**Amended Policy A11 Highgrove Farm, Bosham**

Approximately 13 hectares of land at Highgrove Farm, Bosham is allocated for a residential led development comprising:

• A minimum of 245 dwellings, including 4 suitable serviced plots to provide self/custom

build housing;

• Specialist accommodation for older persons, to include a component of care or support,

of a form which is appropriate for the site;

• Community building to provide an additional facility to serve a community function;

• Provision of on-site public open space and play area;

• Three gypsy and traveller pitches, if there remains an outstanding need for pitches at

the time of the determination of the planning application.

Development of this site will need to accord with the following site-specific requirements:

1. To be masterplanned and designed to provide for a high-quality form of development,

in accordance with the National Design Guide and any design code or guidance

adopted or approved which is relevant to the site.

**1A Development of the site not to be commenced until one year after the commencement of major improvements to the A27 roundabouts at Fishbourne and Bognor Road. ( refer to para 8.11 )**

2. Ensure that the new development is designed and laid out in order to form a

sustainable extension to Bosham, that is well integrated with neighbouring areas,

providing good access routes to key facilities and sustainable forms of transport;

3. Ensure that key views, particularly of the wider landscape and the South Downs

National Park (as identified via the masterplanning process, any relevant Landscape

and Visual Impact Appraisal or the council’s Landscape Capacity Study) are protected

and that such views are considered as part of the design and layout of the proposed

development in order to create attractive views and vistas, particularly from important

public spaces;

4. Provide for appropriate hard and soft landscaping, including street trees and buffer

planting to the north, south and east of the site, in order to ensure that the development

is well integrated with its surroundings and successfully mitigates the impacts on the

wider landscape character;

5. Ensure that multifunctional green infrastructure provision is well related to the overall

layout and character of the development as well as providing opportunities to extend

into the wider countryside and surroundings.

6. Ensure that the design and layout avoids harm to protected species and existing

important habitats features within, and in the vicinity of, the site, and provides the

required level of biodiversity net gain, and facilitates the creation of high levels of

habitat connectivity within the site and to the wider green infrastructure network;

7. Avoid and where relevant mitigate potential impacts on the Chichester Harbour

SAC/SPA/Ramsar, including contributing to any strategic access management issues

(including on-site mitigation where required as part of the Habitats Regulations

Assessment), and potential for loss of functionally linked supporting habitat;

8. Provide safe and suitable access points for all users, including vehicular access from

the A259, and make the requisite contributions for off-site highway improvements,

which will include promoting sustainable transport options;

**9. as amended.**

 **Provide for improved sustainable travel modes, and new improved cycle and**

**pedestrian routes to include the improvement to the NCN 2 cycle route adjoining the site along the A259. This provision to be based on segregated cycle lanes on both sides of the road to LTN 1/20 standards from the current 30 MPH zones from the west at Bosham ( Brooks Lane) to the East at Fishbourne ( Blackboy Lane ). To be funded from the A27 Mitigation monies (para. 8.21 ) to a minimum of 50% of the £7728 contribution per dwelling. These cycle lanes to be completed before the occupation of 10% of the allocated dwellings ( refer to amended Policy T3 )**

10. Provide any required mitigation to ensure there is no adverse impact on the safety of

the railway crossing at Brooks Lane;

11. A site-specific flood risk assessment should demonstrate that the development will be

safe for its lifetime taking account of the vulnerability of its uses, without increasing

flood risk elsewhere, and, where possible, will reduce flood risk overall. This should

have regard to the measures identified in the Level 2 SFRA (2023). Flood mitigation

measures and drainage features must be integrated into the development in a manner

which facilitates the use of SuDS, the achievement of a high standard of design and

layout, and supports biodiversity net gain;

**12. As Amended**

 **The development will not be commenced until Southern Water has expanded Bosham Waste Water Treatment Works in such a manner as to ensure that sufficient**

wastewater disposal capacity is available to accommodate the requirements resulting

from this development; and

13. Provide for infrastructure and community facilities in accordance with the most recent

Infrastructure Delivery Plan.