted. Bins added to plot 180. Cycle sheds to plot 149 & 180 added. Waste collection points added. Bins added to community building.KT
P1	18/12/20	Issued for planning.KT



ARCHITECTURE | MASTERPLANNING | URBAN DESIGN

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PROJECT / CLIENT		
Bosham, Chichester for BDW Southampton		
DRAWING TITLE		
Proposed Site Layout		
PROJECT ARCHITECT	PROJECT NO.	DRAWING REVISION
KD	N81:2818	P15
DRAWN BY	DRAWING NO.	
KT	103	
CHECKED	DRAWING STATUS	
IDP	PLANNING	
SCALE	DATE	
1:1000 @ A1	December 2020	
C O P Y R I G H T : IDPartnership Northern		

Appendix 2: Design and Access Statement (live planning application)



Highgrove Farm

Broadbridge, Bosham, Chichester

Design and Access Statement

February 2021



Revision	Date	Revision Notes	Prepared by	Authorised by
*	2020-12-18		VTS/IDP	KD/SR
Rev B	2020-12-22		VTS/IDP	KD/SR
Rev C	2021-01-04		VTS/IDP	KD/SR
Rev D	2021-01-06		VTS/IDP	KD/SR
Rev E	2021-01-29		VTS/IDP	KD/SR
Rev F	2021-02-02		VTS/IDP	KD/SR
<small>\\DPSVR01\Projects\N81-2818 Bosham, BDW S'ton\Documents\D&A\Bosham Design and Access Statement.indd [INDD Modified 2021-02-02 10:49], [PDF Output 2021-02-02 10:55]</small>				

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Section 1

Introduction

1.1 Introduction

This Design and Access Statement has been prepared by IDPartnership on behalf of Barratt David Wilson Homes Southampton to accompany a detailed planning submission for a residential development on land at Highgrove Farm, Bosham, Chichester. The proposed development is for the erection of 301 dwellings (including a 30% provision of affordable homes), associated open space, pumping station, substation with vehicular access.

The development will provide a variety of dwellings ranging from 1 to 4 bedrooms in size. The majority of the development will consist of 2 storey houses with some 2.5 storey houses.



Artist's impression of green space to east of the site entrance, as viewed from A259 Main Road



Artist's impression of central green space, looking towards the east of the site

1.2 Summary of Proposals

The submitted proposals make provision for:

- 301 new homes, comprising a mix to fulfil CDC's most recent housing needs data
- With 30% provided in affordable tenures (incorporating a variety of types of homes available by other means than the open market)
- A range of different sizes, with particular emphasis on 2 and 3 bedroom units
- A Community / Village Hall of circa 250m²
- Public open space (including SUDS), the key part of which will be a naturally landscaped buffer on the eastern side of the site
- Provision for allotments and children's play
- Network of walking routes around and through the site
- Retention and enhancement of all boundary trees and hedges
- A sustainable drainage system, entirely self contained within the site
- Single permanent road access in the SW corner similar to the previous permitted scheme.

A decorative floral emblem in a light teal color, featuring intricate scrollwork and leaf patterns, centered on the page.

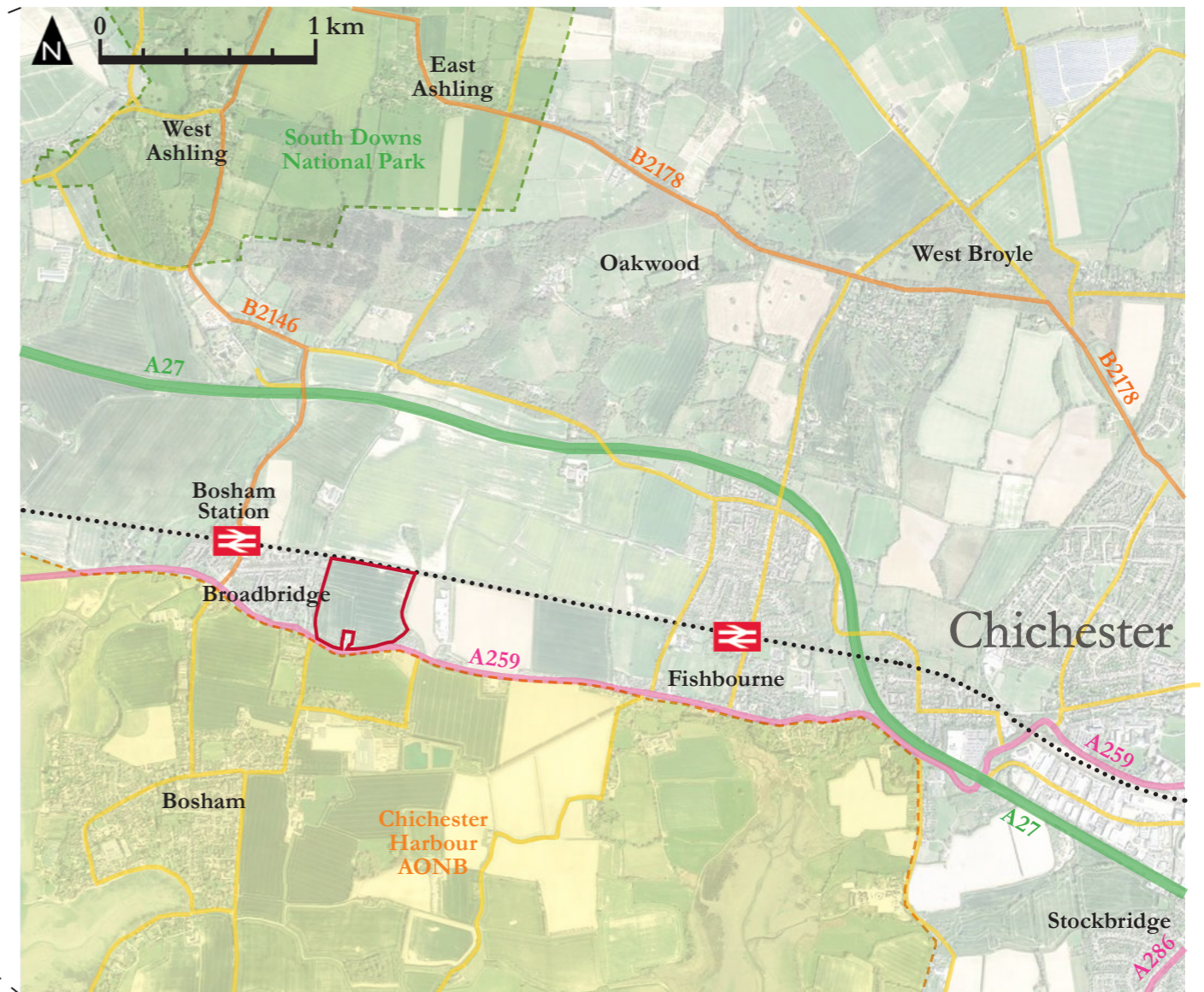
Section 2

The Site

2.1 Site Location

The site is located four kilometres to the west of the cathedral city of Chichester, and abuts the eastern edge of the settlement of Broadbridge. Broadbridge lies within the civil parish of Bosham, and is located adjacent to Bosham railway station, approximately 1 kilometre north of the village of Bosham.

The site lies outside of, but close to, the South Downs National Park and the Chichester Harbour AONB.



Map showing location of site in relation to Portsmouth and Chichester

Map showing location of site in relation to Bosham and Chichester

Key:

- Site location
- Motorway
- Primary A road
- Non-primary A road
- Railway line
- Railway station
- ▨ National Park
- ▨ Area of Outstanding Natural Beauty (AONB)

Key:

- ▭ Site boundary
- Primary A road
- Non-primary A road
- B road
- Other main road
- Railway line
- ▭ Railway station
- ▨ National Park
- ▨ Area of Outstanding Natural Beauty (AONB)

2.2 Site Description

Site Description

The site comprises agricultural land attached to, and north of, Highgrove Farm which is located on the east-west running A259 road known as Main Road. The site excludes the Highgrove Farm buildings but can otherwise be described as an approximate square shape. It covers an area of 14.61 hectares and is relatively flat, falling very gently from north to south.

Site Boundaries

- The site is bounded to the south by Highgrove Farm and Main Road (A259). The land to the south of this road is within the Chichester Harbour AONB.
- To the west, the site is bounded by residential properties off Brooks Lane and Barnside.
- The site is bounded to the north by a railway line known as the West Coastway line.
- The site's eastern boundary is marked by a ditch, beyond which is another parcel of agricultural land attached to Ham Farm.



Aerial view showing the site and its surrounding context

Key:

- | | | | |
|--|--|--|---|
| | Site boundary | | Railway line |
| | Main road | | Area of Outstanding Natural Beauty (AONB) |
| | Bus stop (showing direction of travel) | | |

2.3 Site Photographs



Aerial plan showing the location of site photographs

Key:

- Site boundary
- ⋯ Railway line
- Main road
-  Bus stop (showing direction of travel)
-  Location of photograph



View north-west over the site, showing storage shed at Highgrove Farm in the middle ground, with properties on Barnside visible in the background



View from Barnside, looking east towards the site



View from Walton Lane, looking north towards Main Road and the site beyond



View north-east over the site, from Main Road, west of Highgrove Farm



View towards the site's south-west corner and residential properties beyond



View west along Main Road near to its junction with Walton Lane



View of the farmhouse at Highgrove Farm



View of Highgrove Farm from Main Road



View west from Main Road, east of Highgrove Farm



View north-west over the site from its south-eastern corner at Main Road

2.4 Site Context

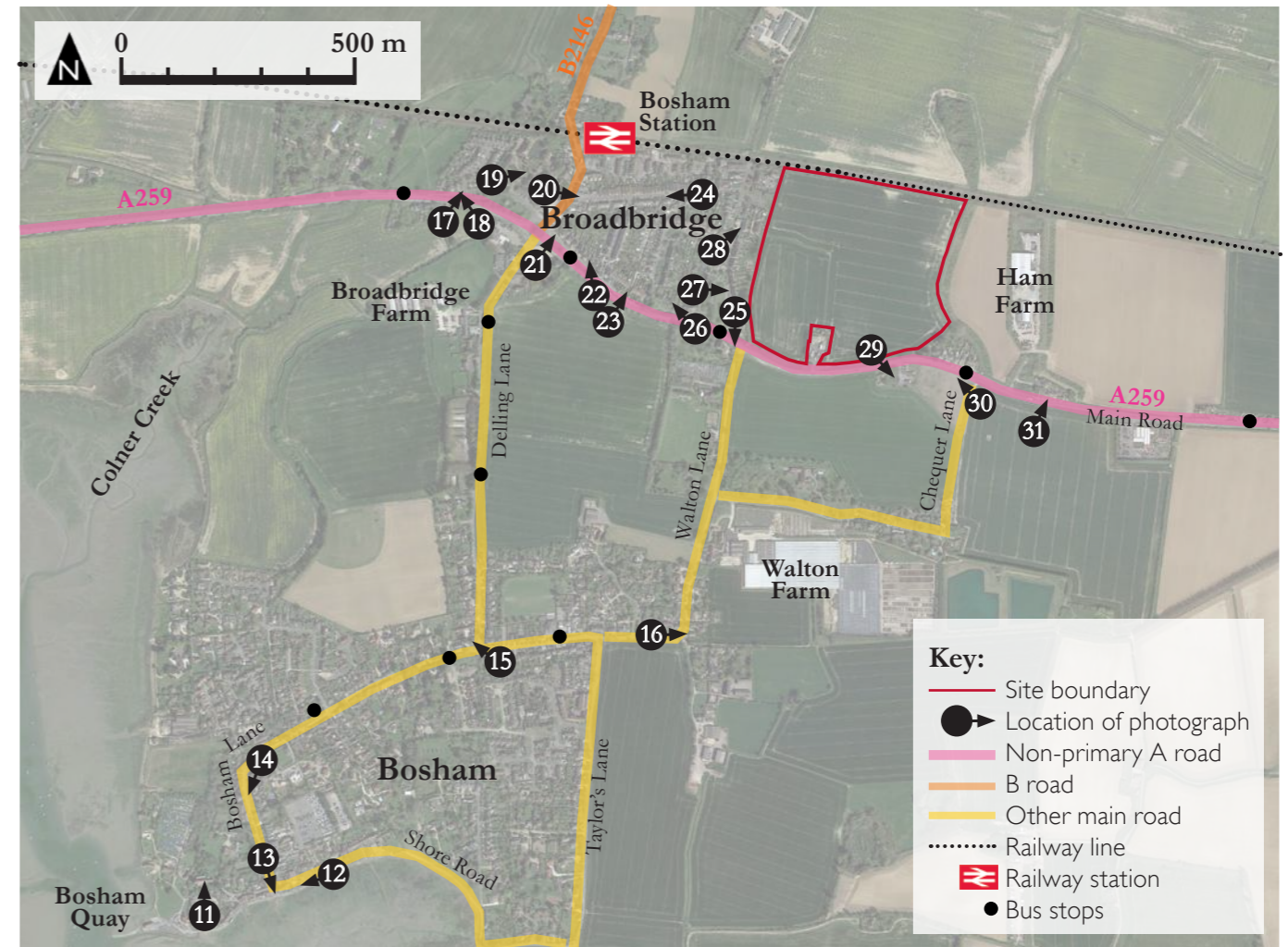
Views

The site is located adjacent to the settlement boundary of Broadridge. There are views towards the South Downs to the north, the Area of Outstanding Natural Beauty to the south and Chichester Cathedral to the east.

combination with blue brick or flint, to articulate window surrounds or to create horizontal or vertical bands of brick. Terracotta tile hanging is also fairly common, and some buildings are either painted or rendered, typically white or cream, through there are instances of other pastel colours.

Local Architectural Vernacular

There are many instances of decorative brickwork, with red brick being used in



Aerial plan showing the location of site photographs



The Grade I listed Holy Trinity Church, Bosham



View west along Shore Road towards Bosham Quay at Bosham



View of southern end of Bosham Lane, with Grade II listed Chandler's House to left



View of Grade II listed buildings on west side of Bosham Lane at Bosham



The Berkeley Arms Public House, a Grade II listed building, on the corner of Bosham Lane and Delling Lane, Bosham



Grade II listed Laurel Cottage (listed as Laurel House) on Walton Lane, Bosham



17 Grade II listed Broadstream Cottage on Old Bridge Road, Broadbridge



18 Late twentieth century development on Stanbury Close, Broadbridge



19 Broadbridge Mill development



20 View of shops on B2146 Station Road. Grade II listed 'The Old Thatch' to the right



21 Penwarden Way, with The White Swan (a Grade II listed public house) to the left



22 Zig-zagged row of detached houses facing Penwarden Way



23 Terraced housing on Penwarden Way



24 Row of detached houses on north side of Williams Road



25 Walton House on the corner of A259 Main Road and Walton Lane



26 Terrace on Broadbridge Drive with distinctive gabled fronts and catslide roofs



27 Semi-detached houses on east side of Brooks Lane, facing onto green space



28 Brooks Barn on east side of Brooks Lane



29 Hammers Farm and Nursery Cottage, opposite the site



30 View west along A259 Main Road from the northern end of Chequer Lane



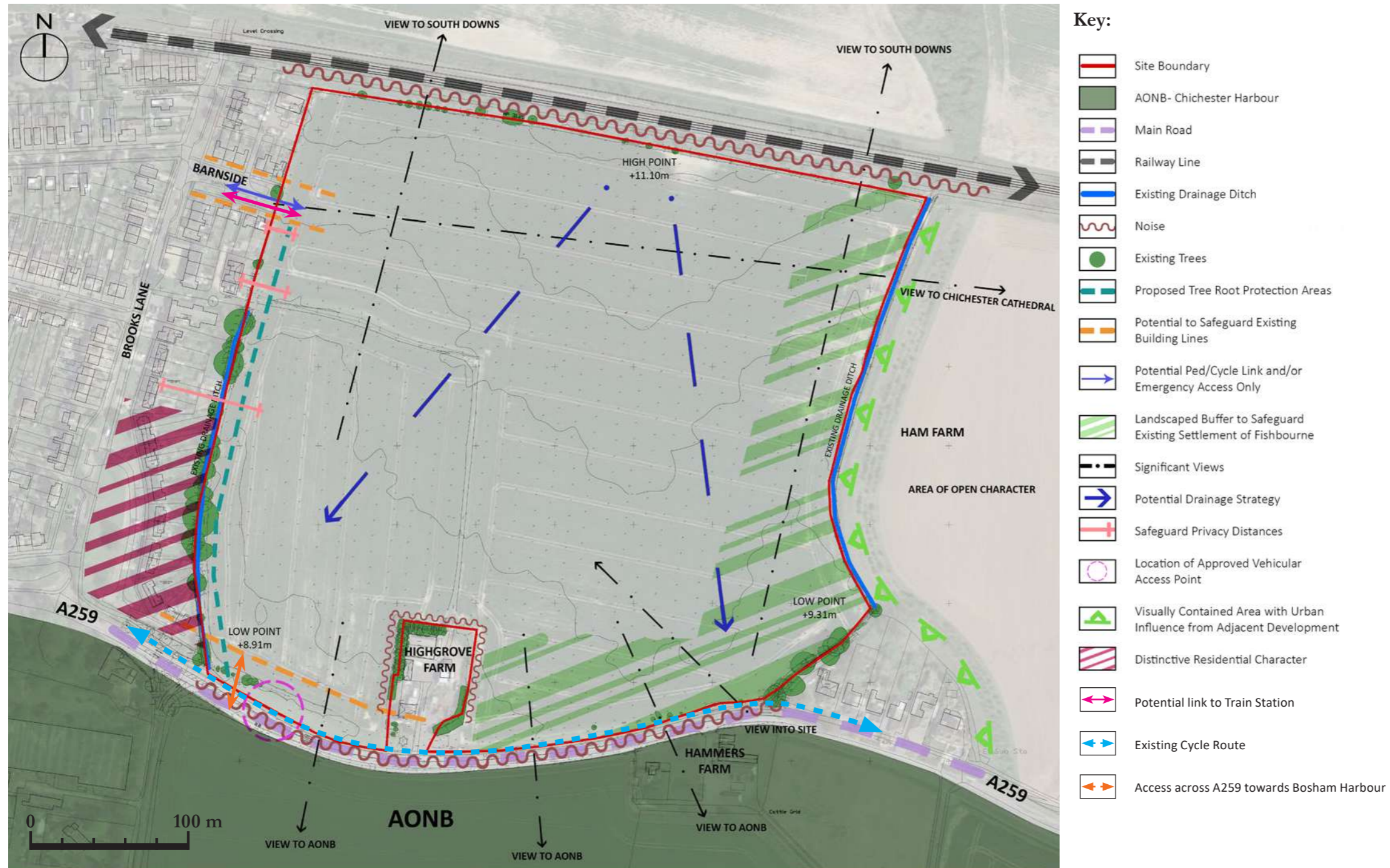
31 Properties off A259 Main Road, south of Ham Farm

2.5 Constraints and Opportunities

Constraints

The site constraints are summarised on the following constraints

diagram. These constraints have been used to inform the form and design of the scheme.



Constraints Diagram (Diagrammatic only)

2.6 Parish Council Consultation

Parish Council Consultation

The following table and accompanying plan summarise the key design considerations raised by the Parish Council, at two workshops held on 22nd and 28th October 2019. This input has been the starting point for our design work.

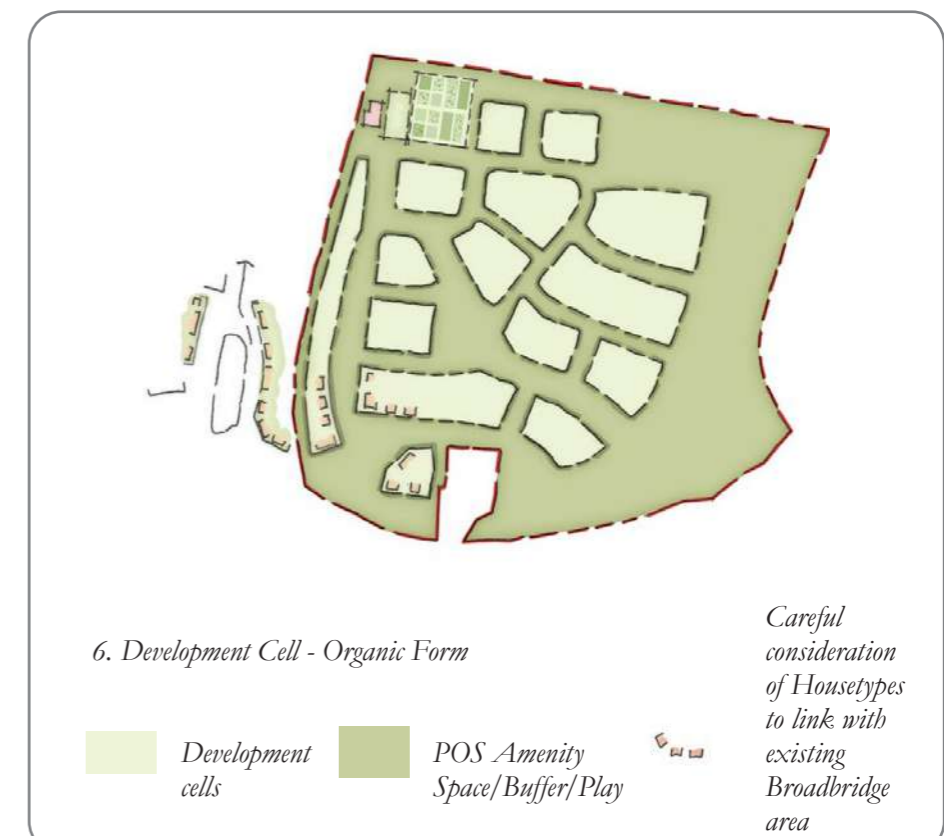
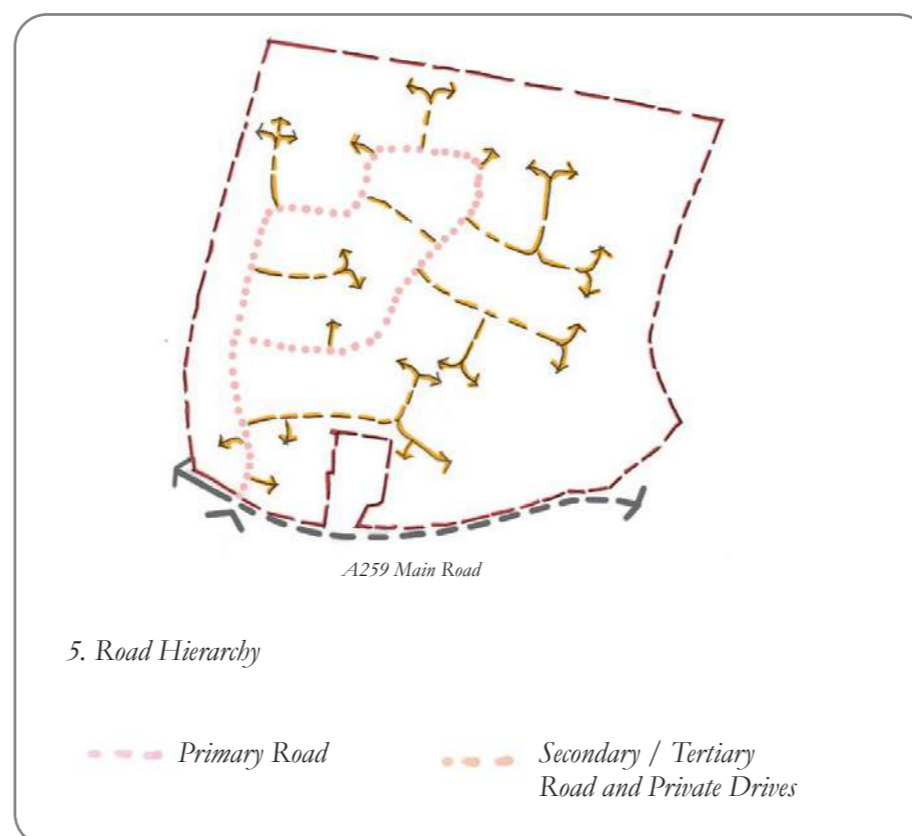
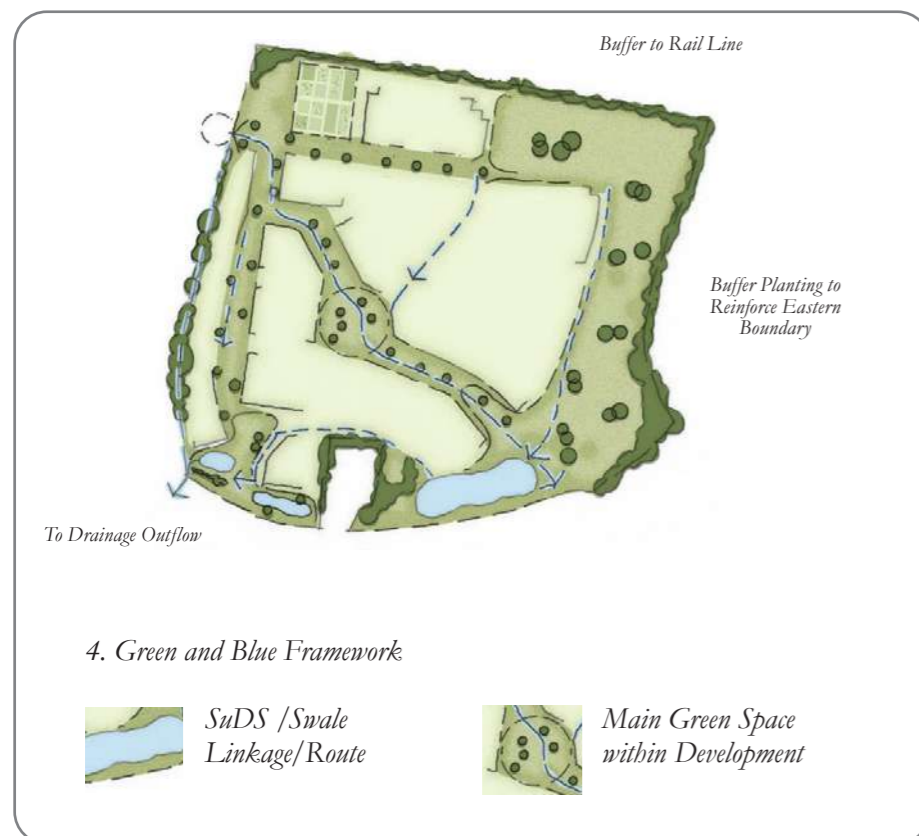
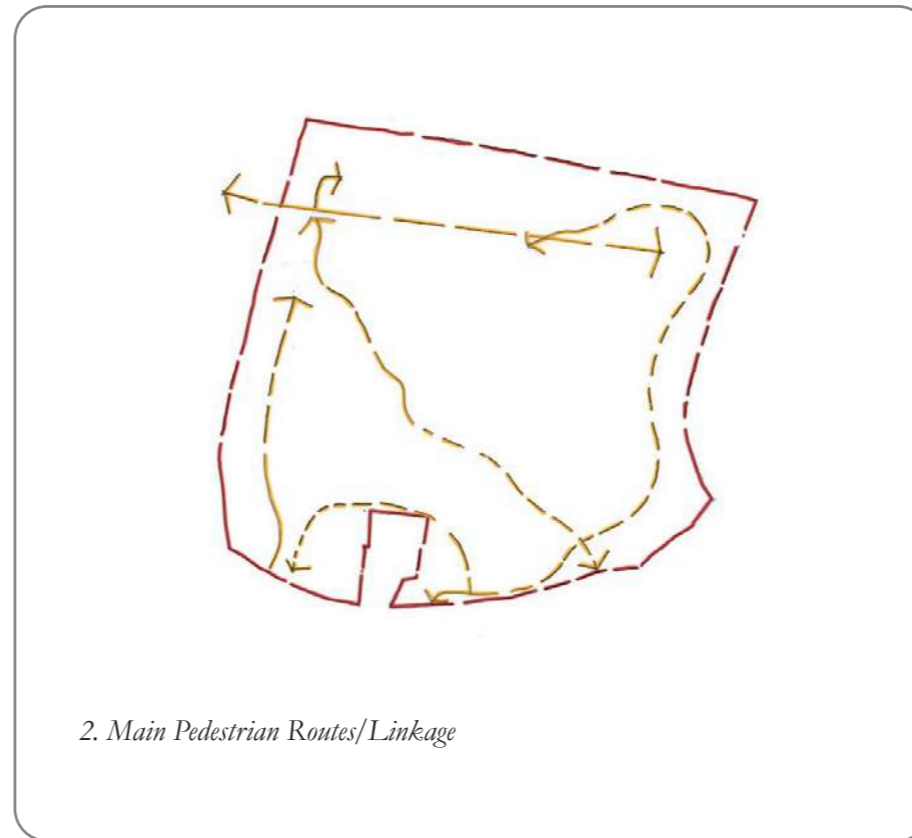
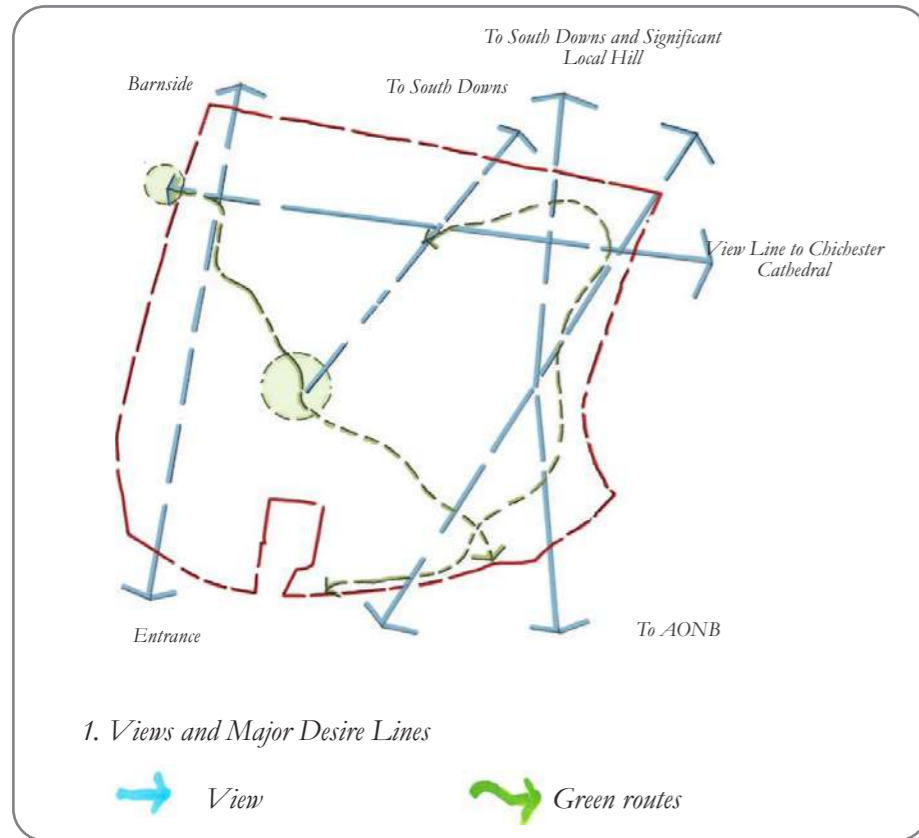
Further details on public engagement can be found in a standalone Consultation Statement submitted with this planning application.



Topic	Design Considerations
Transport	<i>Cycle entrance at Barnside should include a feature to ensure cycle speeds are kept to a minimum.</i>
	<i>Provide a desire line through the site from the south east corner (A259) to the station and Co-op.</i>
Community Facilities	<i>Public Open Space to include 'naturalistic' provision for teens informal play (not a skate park), benches, trim trail, community garden.</i>
	<i>Possible replacement or extension of St Nicholas' Church Hall with a multi-purpose community hall.</i>
Design/ Layout	<i>Feathered densities, reducing towards site edges.</i>
	<i>Focal open space should be provided within the centre of the site.</i>
	<i>SuDS feature to also reinforce gateway.</i>
	<i>Materials should reflect the local context and cottage style design to be incorporated.</i>
	<i>Include streets with pedestrian priority, as social spaces rather than traffic dominated roads.</i>
Landscaping	<i>Green buffer to the east of the developed area, also allowing for views to the north of Stoke Clump and a circular walking route (with trim trail?)</i>
	<i>Focus on natural play space to keep rural feel, utilise undulation of SuDS features.</i>
	<i>Continuation of (community planted) Brooks Lane hedgerow along the site frontage west of Highgrove Farm buildings.</i>
	<i>Wildlife corridors should be protected and enhanced, in particular along 'ancient hedgerow' and drainage ditch on western boundary.</i>
	<i>Strong green landscaping in the south east corner of the site.</i>
	<i>Lighting should take into account "dark skies" status.</i>
Drainage	<i>Pedestrian and cycle routes that run close to SuDS features should be unhindered by standing water.</i>
	<i>SuDS feature should establish a link between the east and west of the farm buildings.</i>
	<i>Drainage routes could be located within key view corridors.</i>
	<i>Bridges and boardwalks could be provided across swales.</i>
	<i>SuDS features are to be multifunctional, used for informal play and recreation (such as a trim trail) and maximise biodiversity / ecology benefits.</i>

2.7 Layout Analysis

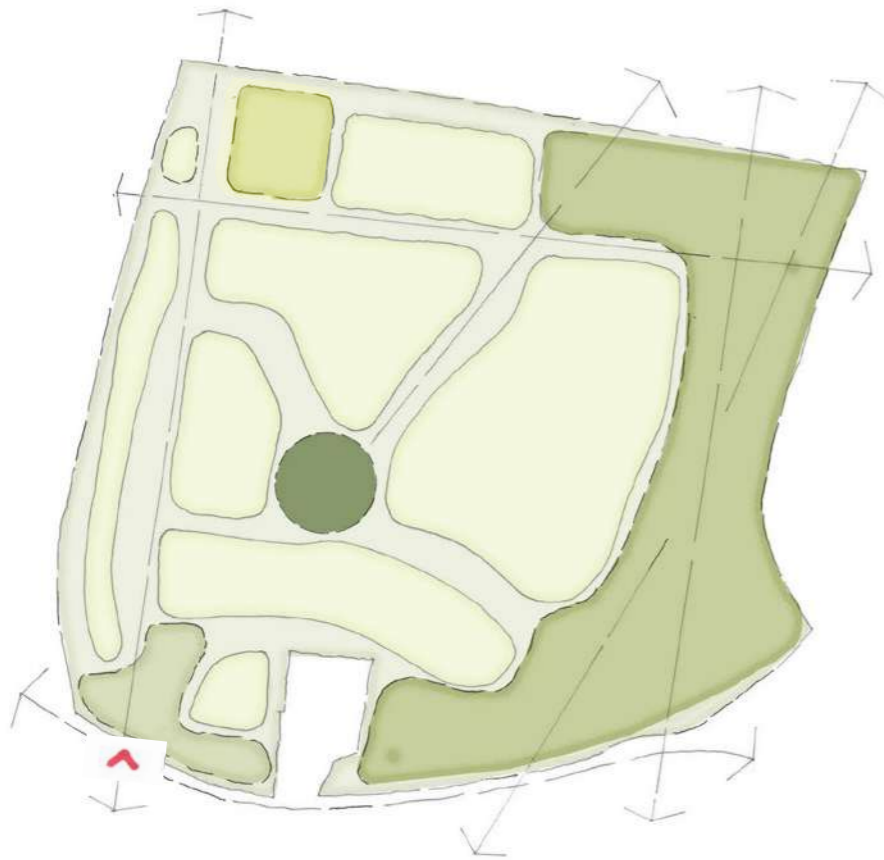
These diagrams illustrate how we have taken various influences and requirements into account in shaping the structure and layout of our overall masterplan.



2.8 Design Concept

Design Framework

The Initial Concept Diagram below illustrates the initial design response. To the right, the Development Framework Plan identifies the core design principles which provide a framework for the further development of the design.



Initial Concept Diagram (Design intent only)

- Key:**
- Development Cells
 - Central Green Nodal Point
 - Green Link
 - Allotment Gardens
 - Main Vehicular Entrance
 - POS (SuDS and Play) Amenity Buffer



Development Framework Plan (Design intent only)

- Key:**
- Development Cells
 - Central Green Nodal Point
 - Main Green Link
 - Pedestrian Routeways
 - Main Vehicular Entrance
 - Sustainable Urban Drainage System (SuDS)
 - POS (SuDS and Play)
 - Amenity Buffer
 - Allotment Gardens
 - Community/Village Hall

A decorative floral emblem in a light teal color, featuring intricate scrollwork and leaf patterns, centered behind the text.

Section 3
Design Proposals

3.1 Layout

The main concept for the Bosham Masterplan has been carefully designed and considered taking into account all of the site constraints and opportunities.

Consultation has been undertaken with the Parish Council, Pre-Application from Chichester Council and further Public Consultation (online), in order to finalise the proposed Masterplan for a Planning Application. The layout has been moulded and shaped from these various consultations. Particular reference should be given to the recommendations and points raised (outlined within this Design and Access Statement) from the Parish Council consultation in October 2019 and January 2020.

The major design considerations are:

1. Providing a layout of circa 300 new homes with a mix of 1, 2, 3 and 4 bedroom homes and apartments
2. 30% affordable housing provision with appropriate tenure split
3. Provision of a Community Centre/Village Hall of circa 250m²
4. Provision of Community Allotment Gardens
5. The Masterplan illustrates separate areas for public open space and semi natural open space in line with the CDC open space guidance. The requirement for natural and semi-natural green space should allow for 'meaningful and safe' recreation including meadow, woodland and wetland. We are providing areas of species rich meadow, tree and buffer planting, particularly to the western and eastern boundaries of the site, along with the sustainable drainage system which will all contribute to these requirements.
6. The main access to be taken off the A259 main road, together with a temporary sales access further east. This temporary sales access will be amended in the future and form part of the wider footpath network.
7. The site carefully considers views to the AONB to the south and south downs to the north, with new corridors through the eastern landscape area and the main entrance road running north to south.
8. The site is to provide a high quality gateway to Bosham. The entrance has been carefully considered in setting back the build line to create a green entry. This build line and typology of units also respond to the neighbouring area of Broadbridge.
9. The layout is based upon a landscape-led approach incorporating a green (landscape), and blue (drainage and SuDS) framework.
10. SuDS and swales have been integrated within green spaces and throughout the layout to enhance the green spaces and ecological benefits.
11. A sequence of space has been carefully considered to assist legibility through the scheme, in particular a diagonal green route from a central green space and eastern green corridor.
12. A view corridor has been maintained with views towards Chichester Cathedral.
13. A 'dual product' (i.e. both Barratt and David Wilson Homes) is provided to enhance the characterisation of the site.
14. Density is varied across the site with a higher density within central areas, and a less dense feathered periphery/edges.
15. Two and a half storey massing has been provided to key vistas to enhance the legibility through the site.
16. A varied palette of materials has been provided which illustrates traditional materials of brick, render, flint, tile hanging together with red and grey roof coverings. These have been suggested in keeping with traditional local materials of Bosham and Broadbridge areas.
17. To mitigate the noise impact from the railway line to the northern boundary, the proposed layout illustrates outward facing housing adjacent/nearest to the existing railway line affording a buffer of built form to their private gardens to the rear. The approximate distance from the railway line (tracks) to the nearest housing frontage is circa 38-40m. These housing units will follow guidance set out by the noise impact assessment.



Proposed Site Plan

3.2 Accommodation

This proposed development involves the erection of 301 dwellings (including 90 affordable homes), landscaping, allotments and associated works including sub-station and foul water pump station.

As shown by the accommodation schedule to the right, the development will provide a variety of dwellings ranging from 1 to 4 bedrooms in size. The majority of the development consists of 2 storey houses and apartments, although there are some 2.5 storey houses.

BOSHAM, CHICHESTER											idp PARTNERSHIP NORTHERN	
BDW SOUTHAMPTON											ha	acres
						GROSS SITE AREA		14.61	36.10			
						NETT SITE AREA		7.36	18.19	15-Dec-2020		
HOUSE TYPE	BEDROOM	CONFIG	RANGE	NDSS	STOREYS	NO	MIX	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M	
BARRATT												
Type 38 (GF)	1	Apartment	Core	Yes	2	2	1	538	50.0	1076	100.00	
Type 39 (FF)	1	Apartment	Core	Yes	2	2	1	671	62.3	1342	124.60	
Kenley **	2	Terr/semi	Core	Yes	2	29	21	768	71.4	22272	2069.15	
Maidstone **	3	Semi	Core	Yes	2	18	13	923	85.8	16614	1543.50	
Moresby	3	Semi/Detached	Core	Yes	2	21	15	919	85.4	19299	1792.98	
Lutterworth	3	Detached	Occasional	Yes	2	7	5	1000	92.9	7000	650.30	
Norbury	3	Semi	Core	Yes	2.5	32	23	1107	102.8	35424	3290.88	
Andover/Bewdley ***	3	Detached	Core	Yes	2	8	6	977	90.8	7816	726.16	
Chester	4	Detached	Core	Yes	2	19	14	1126	104.6	21394	1987.59	
						138	100					
DWH												
Wilford	2	Semi	Core	Yes	2	10	14	774	72.0	7740	719.80	
Archford	3	Semi/Detached	Core	Yes	2	5	7	983	91.3	4915	456.70	
Hadley	3	Semi/Detached	Core	Yes	2	14	19	1001	93.0	14014	1302.42	
Kennett	3	Semi	Core	Yes	2.5	4	5	1099	102.1	4396	408.40	
Ingleby	4	Detached	Core	Yes	2	20	27	1081	100.5	21620	2009.00	
Ashington	4	Detached	Core	Yes	2	2	3	1242	115.4	2484	230.78	
Shenton	4	Detached	Core	Yes	2	2	3	1259	117.0	2518	234.04	
Bradgate	4	Detached	Core	Yes	2	7	10	1434	133.3	10038	932.75	
Holden	4	Detached	Core	Yes	2	3	4	1536	142.8	4608	428.43	
Avondale	4	Detached	Occasional	Yes	2	6	8	1491	138.5	8946	831.18	
						73	100					
AFFORDABLE												
Type 38 (GF)	1	Apartment	Core	Yes	2	13	14	538	50.0	6994	650.00	
Type 39 (FF)	1	Apartment	Core	Yes	2	13	14	671	62.3	8723	809.90	
T51	2	Terr/semi	Affordable	Yes	2	33	37	842	78.3	27786	2583.90	
SH51	2	Terr/semi	Affordable	Yes	2	7	8	842	78.3	5894	548.10	
T52	3	Terr/semi	Affordable	Yes	2	20	22	926	86.0	18520	1720.00	
T54	4	Semi	Affordable	Yes	2	4	4	1104	102.6	4416	410.40	
						90	100					
						TOTAL	301			285849	26560.96	
OVERALL TOTALS						301			285849	26560.96		
OVERALL DENSITY												
UNITS / ha	40.90											
UNITS / ACRE	16.55											
SQ M / ha	3609											
SQ FT / ACRE	15715											
PRIVATE MIX												
								TOTAL				
1 BED								4	2			
2 BED								39	18			
3 BED								109	52			
4 BED								59	28			
								211	100			
AFFORDABLE MIX												
								TOTAL				
1 BED								26	29			
2 BED								40	44			
3 BED								20	22			
4 BED								4	4			
								90	100			
* Denotes bespoke design required												
**Question core range, Denford & Ellerton to be confirmed as NDSS												
***Question replacing Andover with Bewdley, NDSS?												
NOTE: Nett area excludes all public open space and associated structural landscaping / buffer planting / half roads adjacent green etc												

Accommodation Schedule (for Proposed Residential Development Site)

3.3 Affordable Homes

The proposed mix of housing is shown below and comprises 211 open market units and 90 affordable units providing a range of housing types, sizes and tenures. Out of the 90 affordable units, 60 will be affordable rent units and 30 will be shared ownership units.

Private Mix	Total	% of Total
1 bed apartment	4	2
2 bed house/apartment	39	18
3 bed house	109	52
4 bed house	59	28
Total	211	100

Market Housing Table

Affordable Rent Mix	Total	% of Total
1 bed units	20	33
2 bed units	27	45
3 bed units	11	18
4 bed units	2	3
Total	60	100

Affordable Housing Table

Shared Ownership Mix	Total	% of Total
1 bed units	6	20
2 bed units	13	43
3 bed units	9	30
4 bed units	2	7
Total	30	100

Affordable Housing Table

Key:

- Application site boundary for proposed residential development (and associated works)
- Private sale unit
- Shared ownership unit
- Affordable rent unit
- # Affordable rent apartments (showing no. of apartments)



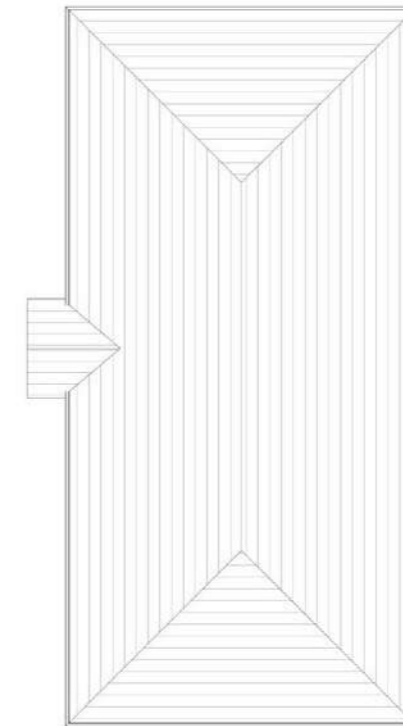
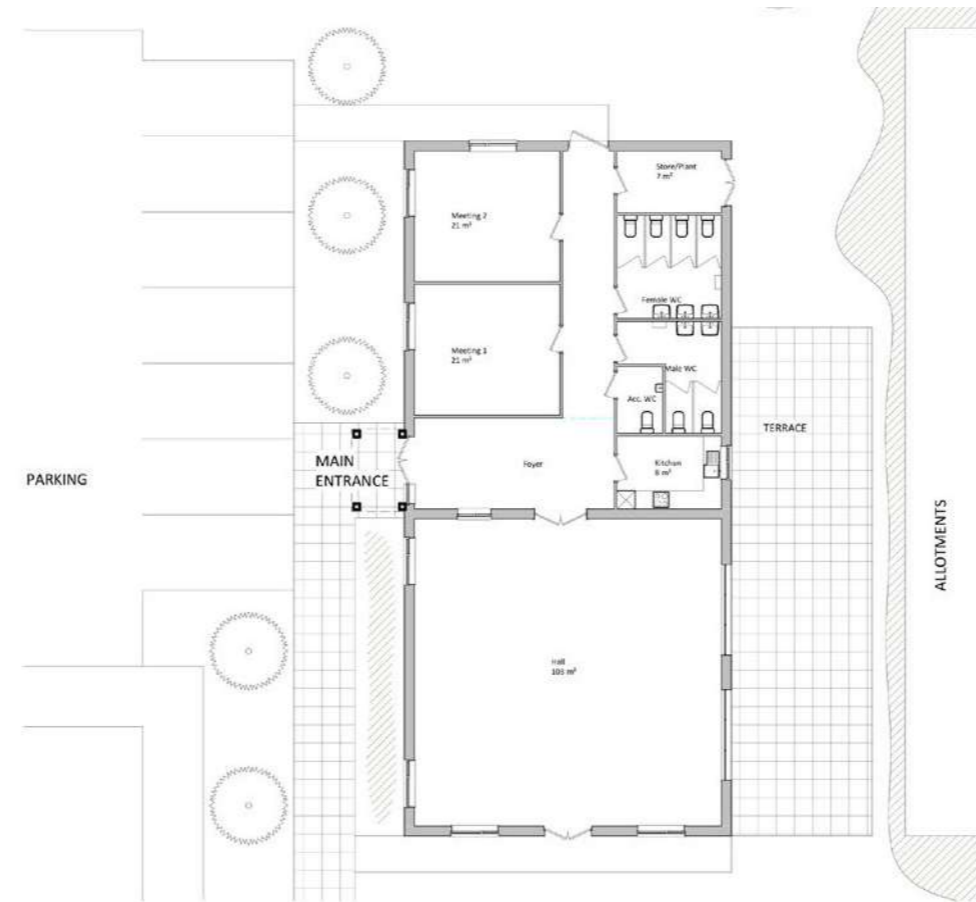
Housing Tenure Diagram (for Proposed Residential Development Site)

3.4 Community / Village Hall

As part of the proposed development, a Community/Village Hall has been incorporated to the north west of the site adjacent to the community allotment gardens. The location has been chosen to be accessible to new and existing residents close to the main footpath links through the site. Access will be taken directly from the new primary road network. The building consists of a large hall, two meeting rooms, small kitchen and associated wc's and internal storage provision. The elevational treatment will compliment the proposed housing and will be built from traditional materials in including brickwork external walling and tile roof covering.

Refuse and recycling will be stored in dedicated storage area within the grounds of the building and brought to a collection point adjacent to the building and adoptable highway on day of collection.

Car parking is provided for this building which will be shared with the allotment gardens and also additional visitor parking for the residential areas.



1 FFL
1 : 100



3 West (front) Elevation
1 : 100



5 North (side) Elevation
1 : 100

2 Roof
1 : 100



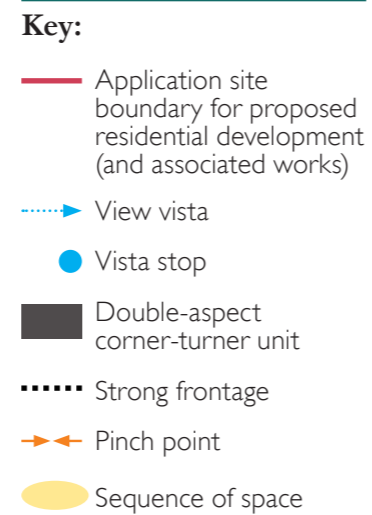
4 East (rear) Elevation
1 : 100



6 South (side) Elevation
1 : 100

3.5 Spatial Syntax

The adjacent diagram illustrates how the spatial design of the proposed development helps to create a sense of place. This is achieved, for example, by the strategic placement of significant buildings at the end of view vistas. Sequences of space are created by providing a series of open spaces, carefully defined by strong frontages, and linked via more confined areas defined by pinch points. Where frontages turn corners, double-aspect corner-turner units are placed to create a more pleasant streetscape and maximise the passive surveillance of the street.







Spatial Syntax Diagram (for Proposed Residential Development Site)

3.6 Scale

The majority of the proposed residential development will consist of 2 storey houses and apartments, although some 2.5 storey houses are proposed.

Key:

-  Application site boundary for proposed residential development (and associated works)
-  1 storey
-  2 storey
-  2.5 storey



Storey Heights Diagram (for Proposed Residential Development Site)

3.7 Materials

A number of materials will be used, depending upon the specific location. The plan adjacent shows where each will be applied and details for these are provided in the key below.

Key:

Brick type	Surface materials
OPTION A	Adopted Road - Macadam (Colour Black)
OPTION B	Adopted Road - Block Paving (Colour TBC)
OPTION C	Adopted Public Footpath - Macadam (Colour Black)
Render Type	Visitor parking - Macadam (Colour Black)
OPTION A	Private Drives - Block Paving (Colour TBC)
Roof Type	Private/Shared Drives - Block Paving (Colour TBC)
OPTION A	450mm x 450mm Grey Paving Slabs
OPTION B	Soft Landscaping
NOTE: Plain tiles to Bay / Porch to match main roof type	Areas of Grasscrete adjacent to footpaths/drives to allow for emergency vehicles
Tile Hanging	Temporary Sale Access/Emergency Access. Surface material TBC
OPTION A	
Flint	
OPTION A	
	OTHERS
	GATE
	CYCLE STORAGE (2000 x 1500mm)
	BIN STANDING AREA (GREY PAVING SLABS)



Proposed Materials Plan (for Proposed Residential Development Site)

3.8 Landscape

The landscape masterplan being finalised illustrates separate areas for public open space and semi natural open space in line with the CDC open space guidance. The requirement for natural and semi-natural green space should allow for 'meaningful and safe' recreation including meadow, woodland and wetland. We are providing areas of species rich meadow, tree and buffer planting, particularly to the western and eastern boundaries of the site, along with the sustainable drainage system which will all contribute to these requirements.















Landscape

The landscape concept and subsequent strategy has been at the very forefront of the design proposals for the Masterplan.

In linking key views, routes and vistas and combining the SuDS and drainage network has provided a holistic approach to the landscape characterisation of the scheme.

Large areas of POS, amenity space together with areas of play, Community Allotment Gardens, walking routes, buffer planting using high quality native landscape species have all contributed to the overall design.

Key:

-  Path
-  Bridge
-  SUDs - Swale
-  Existing trees
-  Existing native shrubs
-  Tree and shrub boundary
-  Specimen tree planting
-  Shrub planting
-  Amenity grass
-  Species rich meadow
-  SUDs basin grassland
-  Proposed native hedge
-  Indicative locations for Trim Trail stations
-  Bound gravel path or equivalent



Landscape Diagram (for Proposed Residential Development Site)

The Masterplan illustrates separate areas for public open space and semi natural open space in line with the CDC open space guidance. The requirement for natural and semi-natural green space should allow for 'meaningful and safe' recreation including meadow, woodland and wetland. We are providing areas of species rich meadow, tree and buffer planting, particularly to the western and eastern boundaries of the site, along with the sustainable drainage system which will all contribute to these requirements.

On Plot Landscaping

On plot landscaping will consist of a simple palette of grassed front gardens together with tree and hedge planting in strategic locations including key vistas and buildings and to break up car parking.

Where hedges and planting falls within any site lines or forward visibility splays, they will be limited to 600mm in height.

Swales and SuDS

Swales and SuDS ponds running throughout the scheme will be of a high quality, incorporating appropriate species which will thrive within such interventions, adding to the overall amenity and ecological benefit.



Young native woodland buffer planting



Path through native grassland areas



Natural childrens play area



SUDS swale in residential areas



Permeable surfaced path through open space



Natural materials trim trail in public open space

3.9 Streetscenes



Streetscene A-A



Streetscene B-B



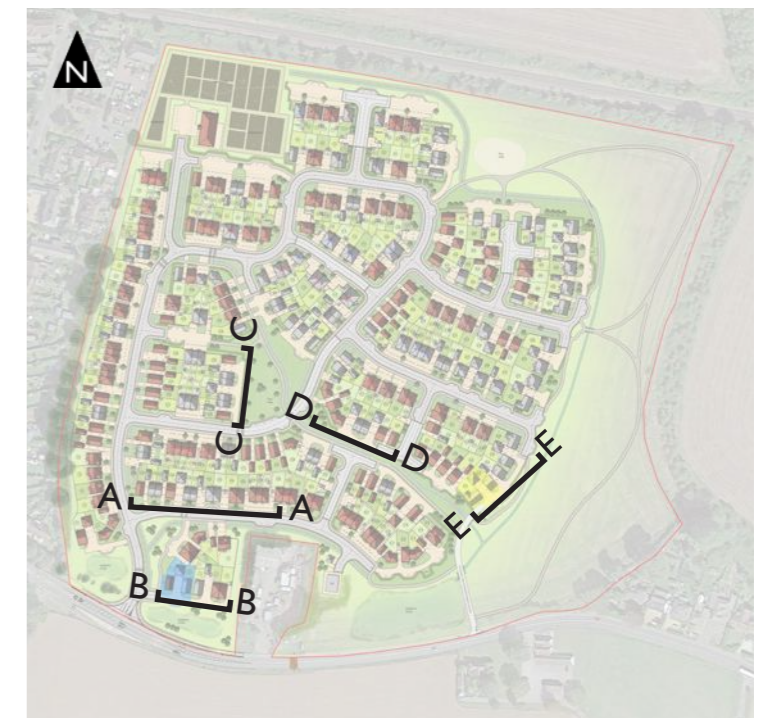
Streetscene C-C



Streetscene D-D



Streetscene E-E



Streetscene Location Plan (NTS)

3.10 Visualisations



Artist's impression of green space to east of the site entrance, as viewed from A259 Main Road



Artist's impression of green space to east of the site entrance, as viewed from the site entrance



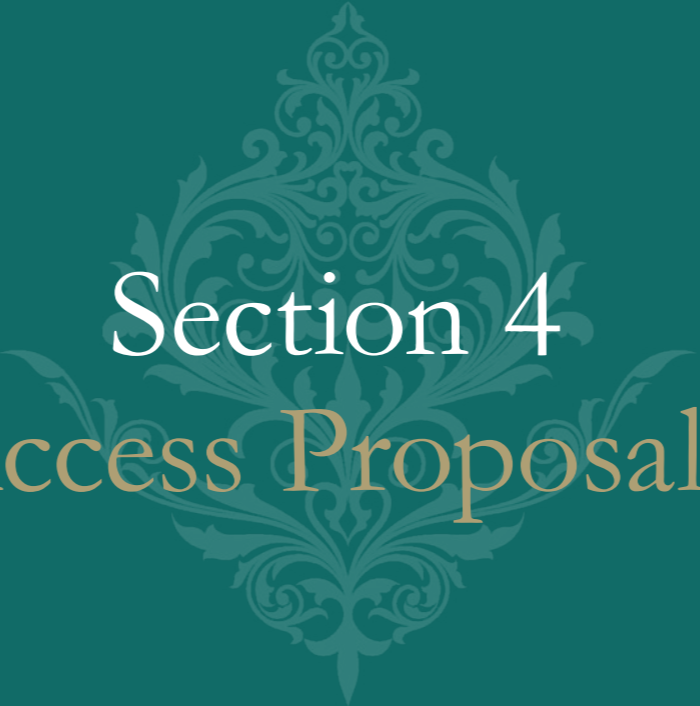
Artist's impression of central green space



Artist's impression of central green space, looking towards the east of the site



Artist's impression of homes facing onto the eastern landscape amenity space and POS









A decorative floral graphic in a light teal color, featuring intricate scrollwork and leaf patterns, centered behind the text.

Section 4
Access Proposals

4.1 Connections, Movement and Street Hierarchy

The following diagram illustrates the road hierarchy proposed for the site, giving an indication of the interface between shared space and vehicular routing, the vehicular and pedestrian access points into the site, and the cycle and foot paths.

Key:

-  Proposed main vehicular access into site
-  Primary vehicular route
-  Secondary vehicular route
-  Tertiary vehicular route
-  Private drive
-  Proposed pedestrian access into site
-  Pedestrian link
-  Proposed vehicular access to pumping station only



Movement and Street Hierarchy Diagram (for Proposed Residential Development Site)

4.2 Parking

Private parking, where appropriate, is provided in curtilage in order to minimise the visual impact of the car and to de-congest the road network. Visitor parking is provided in easy to locate spaces adjacent to adopted highways.

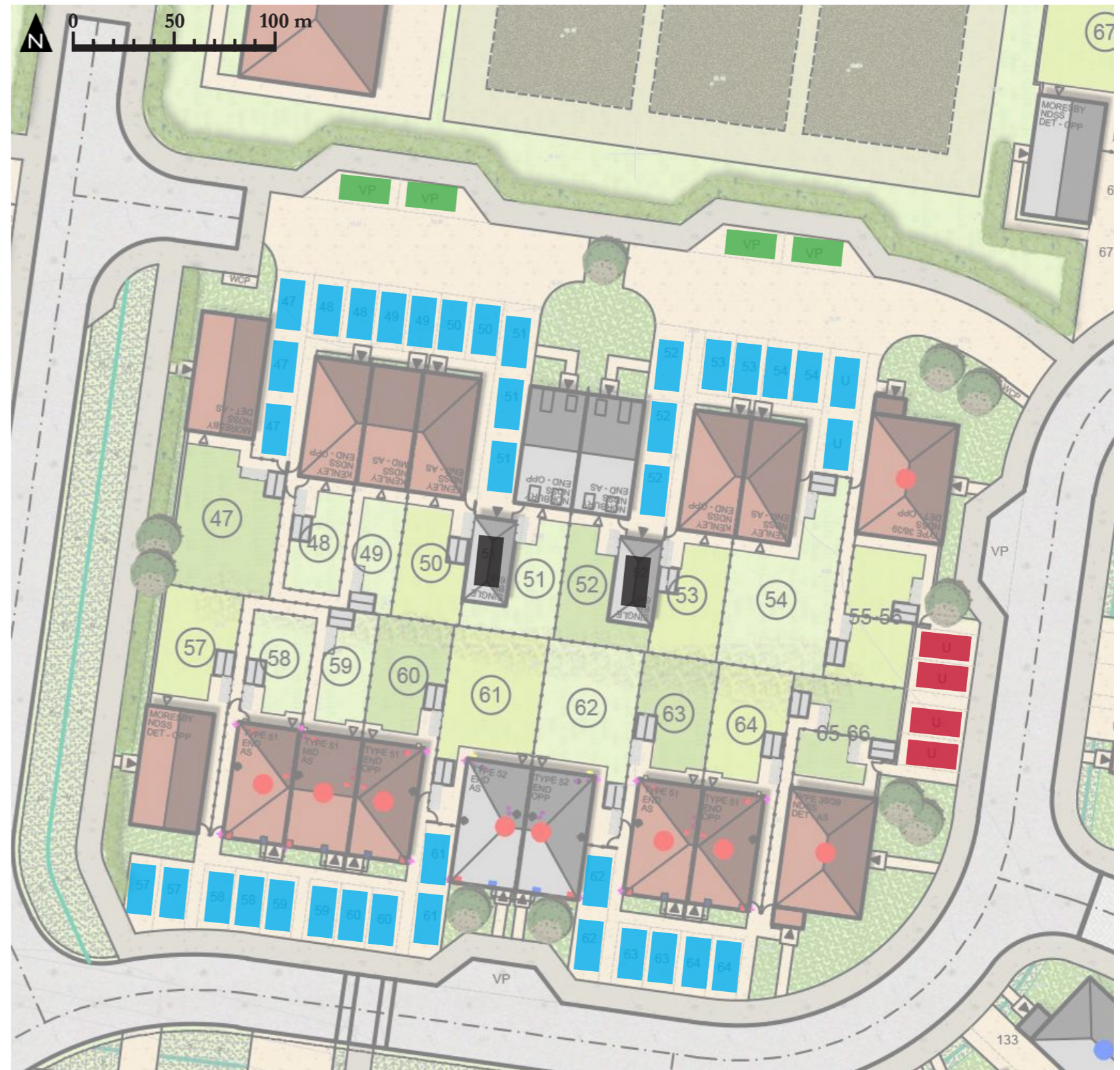
Privacy and security are major concerns within housing design and incorporating the car within a streetscape, without visual domination, is a key challenge of the proposals.

A variety of techniques for providing parking have been used on this scheme in order to provide variety to the streetscene, and to minimise the impact of cars in the public realm. These car parking solutions include:

- On plot: driveway
- On plot: driveway plus integral garage
- On plot: side parking
- On plot: side parking with garage space
- Off plot parking space

Key:

- Application site boundary for proposed residential development (and associated works)
- On-plot or integral garage
- On-plot parking
- Off-plot parking
- Off-plot garage space
- Visitor parking

































Parking Diagram (for Proposed Residential Development Site)

A decorative floral graphic in a light teal color, centered behind the text. It features intricate scrollwork and leaf patterns, resembling a stylized fleur-de-lis or a similar heraldic symbol.

Section 5
Building for a Healthy Life
Assessment

5.1 Building for a Healthy Life Assessment

	Response	Rating
Integrated neighbourhoods	<p>1 Natural Connections</p> <p>The site is located just off the A259 Main Road from Chichester (approximately 4 kilometres away) to Bosham and abuts the eastern edge of the settlement of Broadbridge.</p> <p>The site is also close to Bosham station situated to the north-west of the site (approximately a 5-minute walk).</p> <p>The design of the site layout provides a natural desire route diagonally through the site to link the Main Road (A259) cycle route with pedestrian cycle path north-westwards through to the existing Barnside access.</p> <p>Across the Main Road links Bosham and the Harbour approximately 1 kilometre to the south.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>2 Walking, cycling and public transport</p> <p>The site has been designed with routes for cycling, walking and better access to public transport from the outset.</p> <p>A natural southeast / northwest desire line has been created for pedestrian and cycle access from the A259 to Barnside and greater access to Bosham station.</p> <p>A significant area of green POS / amenity space has been provided to the eastern edge of the site with circular walking routes available throughout the site. Existing local bus stops are also easily accessible within a short walking distance on the Main Road A259.</p> <p>The eastern green space also provides trim trail opportunities to enhance resident wellbeing.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>3 Facilities and services</p> <p>The site provides a new community / village hall, community allotments, POS and amenity space (including trim trail opportunities), play facilities for various age groups, together with improved drainage capacity within existing drainage ditches to the southeast and west of the site.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>4 Homes for everyone</p> <p>New homes range from one to four bedroom properties in line with local housing design requirements / need set out by Chichester District Council.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
Distinctive Places	<p>5 Making the most of what's there</p> <p>The existing village of Bosham and, moreover the adjacent settlement of Broadbridge, have provided appropriate design parameters for the proposed layout, house type typology, scale and massing and use of materials, into a holistic locally inspired identity.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>6 A memorable character</p> <p>The use of materials, scale and massing, together with specific layout design considerations including density, position of key house types / vista stops and views to the surrounding AONB and South Downs, help to set the new development firmly and appropriately within its context. The site will also form a new gateway to Bosham and Broadbridge.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>7 Well defined streets and spaces</p> <p>A highway network of primary loop road, leading to secondary access roads and tertiary drives, create a strong and well-defined street pattern. This, combined with a substantial green buffer to the eastern edge and diagonal green route incorporating a central green space, form the main site zones.</p> <p>The position of the allotment gardens and community village hall will also provide way maker opportunities, overall, providing a legible layout for pedestrians, cyclists and motorists that is clearly defined.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>
	<p>8 Easy to find your way around</p> <p>The eastern green buffer, diagonal green link and new view corridors north/south to the South Downs and AONB and views from Barnside to Chichester Cathedral all contribute to a legible site layout.</p>	<p>Fail </p> <p>Review </p> <p>Achieve </p>

Streets for All	9 Healthy Streets	Walking and cycle routes (incorporating trim trail opportunities) within the substantial green buffer and diagonal green route will provide opportunities for enhanced resident wellbeing, and encourage more healthy lifestyles with less reliance on car travel.	Fail  Review  Achieve 
	10 Cycle and car parking	Adequate cycle storage has been provided to all properties within a secure garden shed or garage where provided. The village hall will also have suitable public cycle rack provision. Car parking has been designed in numerous ways to ensure the proposed street scene is not car dominated. Suitable cycle and pedestrian paths throughout the site (incorporating access through Barnside to Bosham station) will encourage an increased cycle and walking trip (and rail travel) in preference to private car usage.	Fail  Review  Achieve 
	11 Green and Blue infrastructure	The site has been designed to incorporate a green (landscape) and blue (drainage) infrastructure from its concept. Substantial green space is provided to the eastern and northern edge together with diagonal green routes and central green area which incorporate new swales, drainage ponds, together with existing drainage ditches. This will provide a fully integrated sustainable infrastructure, increasing bio-diversity and resident amenity.	Fail  Review  Achieve 
	12 Back of pavement; front of home	All properties have adequately sized private rear gardens. Storage for refuse and recycling is located to the rear or side of properties to ensure a clutter-free frontage / environment is provided. Considerable care has been taken to design streets to be green, with adequate and appropriate boundary treatments such as hedging, low level shrub planting and grassed areas where appropriate. Public greens and private gardens have been designed to ensure all residents are able to sit outside in the open air, socially distanced where necessary and above all, enhance mental wellbeing.	Fail  Review  Achieve 