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CLAY LANE MOTIVATIONAL DOCUMENT

LAND TO THE EAST OF TAYLORS COPSE + KNOTT GARDENS
CLAY LANE
CHICHESTER, PO19

CLIENT: MESSRS IR + OC + RM BRAMLEY

PowerHaus
Consultancy

Jubb



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1.0 Introduction

This document has been compiled to demonstrate the development potential of the site to the east of Taylors Copse and Knott Gardens in Fishbourne.

It includes a study of the site, identifies recent local developments of a similar scale, summarises relevant planning policies and provides a vision for a potential development.

A Technical Note has also been prepared by Jubb which provides a review of the site's accessibility, potential access arrangements, forecast trip regeneration and other key transport matters.

Please refer to 'TN01 - Site Accessibility Review' by Jubb for further information.

2.0 Site Location



The site is located to the north eastern edge of Fishbourne and lies 1.5km to the west of Chichester. The site is bounded by Clay Lane to the north east and beyond this the A27. The boundary to Clay Lane comprises a fence, hedging, shrubs and an almost continuous line of trees. Clay Lane is part of the 'South Coast Cycle Route'.

Directly to the west of the site are two recently constructed housing schemes at Knott Gardens and Taylors Copse. For further details on these developments please refer to Section 2.5 of this document. The boundary comprises fences, shrubs and a number of trees.

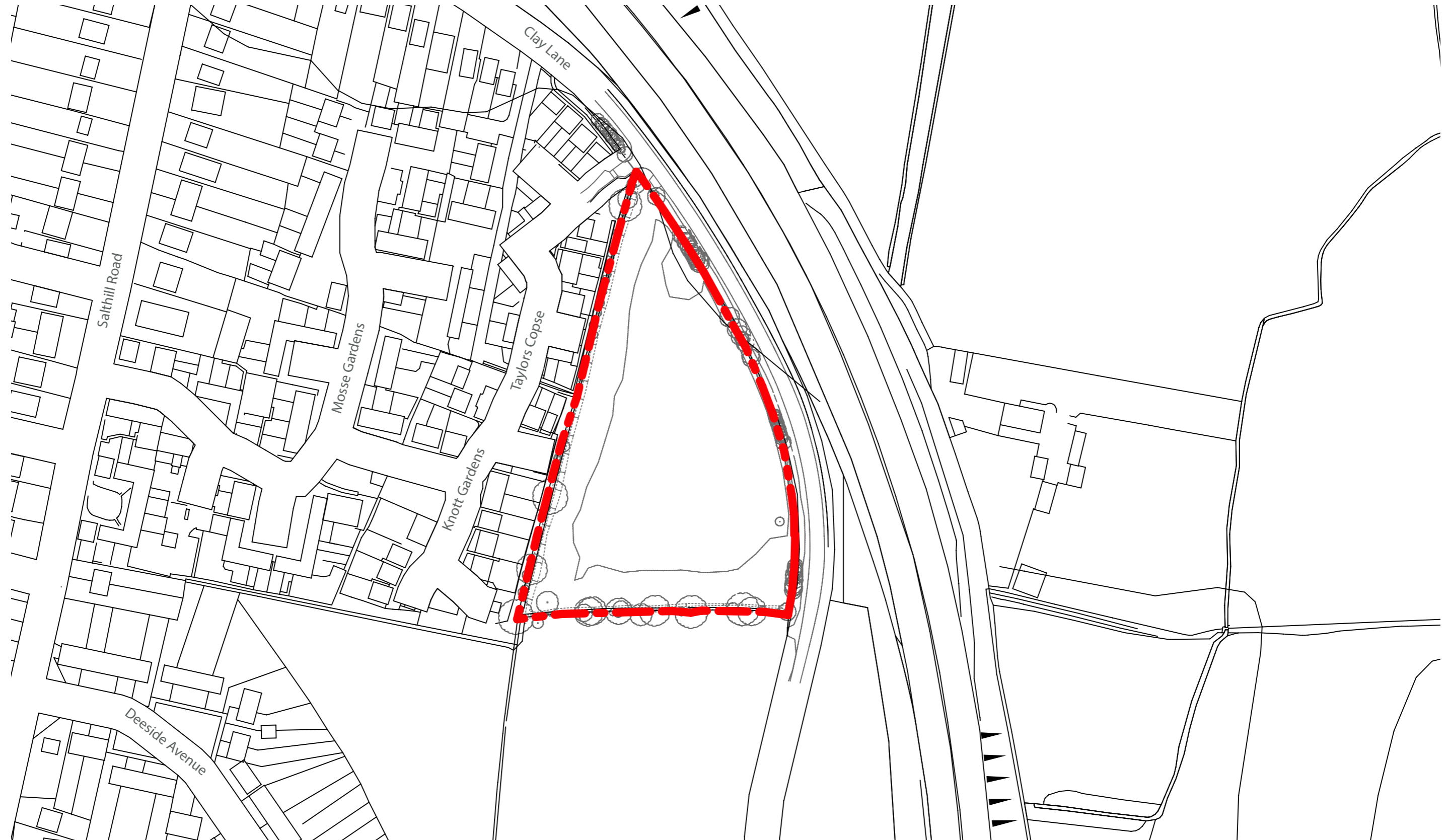
Directly to the south lies open farmland which is separated from the site by fencing, shrubs and a series of trees.

The site is a grassed field with a slight slope extending north to south. It is triangular in shape and has an area of approximately 1.5 hectares. A drainage channel lies in front of both the western and southern boundaries. Electricity pylons cross the south eastern corner of the site.

The site has been identified as 'Developable' within Chichester District Council's HELAA Map 2020 under reference HFB0012. This provides an estimated yield of 70 dwellings deliverable within 1-5 years. Further parcels of land directly to the south have also been identified as 'Developable' under references HFB0016, HFB0018a, HFB0007 and HFB0029.

2.1 The Site

(NTS)



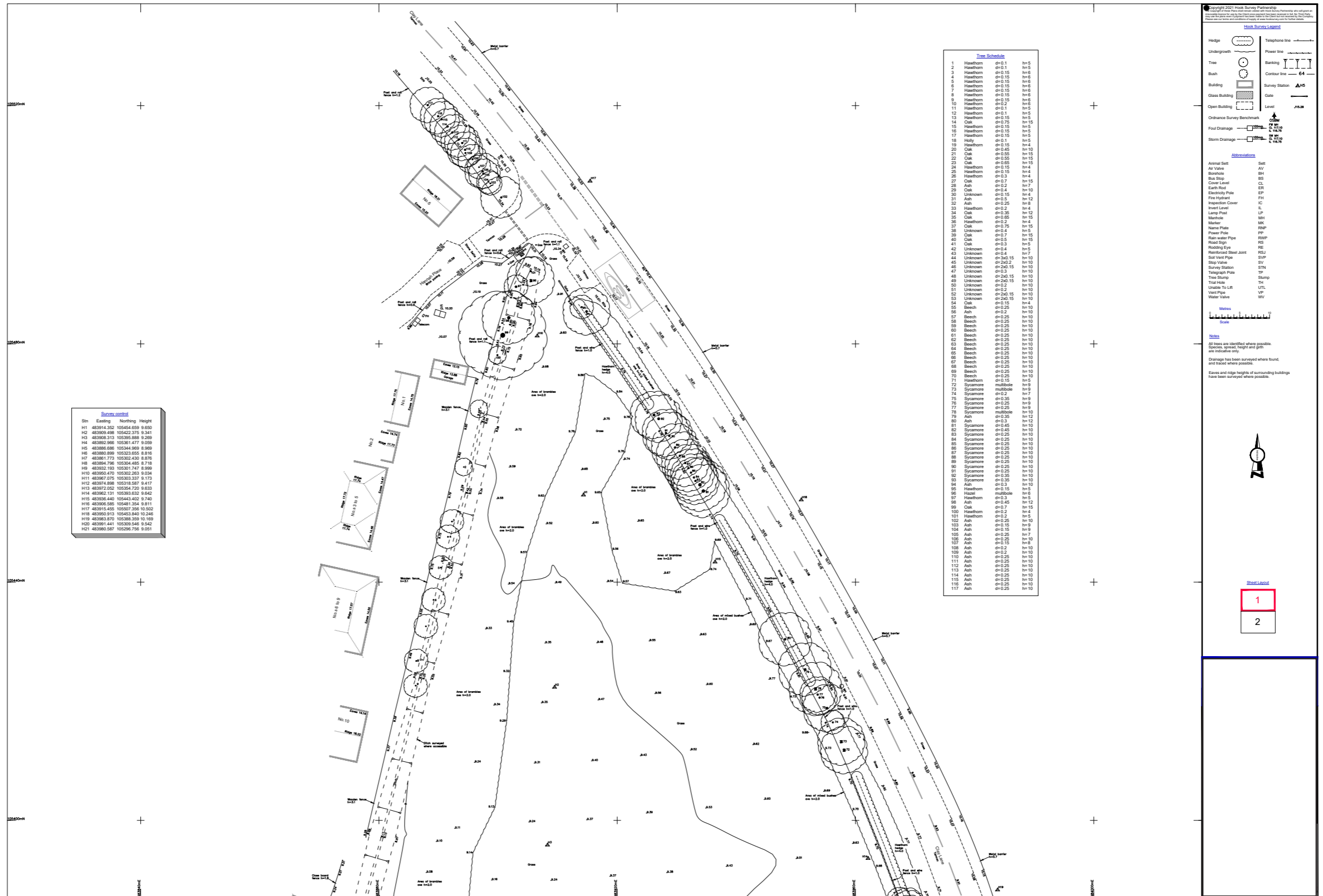
2.1 The Site

(NTS)



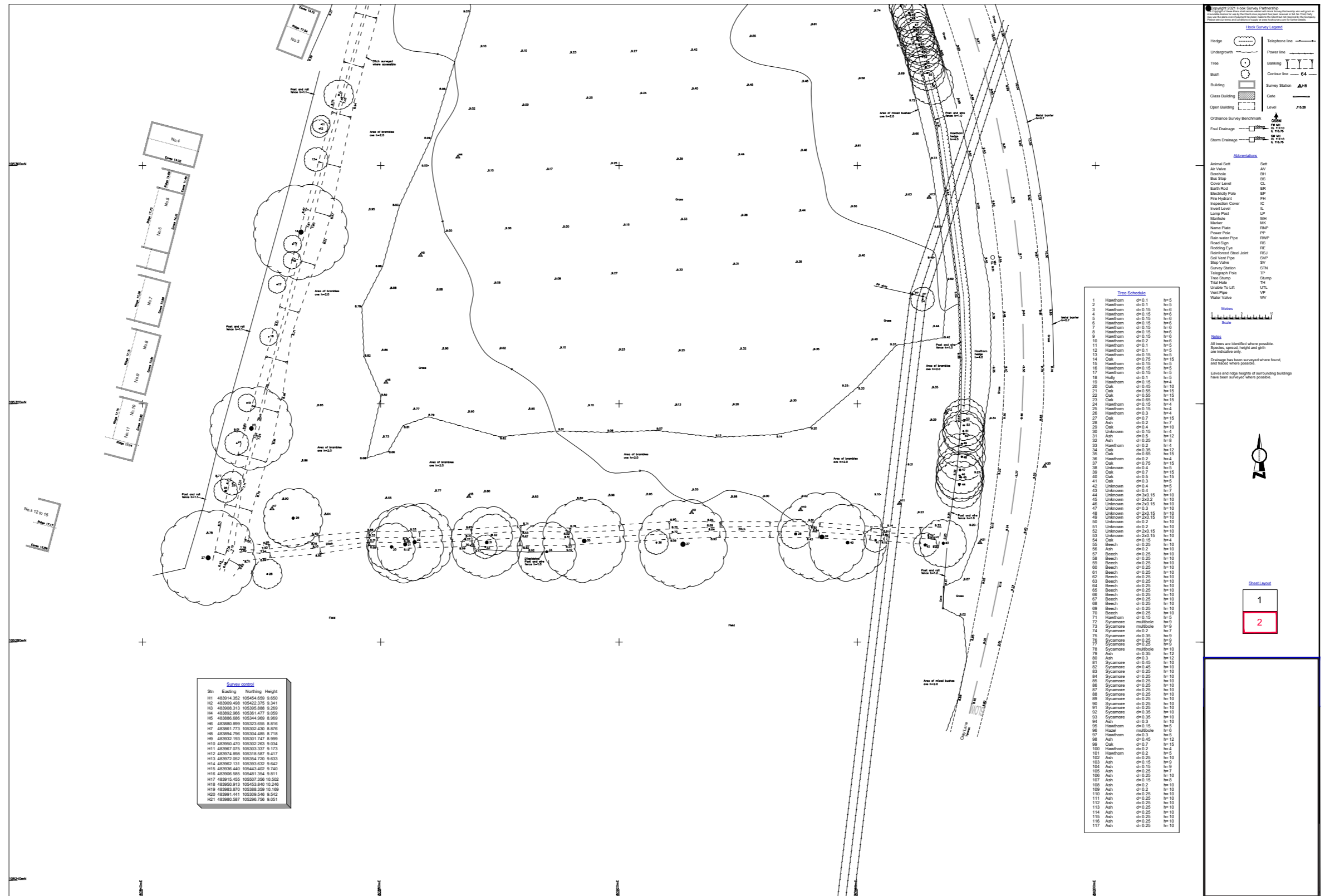
2.2 The Site - Survey

(NTS)



2.2 The Site - Survey

(NTS)



2.3 Site Photographs



Eastern boundary from within the site - showing line of trees/vegetation currently separating Clay Lane from the site and the pylons which cross south eastern corner of the site.



South boundary from within the site - showing line of trees/vegetation at the boundary

2.3 Site Photographs



South end of western boundary from within the site - showing line of trees/vegetation currently along the boundary with the neighbouring developments beyond.



Western boundary from within the site - showing line of trees/vegetation currently along the boundary with the neighbouring developments beyond.

2.4 Amenities

A Technical Note has been prepared by Jubb which provides a review of the site's accessibility, potential access arrangements, forecast trip regeneration and other key transport matters.

Please refer to 'TN01 - Site Accessibility Review' by Jubb for further information.

The adjacent map has been prepared to show the key amenities in the local area.

Healthcare Facilities (Red)

Grocery Shops (Blue)

Retail Outlets (Brown)

Education (Yellow)

Restaurants / Bars / Cafes (Orange)

Train / Bus Stations (Pink)

Parks / Recreation (Green)



2.5 Local Developments

Site (Red Line)

14/01489/REM (Blue):
Land East of Follis Gardens
Fishbourne West Sussex

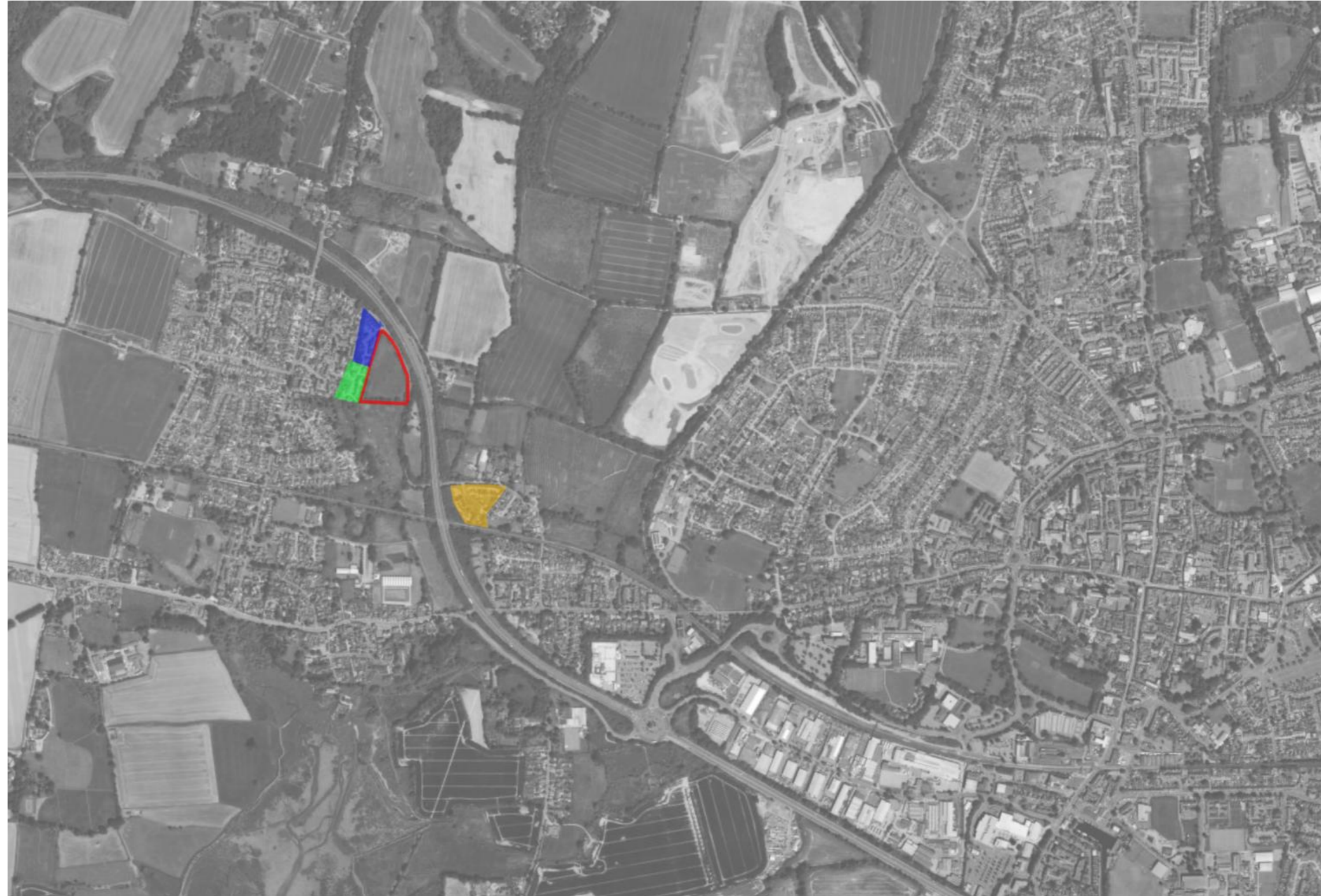
25 dwellings with new access from
Clay Lane.

15/02331/FUL (Green):
Land To Rear Of Romans Mead Estate
Mosse Gardens Fishbourne West
Sussex

24 dwellings, associated parking,
landscaping and public open space
together with access from Clay Lane
and a pedestrian/cycle link from
Mosse Gardens.

17/03117/FUL (Yellow):
Land West Of Frederick Road
Chichester West Sussex

25 no. dwellings with the associated
vehicular and pedestrian access,
parking and secure cycle storage,
landscaping and open space.



3.0 Site Designation and Planning Policy Summary

(Section prepared by PowerHaus Consultancy)

Site Considerations

The site is currently designated within the Chichester Harbour Special Protection Area (see Policy 50) and Chichester Countryside (see Policy 45). The site falls outside of the Fishbourne Settlement boundary on the adopted Local Plan Policies Map (2015). It is within the Fishbourne Neighbourhood Plan (adopted 2016).

As part of the Local Plan Review, the site has been allocated within a proposed Strategic Wildlife Corridor, as identified within Chichester District Councils Local Plan Review Background Paper (2018) and Chichester District Councils Local Plan Review 2016-2035 (Preferred Approach 2018).

Adopted Planning Policy

The Chichester Local Plan Key Policies was adopted July 2015. The policies relevant to the site include the following:

- Policy 1 Presumption in Favour of Sustainable Development – applications that accord with the policies in the Local Plan will be approved unless material considerations indicate otherwise.
- Policy 4 Housing Provision – Provision is made in the Plan to deliver 7,388 homes over the period 2012 – 2029 equating to 435dpa.
- Policy 5 Parish Housing Sites 2012 – 2029 – Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative parish housing numbers. The indicative housing number for Fishbourne is 50 dwellings.
- Policy 33 New Residential Development – Planning permission will be granted for new residential development, where it can be demonstrated that the proposals meets the highest standards of design, provides adequate infrastructure and enhances the character of the surrounding area.
- Policy 34 Affordable Housing - Requires a 30% affordable housing contribution on sites of 11 dwellings or more. Proposals not meeting this will need to submit a viability assessment.
- Policy 39 Transport, Accessibility and Parking – Planning permission will be granted subject to the proposal providing improvements to transport networks, services, facilities and encouraging sustainable modes of transport.
- Policy 45 Development in Countryside – Within the countryside, outside settlement boundaries, development will be granted where it meets essential, small scale local needs.
- Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas – Ensures appropriate avoidance and mitigation measures avoid any likelihood of a significant effect on the SPA.

Emerging Local Plan

Chichester is currently preparing a new Local Plan, which is at the start of the process (Reg 18 December 2018). The housing target for the Plan Area is to provide for at least 12,350 dwellings between 2016 and 2035 equating to 650 dpa. Draft Policy AL9 Fishbourne Parish states that land will be allocated for development in the revised Fishbourne Neighbourhood Plan for a minimum of 250 dwellings.

The Council has carried out research that shows that improvements are needed to the A27 Chichester Bypass, Stockbridge Link Road and sustainable transport infrastructure to meet identified housing needs. Cost estimates for delivering improvements to the A27 Bypass are £65 million. The Council has estimated it may be able to secure £33 – 45 million from developer contributions, the remainder would have to come from other funding sources. Discussions with West Sussex County Council, National Highways and Homes

England, has concluded that the additional cost of the A27 mitigation package cannot currently be met. The Chichester Local Plan is therefore currently unlikely to be able to meet its identified housing needs.

The Council is working with National Highways and West Sussex County Council to establish a revised Development Strategy based on improvements that can be delivered to the A27 during the plan period. The Local Plan Planning Inspector has told the Council that it needs to determine what level of housing could be achieved based on deliverable improvements to the A27; consider whether full housing needs could be met another way and investigate if neighbouring authorities can help meet their housing needs.

The Council has introduced an Interim Housing Policy Statement updated in December 2021 confirming that the housing land supply demonstrates a deliverable housing supply figure of 5.3 years. This has not yet been tested. It is not yet known when progress will be made on the Local Plan review.

Fishbourne Neighbourhood Plan

The Fishbourne Neighbourhood Plan (adopted February 2016) establishes a vision for Fishbourne Parish and village over the period 2014-2029. It will need to be reviewed to fit in with the emerging Chichester Local Plan, when adopted. Following Chichester District Council's review of the Housing and Economic Land Availability Assessment, Fishbourne Parish Council conducted its own Call for Sites, this closed April 2019. The results of this have not been published. A projected timetable has not been published for the Neighbourhood Plan review given delays to the Chichester Local Plan.

The policies relevant to the site are:

- Policy D1 Sustainable Design – requires proposals to respond to the local character and history, and reflecting the identity of local surroundings and materials, whilst encouraging innovation.
- Policy T1 Sustainable Transport – Development proposals must contribute to sustainable travel in the village including enhancements of cycleways and footpaths.
- Policy T2 Encourage Sustainable Transport –Including traffic calming and enhancing pedestrian safety.

Housing and Economic Land Availability Assessment (HELAA)

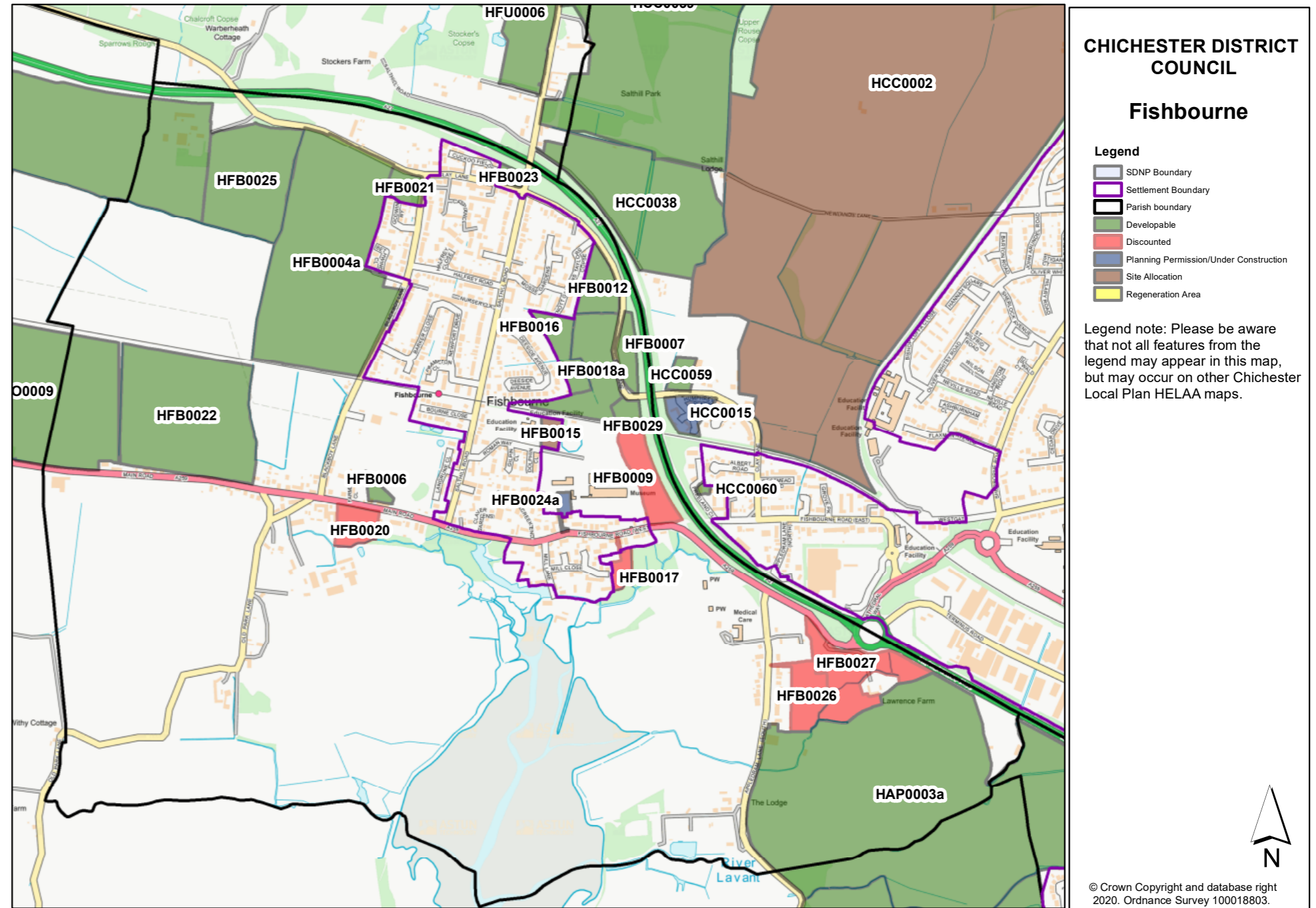
The HELAA was published October 2020 and updated March 2021, to reflect revised climate change flood risk data. The HELAA will be used as part of the evidence base for the Local Plan Review.

The site is identified as HFB0012. Table 1.1 below details the estimated unit delivery for Land at Clay Lane and the three sites identified to the south. If all four sites were delivered collaboratively this would provide approximately 215 dwellings, which would make a significant contribution to the proposed 250 dwellings Fishbourne Neighbourhood Plan. These may not reflect landowners ambitions.

HELAA ID	Site Address	Proposed or estimated unit delivery
HFB0012	Land at Clay Lane	70 dwellings
HFB0016	Land at Deeside Avenue	50 dwellings
HFB0018a	Land West of Clay Lane	80 dwellings
HFB0029	Plot 1, Clay Lane	50 dwellings
		TOTAL: 215 dwellings

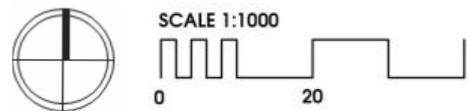
Conservation of Habitats and Species

Natural England has undertaken a review of the condition of the Chichester Harbour (February 2021), which identified that it is in decline. The effect of the assessment is that any new housing development will need to demonstrate that it is nutrient neutral and can be mitigated in terms of onsite treatment of waste water and surface water and/or by converting land on or offsite to woodlands or wetlands. Such provisions are set out in the Conservation of Habitats and Species Regulations 2017. It is a significant issue for development to address and one that will affect any residential development in Chichester.



3.1 Opportunites and Constraints

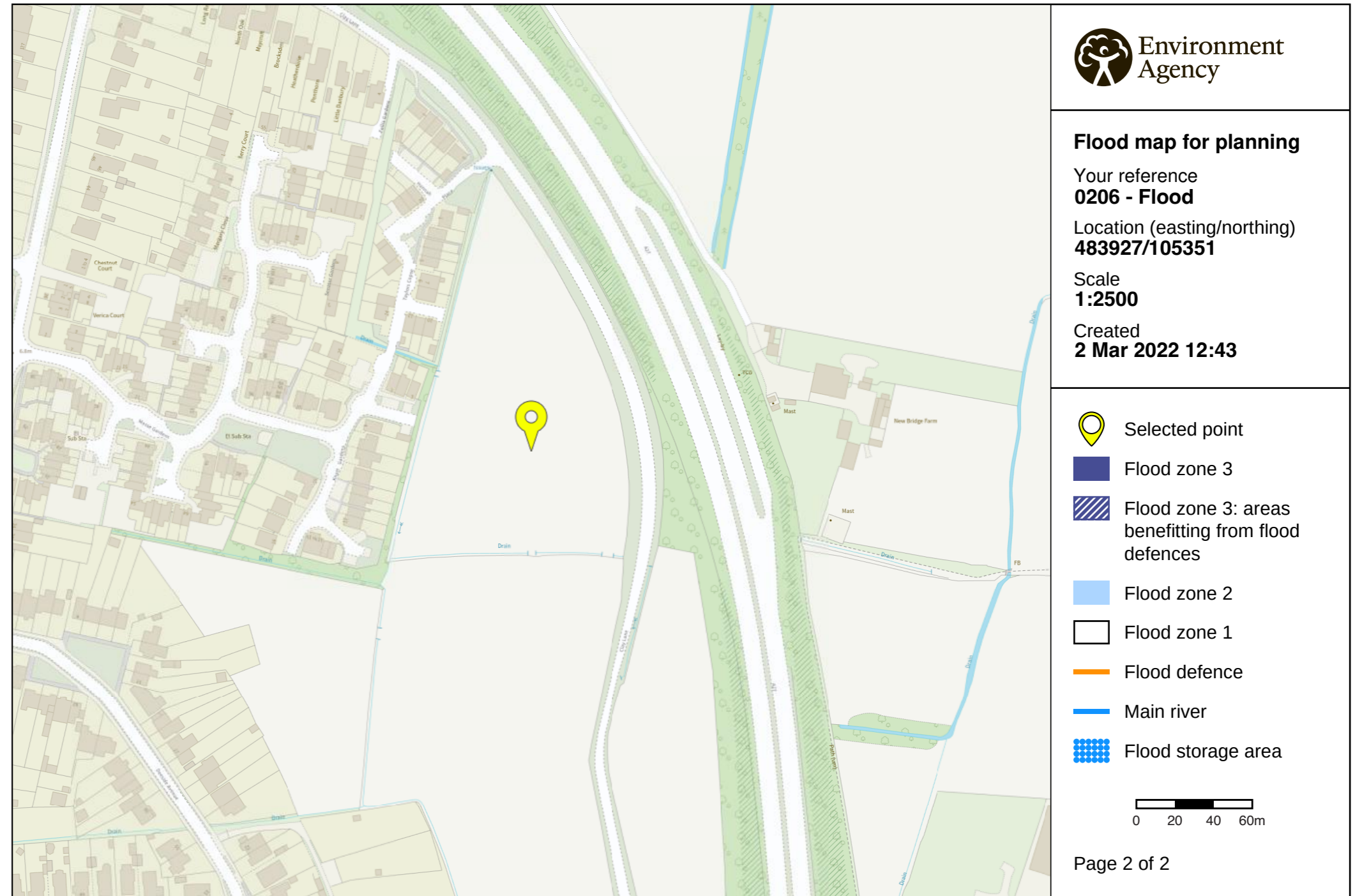
- ① Landscape edge to create a buffer to Clay Lane. Proposed trees to supplement existing. Building line to be set back.
- ② Building frontage to Clay Lane rather than rear gardens to ensure appropriate surveillance and a suitable streetscene continues from the north.
- ③ New access road from Clay Lane. Positioned to allow development to the north and south.
- ④ Trees and vegetation removed to create site access if required
- ⑤ Existing electricity pylons. Assumed no building within 4m (TBC at a later date).
- ⑥ Possible public open space at south eastern corner of site in area below pylons. Can be a continuation of the landscape edge and encourage the public into the site by providing seating areas and a rest stop for cyclists.
- ⑦ Existing drainage ditch (brown fill)
- ⑧ Landscape buffer to the southern and western edges of the site to incorporate the drainage ditch and provide appropriate seperation to the neighbouring properties to the west and the fields to the south. Proposed trees to supplement existing.
- ⑨ Area for rear gardens to ensure the building line is a suitable distance from the boundary and neighbouring properties.
- ⑩ Density to take into account the Local Plan figure of 35 dwellings per hectare and recent neighbouring developments with figures of 27.7 and 41.5. HELAA also suggests an estimated provision of 70 dwellings which equates to circa 47 dwellings per hectare.



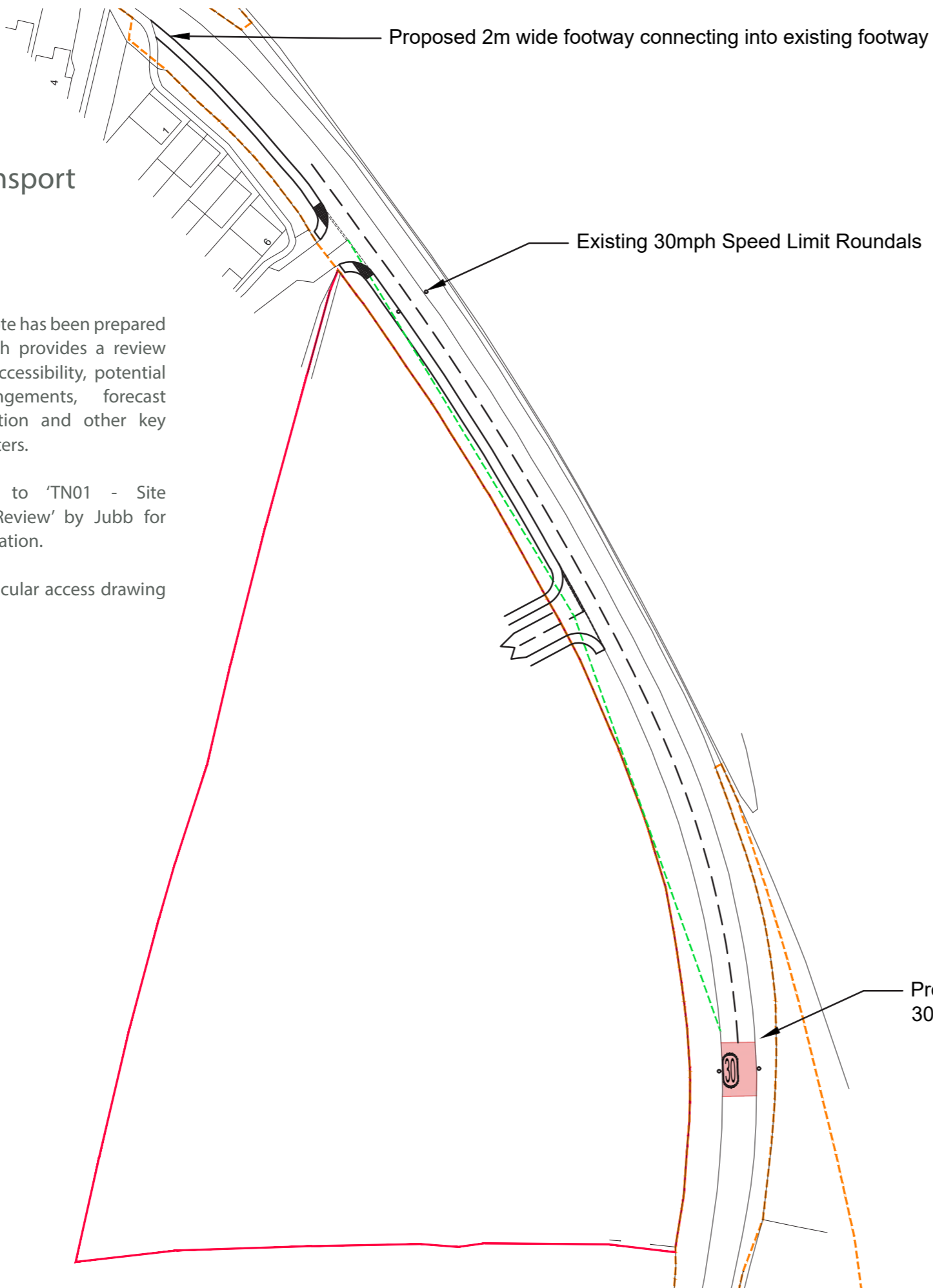
3.2 Flood Risk Map

The site lies within Flood Zone 1 and is therefore appropriate for development with a flood risk vulnerability classification of 'more vulnerable' which includes dwellings.

As the site has an area greater than 1 Hectare in size, a flood risk assessment would be required with any future planning application.



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3.3 Transport

(NTS)




A Technical Note has been prepared by Jubb which provides a review of the site's accessibility, potential access arrangements, forecast trip regeneration and other key transport matters.

Please refer to 'TN01 - Site Accessibility Review' by Jubb for further information.

Proposed vehicular access drawing adjacent.



KEY

-  Site Boundary (Illustrative)
-  Visibility Splay (2.4m x 90m)
-  Extent of Adopted Highway

Rev	Date	Description	By	Apvd
P1	10.02.22	Preliminary Issue	JF	MG

PROJECT:
LAND OFF CLAY LANE,
FISHBOURNE

TITLE:
PROPOSED VEHICULAR ACCESS
(30MPH)

CLIENT:
OWEN BRAMLEY

SCALE@A3:
1:1000

PROJECT REF:
22140

DRAWING No:
002

REV:
P1

Revision Referencing

P = Preliminary A = Approval T = Tender C = Construction



4.0 The Vision - Masterplan (Option 1)

Accommodation schedule

	2B4P - 14 dwellings
	3B5P - 17 dwellings 3B6P - 2 dwellings
	4B6P - 5 dwellings 4B8P - 4 dwellings

Total - 42 dwellings (circa 28 dwellings per Ha based on a 1.5Ha site. Circa 32 dwellings per Ha based on a 1.3Ha developable area which excludes the areas around the pylons and drainage ditch.

Key

- ① New vehicular entrance from Clay Lane (trees to be removed as required)
- ② Landscape buffer to Clay Lane (proposed trees to supplement existing)
- ③ Landscape buffer to neighbouring sites (proposed trees to supplement existing)
- ④ Public open space at south western corner of the site extending up Clay Lane. To provide rest stop for cyclists, seating and soft landscaping.
- ⑤ 6m wide shared surface private road
- ⑥ Shared surface drive serving south western plots
- ⑦ Parking area serving dwellings to the north east. Tracked for refuse vehicle turning.
- ⑧ Dwellings to front Clay Lane to enhance streetscene.
- ⑨ Detached dwellings focussed towards southern edge of site
- ⑩ Additional areas of public open space
- ⑪ Existing electricity pylons



SCALE 1:1000



4.1 The Vision - 3D Aerial Views (Option 1)


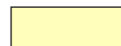

Top right - View from south-west

Bottom left - View from north-east





4.2 The Vision - Masterplan (Option 2)

Accommodation schedule (Houses)












	2B4P - 8 dwellings
	3B5P - 15 dwellings 3B6P - 2 dwellings
	4B6P - 5 dwellings 4B8P - 2 dwellings

Accommodation schedule (Flats)

	1B2P - 13 dwellings
	2B4P - 10 dwellings

Total - 55 dwellings (circa 37 dwellings per Ha based on a 1.5Ha site. Circa 42 dwellings per Ha based on a 1.3Ha developable area which excludes the areas around the pylons and drainage ditch.

Key

-  1 New vehicular entrance from Clay Lane (trees to be removed as required)
-  2 Landscape buffer to Clay Lane (proposed trees to supplement existing)
-  3 Landscape buffer to neighbouring sites (proposed trees to supplement existing)
-  4 Public open space at south western corner of site extending up Clay Lane. To provide rest stop for cyclists, seating and soft landscaping.
-  5 6m wide shared surface private road
-  6 Shared surface drive serving south western plots
-  7 Parking area serving apartment buildings. Tracked for refuse vehicle turning.
-  8 Dwellings to front Clay Lane to enhance streetscene.
-  9 Detached dwellings focussed towards southern edge of site
-  10 Additional areas of public open space
-  11 Existing electricity pylons



SCALE 1:1000



4.3 The Vision - 3D Aerial Views (Option 2)


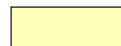

Top right - View from south-west

Bottom left - View from north-east





4.4 The Vision - Masterplan (Option 3)

Accommodation schedule (Houses)












	2B4P - 13 dwellings
	3B5P - 16 dwellings 3B6P - 2 dwellings
	4B6P - 4 dwellings 4B8P - 2 dwellings

Accommodation schedule (Flats)

	1B2P - 20 dwellings
	2B4P - 15 dwellings

Total - 72 dwellings (circa 48 dwellings per Ha based on a 1.5Ha site. Circa 55 dwellings per Ha based on a 1.3Ha developable area which excludes the areas around the pylons and drainage ditch.

Key

-  1 New vehicular entrance from Clay Lane (trees to be removed as required)
-  2 Landscape buffer to Clay Lane (proposed trees to supplement existing)
-  3 Landscape buffer to neighbouring sites (proposed trees to supplement existing)
-  4 Public open space at south western corner of site extending up Clay Lane. To provide rest stop for cyclists, seating and soft landscaping.
-  5 6m wide shared surface private road
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-  7 Parking area serving apartment buildings. Tracked for refuse vehicle turning.
-  8 Dwellings to front Clay Lane to enhance streetscene.
-  9 Detached dwellings focussed towards southern edge of site
-  10 Additional areas of public open space
-  11 Existing electricity pylons



SCALE 1:1000



4.5 The Vision - 3D Aerial Views (Option 3)

Top right - View from south-west

Bottom left - View from north-east



4.6 The Vision - Precedent Imagery

- Approach A Modern Sussex Vernacular inspired by surrounding barns
- Massing Reflecting Sussex proportions
Traditional buildings are more typically narrow and rectangular in plan with pitched roofs spanning the narrower plan dimension.
- Materials Brick, flint and timber cladding
- Openings Large barn openings could be incorporated
- Roof forms Mansard form to gable. Cat slide to enclose single storey elements could be utilised. Gables can become a primary frontage.

