



Boxgrove Neighbourhood Plan Team
c/o 14 Templesheen Road
Middleton-on-Sea
West Sussex
PO22 6JB

1st December 2015

Mr J Sykes
Area Manager
Highways and Transport
West Sussex County Council
First Floor, Northleigh
Chichester
West Sussex
PO19 1RH

Dear Mr Sykes,

Halnaker highway / house building initiative

Please find attached a housing and highway improvement proposal that has emerged from our Neighbourhood Plan process as the first choice for development in our parish in the next plan period.

The purpose of this letter is to enquire if you would support our idea in principle.

We look forward to hearing from you.

Yours sincerely

Maureen Chaffe
on behalf of the NP Team

email: processmatters2@gmail.com

A Highway Safety Improvement Initiative at Halnaker

The proposed location for new housing in the Parish aims to use development for public benefit in the form of a highway safety improvement. The dangerous existing junction of Boxgrove Street and Stane Street is relocated further west and new safe sightlines provided.

The existing crossroad junction with sub standard sightlines to the north (towards the Anglesey Arms) is regarded by many road users as an accident waiting to happen.

Even if the speed of traffic heading south out of Halnaker could be guaranteed not to exceed 30mph the existing sightlines that are restricted by a listed building make the junction hazardous.

The relocation of the junction would be part of a housing development on Goodwood Estate land.

The Estate identified the idea of using development to improve highway safety and provide social housing in 1992.

In 2015 they confirmed that if the Neighbourhood Plan considered the initiative to be worthwhile they would give making the land available serious consideration.

This proposed new development responds to Criteria 7 “the need to promote public safety” in policy 33 of the recently adopted local plan.

A development on this site is automatically required to meet the following local plan policy criteria:-

1. Proposals meet the highest standards of design;
2. Adequate infrastructure and provision for its future maintenance is provided;
3. Proposals provide for high quality linkage direct from the development to the broadband network;
4. The proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;
5. The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;
6. The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design.

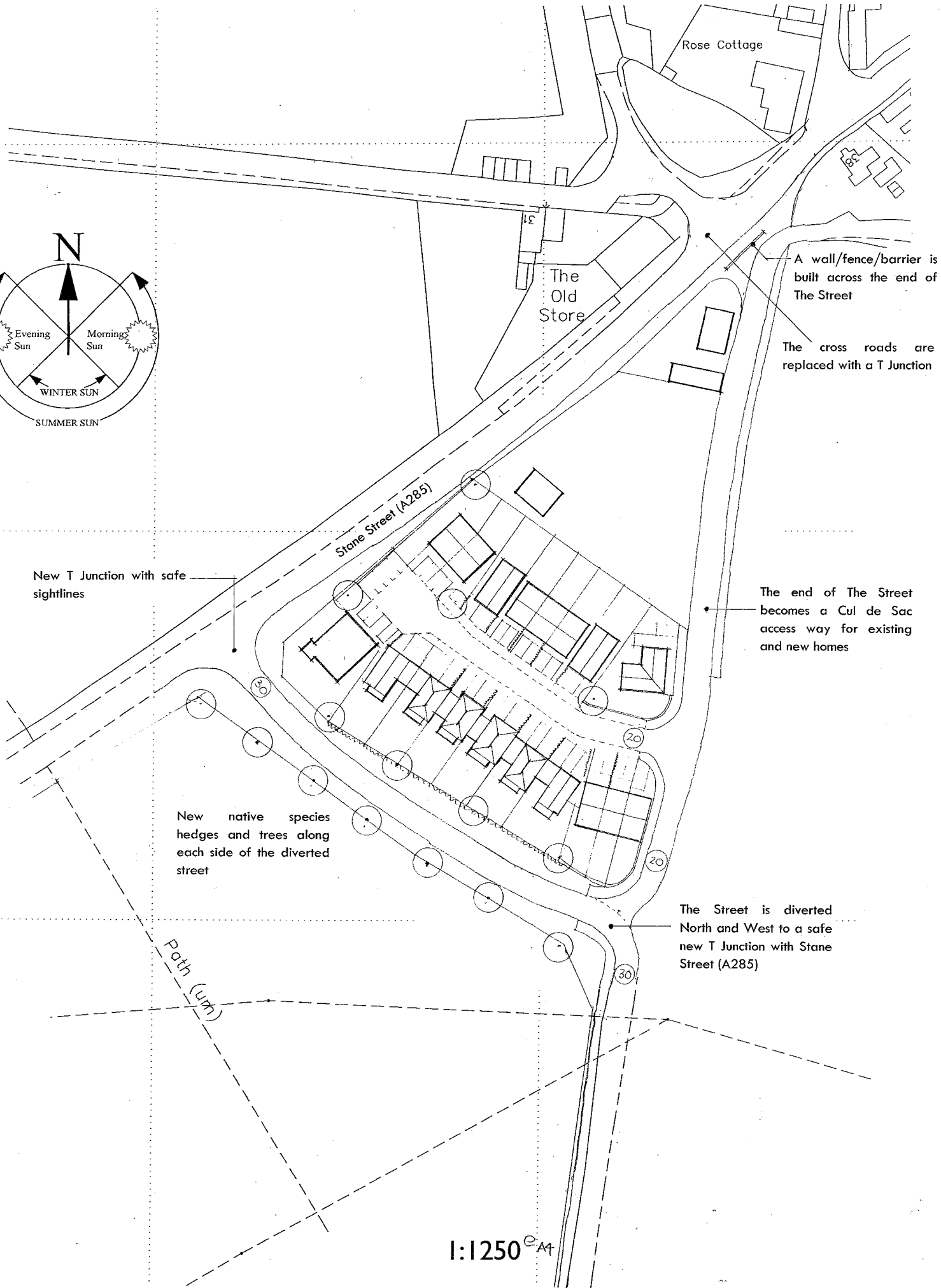
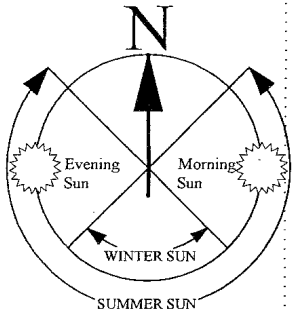
The number of dwellings could not exceed the allowance of 25 contained in the local plan.

A safer footway between Halnaker and Boxgrove would be included.

As required by local plan policy 34 a minimum of 30% affordable housing provision will be required.

The neighbourhood plan can influence the size and type of affordable dwellings to be provided together with the size of gardens.

If there is concern about the sale of the 7 affordable houses by a housing association then the formation of a housing trust to keep affordable housing available in perpetuity could be considered.



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