

2014-2029

AMENDMENTS TO SUBMISSION DRAFT

(February 2015)

In response to comments made in the final round of consultation



THE PLAN

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For the purposes of consultation: The amended section is shaded and is intended to include the map on the following page and Policy SD1

This underpins all the projects and policies in our Neighbourhood Plan with the extension in some cases to refer not just to future generations but also to other members of the present generation whose lives might be negatively affected by development (e.g. ensuring that development in one part of the village does not lead to increased flooding problems in lower-lying parts of the village).

Care has been taken to ensure that The Neighbourhood Plan is clearly expressed in order to meet the requirement of the NPPF (17) that **Plans should “provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.”**

The Settlement Area map for Fishbourne appears in Appendix FNP 3 showing amendments to the settlement boundary.

The Neighbourhood Plan has identified two potential sites (numbered “1” and “2” on the map) on which there could be sustainable development. In their response to the Community Consultation, the Environment Agency say they are “pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding.”

LAND EAST OF MOSSE GARDENS

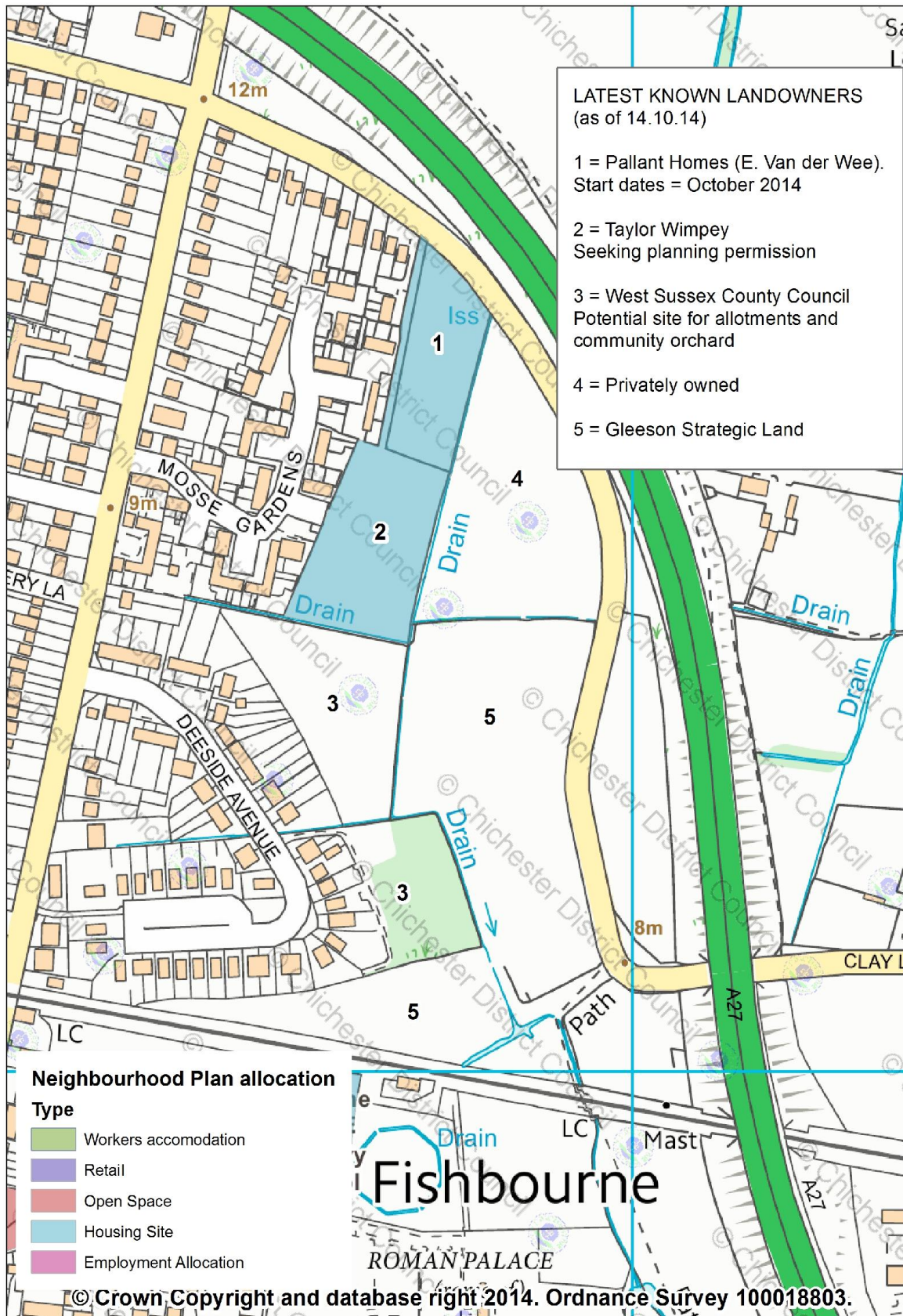
There are currently five owners of the land shown on the map and land is allocated for 2 x 25 dwellings of the appropriate size, tenure and mix. Pallant Homes began building in November 2014. **This site is numbered “1”** on the map and would account for 25 of the 50 houses allocated as our target for 2014-2029. The permission for the site has a time restriction and for this reason, if the site is not delivered through the existing planning permission, the Neighbourhood Plan identifies it as a suitable site.

Subsequently, Taylor Wimpey have asked for a Pre-application meeting with Chichester District Council on their plans to build 25 homes on land which they own (**numbered “2” on the map**) and this would have the support of the Parish Council subject to the application not being in conflict with the requirements of the National Planning Policy Framework or with the Generic Development Constraints listed in FNP policy SD3. Approval would also depend on access being made from Clay Lane and not via Mosse Gardens. Pedestrian access for both sites via Mosse Gardens will encourage walking by providing an easy route to the Station and to Fishbourne Pre-School and Fishbourne Primary School.

Discussions with WSCC are underway about the use of part of **site 3** for community purposes such as allotments and/or a community orchard, subject to access.

There is no intention of seeking the development of **Site 4 and Site 5**, since there is an urgent need to prevent the current “creeping coalescence” which could ultimately lead to a Solent Suburbia in which the existing coastal villages would lose their individual identity. Fishbourne has already reached its **Northern boundary** (the A27) with the Cuckoo Fields development; its **Southern boundary** is the Chichester Harbour ANOB; its **Western boundary** is under threat from a potential 200+ development if developers can get planning permission before our local Neighbourhood Plan and Chichester’s District Plan obtain final approval; and any further building towards its **Eastern boundary** would bring about perceived coalescence with Chichester (an enhanced threat coming from the proposed Whitehouse Farm Development

which is designed to run down to the A27, with a “temporary” access from Clay Lane). There are also significant constraints on these sites, particularly in relation to noise.



Policy SD1: Land east of Mosse Gardens is allocated to deliver 2 x 25 dwellings of the appropriate size, tenure and mix.

Proposals for the site should:

- **Provide sufficient parking provision in line with West Sussex County Council parking standards**
- **Seek to extend the 30mph speed limit area further along Clay lane**
- **Provide appropriate street lighting and pavements**
- **Indicate how the design/layout can mitigate the “in combination” impact of development on the SPA or make a contribution to the Solent SPA Interim Planning Framework.**

LAND AT THE ROMAN PALACE

Land at the Roman Palace has been identified for development of approximately 15 dwellings to facilitate improvements to the existing cycle network and visitors numbers to Fishbourne Roman Palace. The appropriate size, tenure and mix should be determined in discussion with the District Council. English Heritage have been consulted about the strategic sites in Policy SD1 and SD2 and according to their records neither of the proposed sites contains any designated heritage assets.

Map of Preferred Development Sites Policy SD 2



