

## **Policy H4 - Housing Density and Design Principles**

### **Objective:**

- to ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

**Justification** - residents were asked in the Neighbourhood Plan Household Survey and Housing Needs Assessment (March 2016) whether they would support various design factors in the proposed Village Design Statement. The majority of respondents (over 60%) favoured limiting the height of development, retention of front gardens on existing frontages and building lines, retention of hedging, use of sensitive building materials reflecting the rural setting, provision of foul and surface water drainage and adequate parking.

Due to the rural nature of the Parish there is a total reliance on motor cars in order to live and work here. Accordingly, car ownership is high and car parking provision within any development needs to be good in order that it does not result in inappropriate on street parking or parking on road side verges, which may result in danger or social discord. Therefore, the car parking standards set by the Local Authority (CDC) should be regarded as a minimum.

## **POLICY H4 - Housing Density and Design Principles**

**Any new residential development, whether for new units or extensions or conversions of existing dwellings will be supported provided:**

- it is of a density which is in keeping with these policies and existing densities in the surrounding area;
- the design and materials are in keeping with the character of the area and local distinctiveness, having regard to the scale, massing, bulk, appearance and site layout of development in the surrounding area;
- a satisfactory road access is provided that does not result in increased danger and inconvenience to other highway users, including pedestrians and cyclists;
- off street car parking is provided in accordance with currently adopted Chichester District Council car parking standards unless there is justified evidence to indicate otherwise; these car parking standards should be a minimum in view of the reliance of all households on car usage;
- the disposal of surface water and waste water complies with drainage policies of the development plan, and the Community Infrastructure policies;
- there is appropriate provision of landscaping to minimise the visual impact, particularly on the countryside and neighbouring plots;
- there is compliance with the Ifold and Plaistow Village Design Statements.

### **Conformity Reference:**

- NPPF: Paragraphs - 56, 57 and 58.
- CLPKP: Paragraphs - 17.1, 17.4; and Policy - 33.