

HOUSING AND DESIGN

THE PARISH OF BOXGROVE

The Parish of Boxgrove consists of the village of Boxgrove and the hamlets of Halnaker, Strettington and Crockerhill.

BOXGROVE

The Street runs through the centre of the village from the A27 to the A285. The dwellings in The Street are mostly privately owned. The exceptions are the Duchess Cottages and the Countess of Derby's Almshouses. The village shop, the primary school and the new village hall are all situated along The Street. The houses are constructed mainly of brick and flint with one thatched and several are listed buildings.

To the east of The Street, there are several new houses in the cul-de-sac which was the original route to the A27 plus 4 new houses in the process of development. These are of brick. Priory Close is a private estate of 17 dwellings, assorted houses and bungalows built in the 1960s. Church Lane leads to the priory church of St. Mary and St. Blaise and has 8 houses [flint and brick] including one thatched and the vicarage.

To the west, Abbots Close a small estate of 6 dwellings. Priors Acre is a private estate of mixed housing, detached, semi, bungalows and flats. [I think about 53 in total and built in the 1980s. or 1990s.] Opposite Church Lane is the original council estate. Crouch Cross Lane, the original 8 houses were built of brick in 1946 others followed. Private bungalows were also built. The Close, bungalows built originally for the elderly. Kirkby Close, [1960s] 6 terraced houses and 8 flats again originally built for the elderly, 2 rented bungalows built on the site of the garages and 3 private bungalows. St. Blaise's Rd. and St. Mary's Rd [1950s 'ish with some extras built in the late 70's early 80s] - mixture of semi, terraced and flats. The bungalows here were originally built for retired employees of the Goodwood Estate.

The rite of accommodation for the elderly seems to have changed since Hyde Martlett took over from CDC.

Most of the ex-council estate is now privately owned.

HALNAKER

Halnaker runs along either side of the A285 from north of Temple Bar to Warehead, Seabeach and Selhurst Park and east to Eartham. Many of the dwellings are of flint

and again several are listed. There is a new estate of mixed private and housing association dwellings, Oakford Park on the site of the old chicken factory. Halnaker House [medieval site] and Little Halnaker stand on a hill above Halnaker Park, [very large properties.] Park Lane and Sunnyside lead off from the junction of The Street and Redvins Road. There are several Duchess Cottages, either for Goodwood people or rented out. The bungalows and houses in Park Lane were built for employees and retired workers of the Goodwood Estate. Most are still inhabited by them. There are 3 large private houses in Park Lane and one with annexed bungalow in Halnaker Park. 3 properties in Tinwood Lane one of which is Tinwood Vinery.

GOODWOOD

Part of Goodwood is in Boxgrove Parish. Home Farm, Mortarmill, Redvins, part of Waterbeach and the Cass Sculpture Park on Hat Hill.

STRETINGTON

The hamlet of Strettington is made up of one road, split in half by the Lavant Straight [New Road] and 7 houses on the A285 at Temple Bar. There are 2 houses owned by Goodwood but the remainder are privately owned and of a considerable size. There are assorted styles of building and design, but predominantly brick and flint. Strettington like the rest of the parish has some lovely flint walls. The farm barns have been converted into successful business units.

CROCKERHILL

Crockerhill is now a very isolated part of the parish. It was originally on the main road of the A27 with a busy pub and a few businesses. Today the only way out if you want to travel west is to go east to Fontwell roundabout or northwards towards Thicket Lane and onto the A285 at Warehead or continue north through Eartham village. There are 12 houses in Crockerhill. A new house this end of Tinwood Lane [plus livery stables] and a few properties in Halnaker Barn Lane. We think that the Winterton Arms Pub has now closed.

SITES WHICH COULD BE ALLOCATED FOR HOUSING should reflect the proximity to shop, church, and public transport. Be within walking distance for both older and younger people who have no private transport.

Also any new housing or conversions / extensions to original properties should reflect the buildings in the parish with styles and materials.

Possible criteria for suitable sites

- a. Is it further than a 15 minute walk?
- b. Is it in a SSI or AONB?
- c. Is it in a flood zone?
- d. Is the landowner willing for development?

If the answers to a, b and c = yes and d = no. then the site should be discounted.

How does this limit the possible availability of sites in the parish of Boxgrove?

Would it discount Strettington and Crockerhill?

1. The Inspector's Report for the Local plan should be out within the next 2 - 3 weeks. Boxgrove parish will be allocated its numbers as a service parish.
2. Even then no development will be able to take place until there is adequate capacity to dispose of waste water at Tangmere. Not likely until 2021 - 22.
3. The school is a listed building. Again the best answer would be to build a new classroom, [as long as there is a demand for places.] This approach has been brought to the attention of WSCC over many years but to no avail.] Send the kids to Tangmere! What with 1,000 new builds planned?!!!
4. Plan for new school and development failed because:-
 - a. The number of houses required to pay for the scheme would have meant that some of the existing parish sports field would have to be used for development.

- b. The new sports field could not be made until Scottish and Southern moved the power lines underground. There was no timescale for this and no funding.
- c. In the meantime the Village Hall Fund Raising Committee acquired lottery funding for the new build to go ahead.
- d. The plan failed to move forward because of the uncertainty of moving the power cables. Therefore it never got off the drawing board and could possibly have failed at a public referendum because many people were against building there.