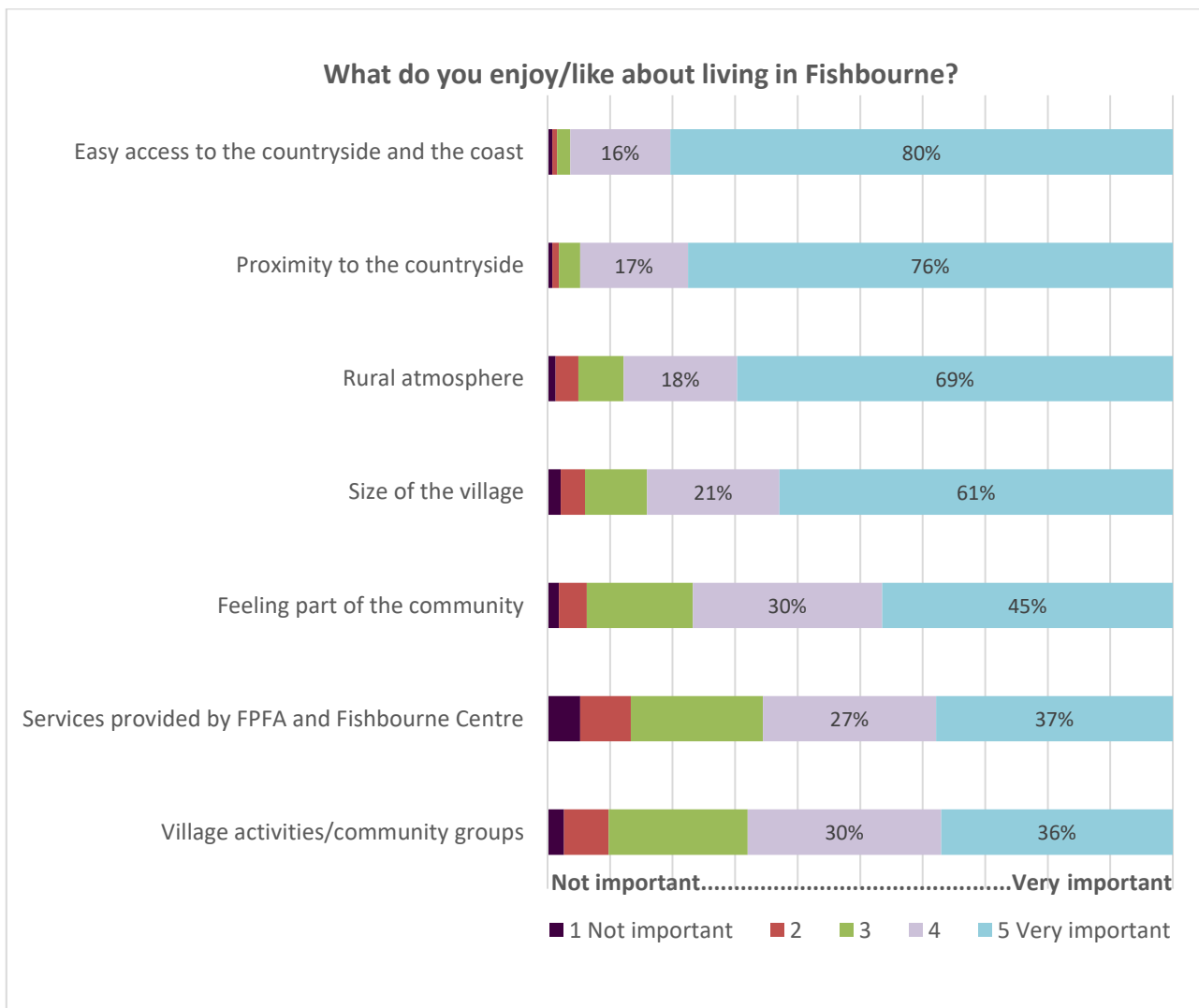


Fishbourne Village Survey 2018: Analysis

There are approximately 1200 homes in the village of Fishbourne, each of which received a copy of the village survey to complete by the end of October 2018. A total of 392 surveys were completed and returned, whether in paper form (74%) or online (26%). This response suggests that over 30% of residents have contributed their views, which is an increase from the 22% response rate of the previous survey in 2013, and could be seen to indicate the strength of feeling Fishbourne residents have regarding these issues. A detailed analysis follows.

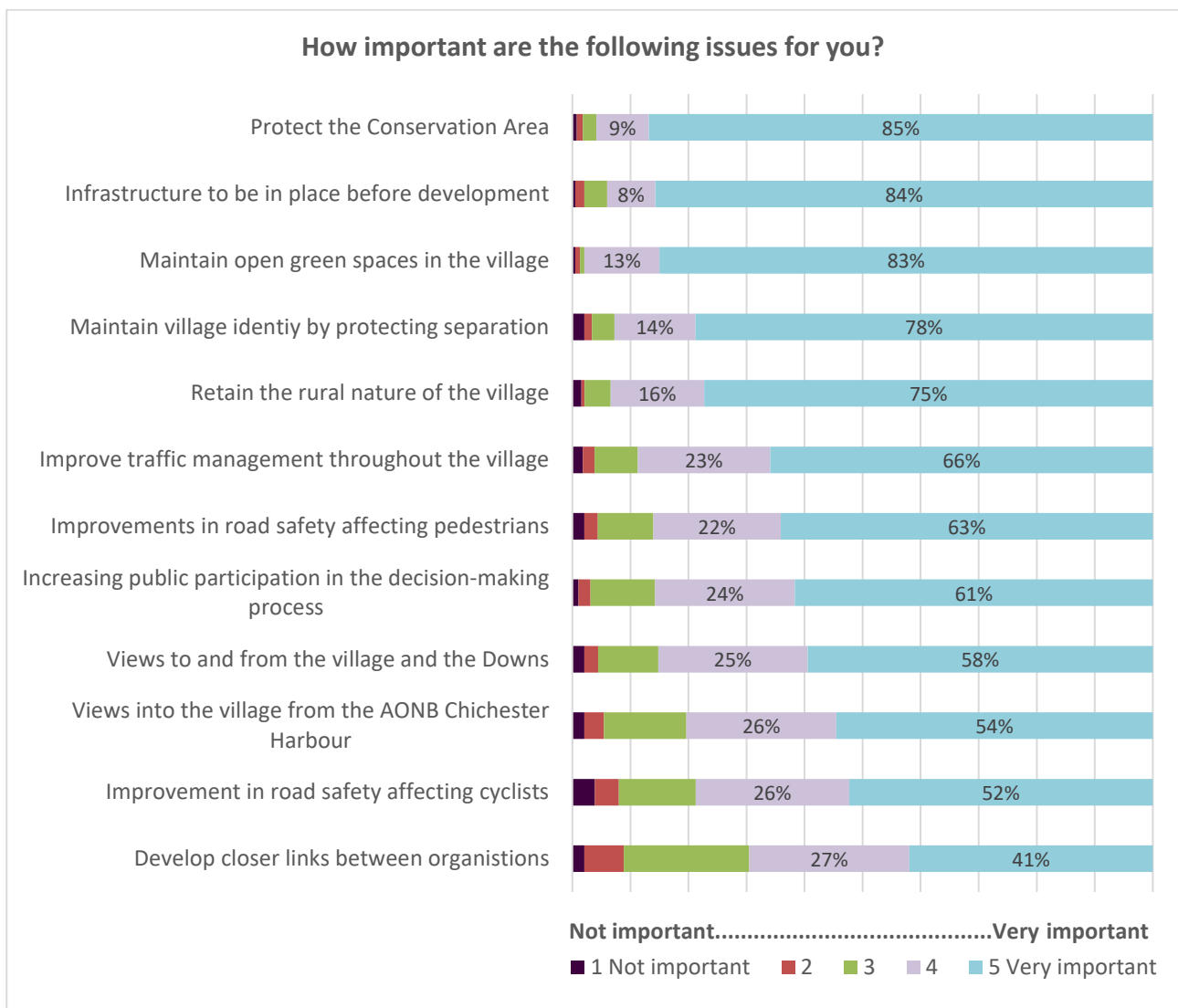
Question 1. What do you enjoy/like about living in Fishbourne?

Respondents were asked to rate how important each of the following aspects are to their enjoyment of living in Fishbourne, on a scale from 1-5 with 1 being 'Not important' and 5 'Very important'. The rural character of the village stands out as the most significant response, with the top three scoring responses being 'Easy access to the countryside and the coast', 'Proximity to the countryside', and 'Rural atmosphere'. Combining the positive response (a score of 4 or 5) a significant 96% of respondents indicated that access to the countryside was important to them and their life in Fishbourne.



Question 2. How important are the following issues for you?

The second question in the survey asked for a more detailed indication of the importance of a series of issues including traffic management, infrastructure, conservation and village identity. As with the previous question, the issues relating to the rural nature of the village scored very highly with a combined important/very important rating of 96% for the issue of maintaining open green spaces in the village. This is clearly a significant matter for the residents of Fishbourne. The chart below displays the results for all issues with percentages displayed for the '4' or '5' scores equivalent to 'important' or 'very important', and shows that in fact all the issues mentioned are important to most residents, with the lowest combined important/very important score of 68% being in response to the issue of developing closer links between organisations.



Question 3. Comments on the first two questions.

Comments largely mirror the sentiments expressed in the statistical responses. There is clear concern among respondents about protecting the separate identity of Fishbourne as a village distinct from Bosham and Chichester, as one resident commented: *'It is important to keep the various village communities separate, or they will become diluted with the seemingly continuous ribbon development.'*

One common theme is traffic and road safety. Respondents expressed concern about the speed of large vehicles and skip lorries on Salthill Road, and concern about general traffic management on the A27. Another frequently mentioned topic is the infrastructure (or lack of) and concerns about flooding and sewage, as in this example: *'It seems builders frequently flout the need for improved infrastructure. Already Apuldram sewerage works illegally discharges into the harbour on numerous occasions'*.

Question 4. Bearing in mind that we must do all that we can to meet any feasible housing allocation from Chichester District Council, what is your preferred type of development?

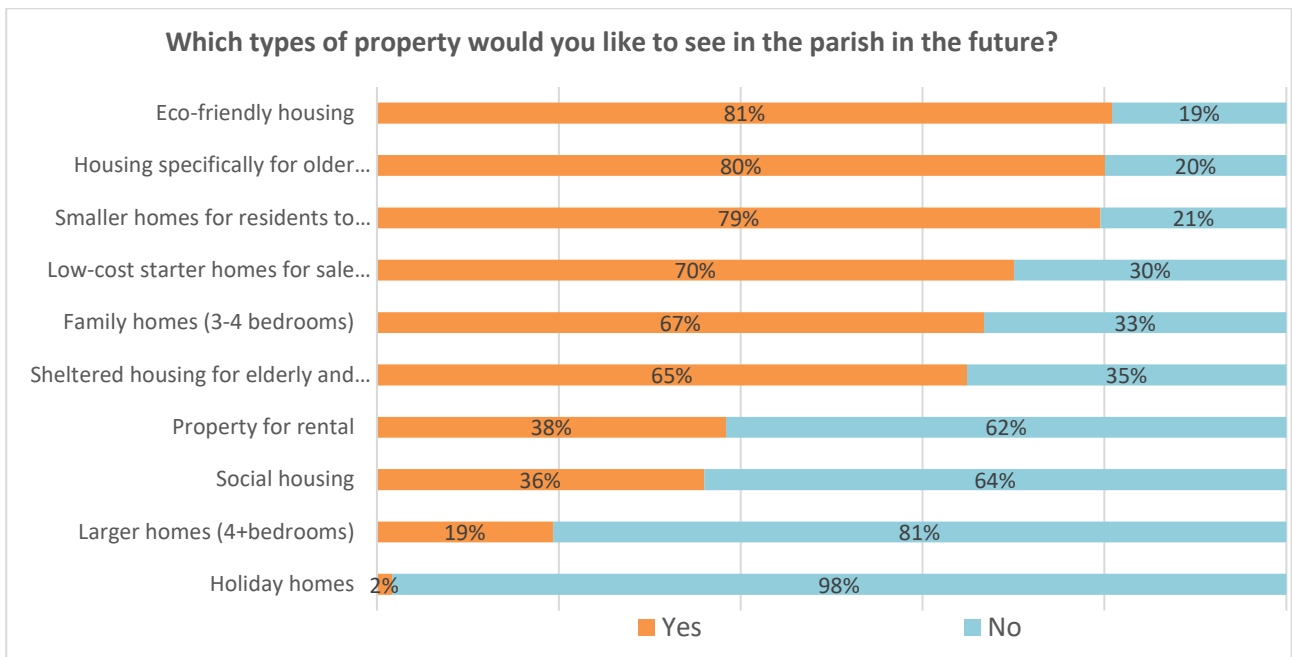
Respondents were asked to rank four types of development in order of preference with 1 being the least preferred. There was a relatively high non-response rate for this question, with some respondents ticking just one box rather than entering a ranking from 1-4 for each, which indicates that perhaps not everyone understood how they were expected to respond. Approximately 90% of respondents did rank the options, however, and the collective ranking is as follows. The supporting data is in Appendix 1.

Rank 4 (Most preferred): A number of small infill type developments (6-24)
Rank 3: A mixture of small and medium scale developments
Rank 2: A number of medium scale developments around the outskirts of the village (25-100)
Rank 1 (Least preferred): A single, large scale development (100+)

Questions 5 and 6. Which types of property would you like to see in the parish in the future?

Approximately 8% of respondents skipped at least part of question 5, but for those who answered it is clear that there is a strong preference against larger homes and holiday homes in favour of eco-friendly housing, housing specifically for older people who wish to carry on living independently, and smaller (1-2 bedroom) homes. Several comments also suggested that 'second homes' are to be avoided. Parking was mentioned in relation to any new development, including eco-friendly homes: *'If eco-friendly housing means housing without ample parking, residents will have their vehicles elsewhere in the village.'*

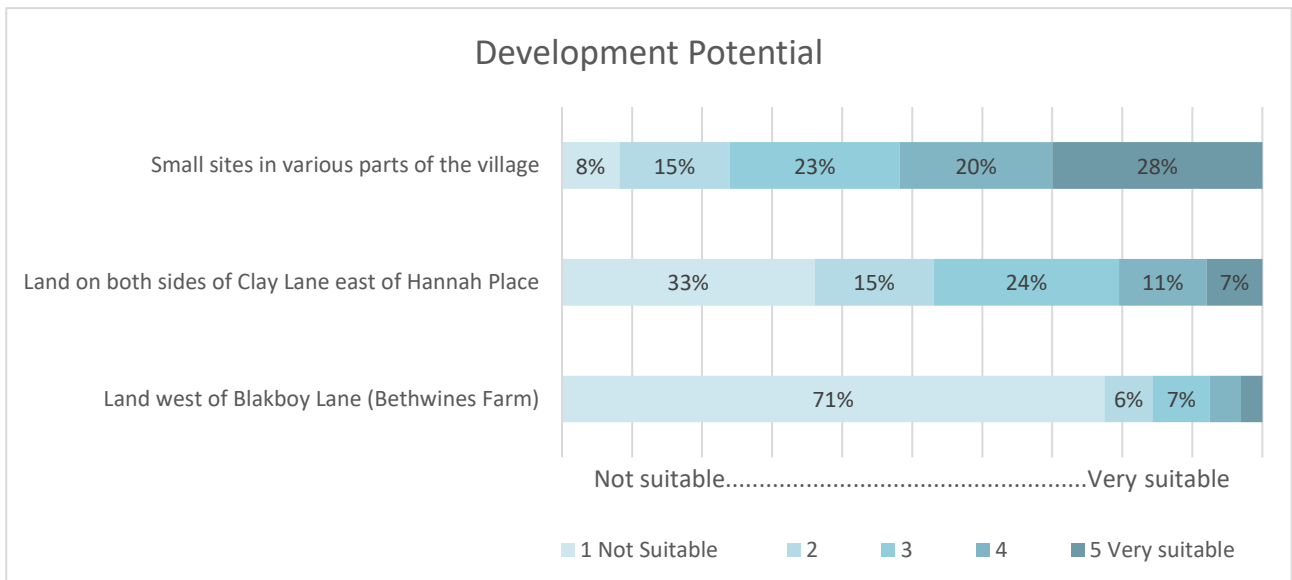
'Social housing' and 'Property for rental' had a mixed response. Concern was expressed by one resident about how the term 'affordable housing' is used: *'We need to have more social housing for young families not so-called "affordable" housing, because it is not affordable as most are on housing benefit'*. Several comments indicate a feeling that the village has already provided adequate social housing for the area. One resident had an additional suggestion to add: *'Affordable retirement homes or shared housing in an eco-community would be very welcome. Co-housing is an excellent idea'*



Questions 7, 8 and 9. Potential sites for development.

Question 7: ‘The only large plots that might be available for development are: Bethwines Farm and plots on both sides of Clay Lane, eastward of Hannah Place. Several smaller plots are available in the village. Please indicate the potential development potential of each of these three options’.

Respondents were asked to rate each option on a scale from 1-5 with 1 being ‘Not suitable’ and 5 ‘Very suitable’. In the chart below the darkest colour indicates where respondents considered a potential site ‘Very suitable’ and the palest colour ‘Not suitable’, with the shades in between indicating scores 2, 3 and 4.



The majority of respondents marked Bethwines Farm as ‘Not suitable’ for potential development, with 71% giving it the lowest score possible (score of 1) and just 2.8% marking it a 5, ‘Very suitable’. The response was more mixed for the land on both sides of Clay Lane although a higher proportion considered it ‘Not suitable’ with a total of 48% when the scores for 1 and 2 are combined, as compared to a total of 18% for ‘Suitable’/‘Very suitable’ (scores 4 and 5).

Question 8 asked for comments on why certain areas are not suitable. Many respondents took the opportunity to fill the space given with detailed and, in some cases, emotive responses. This suggests a high level of concern for the future of the village, especially in relation to Bethwines Farm. Some of the reasons given for unsuitability can be summarised as follows:

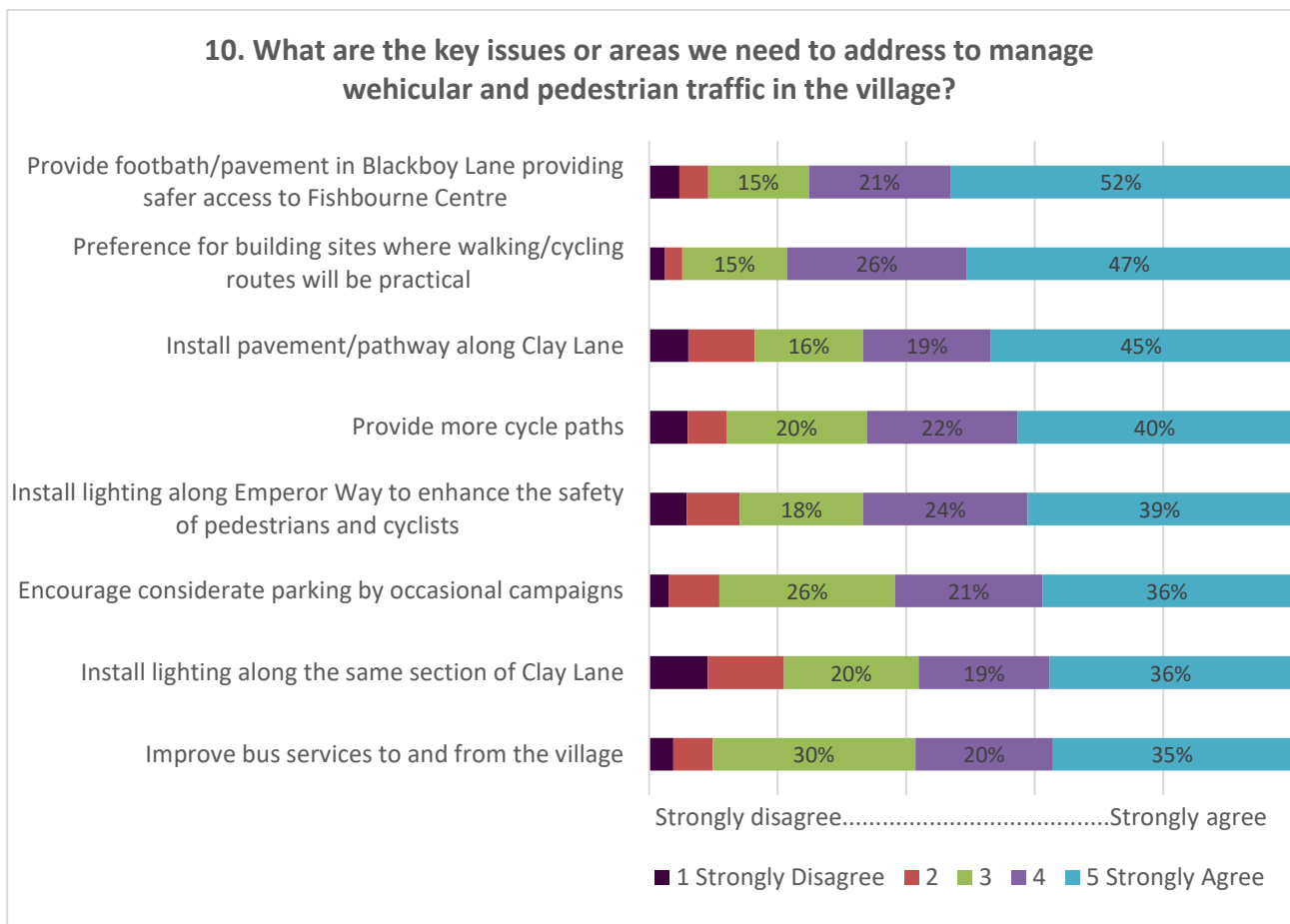
Concern about merging with Bosham
Concern about merging with Chichester
Detriment to the rural character and the loss of village identity
Flood risk due to loss of natural drainage
Impact on local schools
Impact on nature/wildlife
Lack of suitable infrastructure
Loss of valuable farmland
Noise/pollution concerns
Overcrowding in the village
Traffic concerns (e.g. Clay Lane, Blackboy Lane, Salthill Road)

Question 9 asked 'Are there any areas in Fishbourne which are important and should be protected from building development?'. The following were the most frequent responses:

Bethwines Farm
Chichester Harbour, AONB
Area around the Roman Palace
Playing field/area around Fishbourne Centre
Gap between Fishbourne and Bosham
Land south of A259

Question 10 and 11. What are the key issues or areas we need to address to manage vehicular and pedestrian traffic in the village?

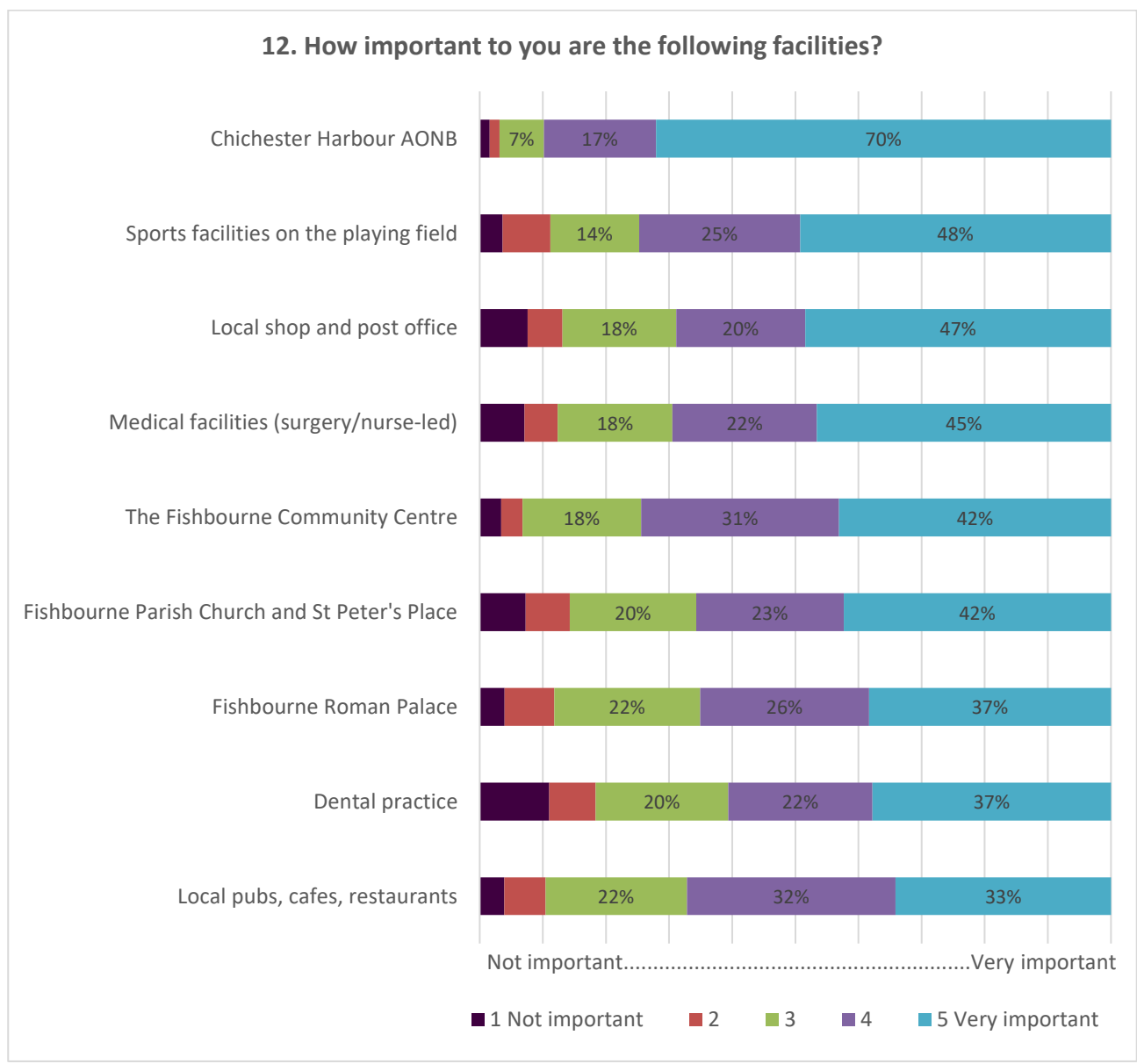
The results for question 10 show that the need for a footpath/pavement in Blackboy Lane is of high importance to residents, with a combined total of 72% of respondents scoring this highly. In contrast, the issue of a pavement/pathway along Clay Lane had a much more mixed response, with only 39% agreeing that it is a key issue. The comments give some indication as to the reason for this lower score, such as concern that pavements would make Clay Lane too narrow and therefore unsafe, or that the improved pedestrian access would encourage more development and close the gap between Fishbourne and Chichester, as one resident commented *'I fear that although this would seem a sensible thing to do it will only encourage the building of houses all along Clay Lane until we become a district of Chichester and not a standalone village.'*



There was also concern expressed more generally in many comments about how installing lighting, providing footpaths and cycle paths would change the character of the village to feel more built up and less rural, and would detrimentally affect wildlife with the increase in light pollution and may encourage motorists to drive faster. This view was not shared by all respondents, however, as one commented *'Clay Lane is currently dangerous for drivers and pedestrians. Lighting is needed and pedestrians need to be safe, they are currently walking in the road - very dangerous for all concerned.'*

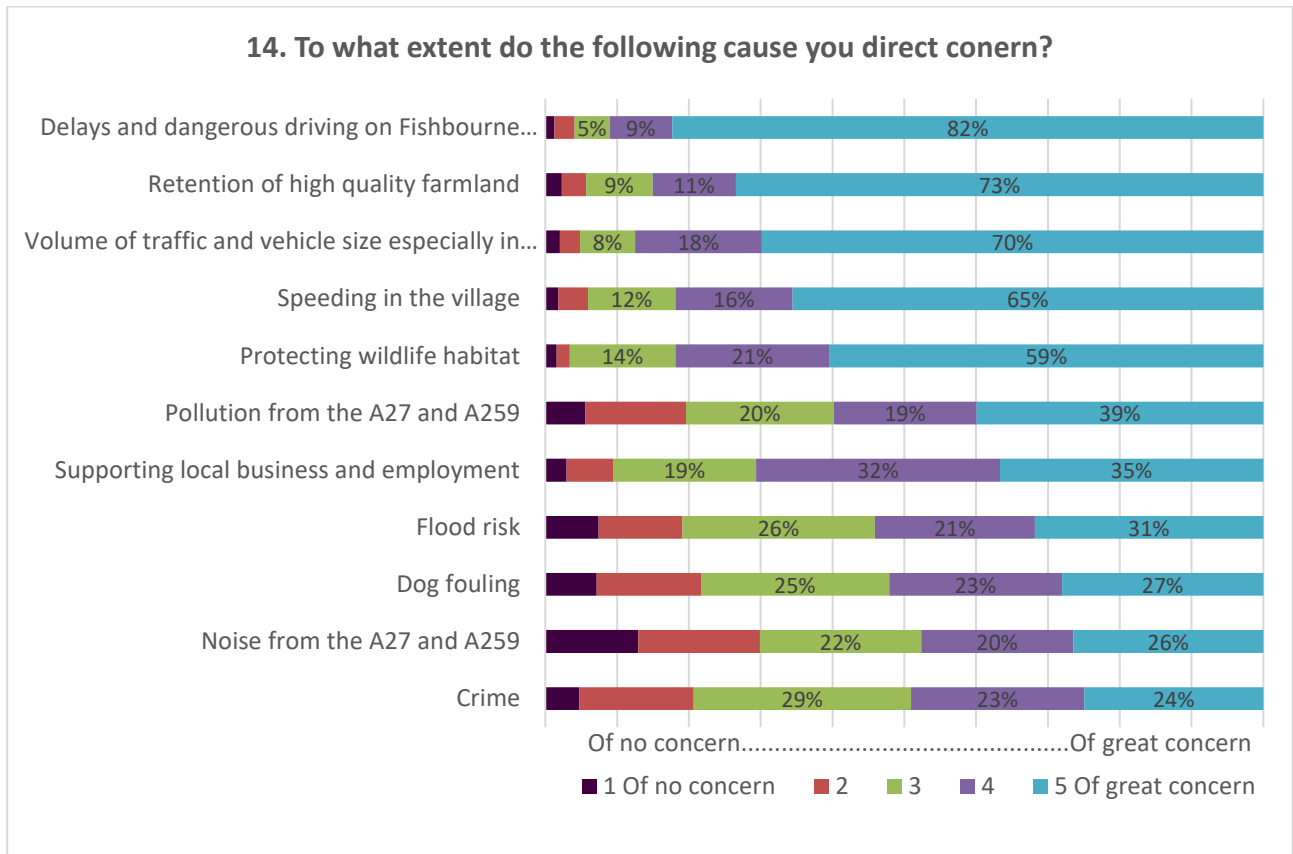
Question 12. How important to you, your family and the village are the following facilities?

In line with the earlier questions, the green spaces and in particular the Area of Outstanding Natural Beauty (AONB), Chichester Harbour, scored significantly higher than any other facilities in Fishbourne. A total of 87% of respondents rated the AONB as either a 4 or 5, interpreted as 'Important' or 'Very important'. The response to amenities such as pubs, cafes, restaurants was more mixed although a majority of respondents (65%) did rate these facilities as important. The comments relating to a local shop, post office, and medical facilities mirror the spread of scores given, with some residents expressing that these are essential, and others taking a more measured approach, such as *'Whilst a local shop/post office would be lovely, I can't see it being economically viable with Tesco on the edge of the village.'*



Question 14. To what extent do any of the following cause you direct concern in the Parish?

Fishbourne Roundabout stands out at the top of the priority list for this final question of the survey, with 82% giving this the highest score of '5', 'Of great concern', and just 1% (5 respondents) stating that the roundabout is of no concern to them. Closely following this is 'Retention of high quality farmland', which echoes concerned expressed in previous questions relating to Bethwines Farm. Traffic and speeding are also important issues for residents, with combined 'of concern' (4 and 5) scores of over 80% for each. The least concerning issue for respondents is 'Crime', indicating that residents feel safe or at least untroubled by the level of crime, other than perhaps the speeding vehicles.



Appendix 1: Data tables

Question 1.

1	What do you enjoy/like about living in Fishbourne?	1 Not important	2	3	4	5 Very important	No answer
1a	Village activities/community groups	10	27	84	117	140	14
1b	Services provided by FPFA and Fishbourne Centre	20	31	81	106	145	9
1c	Feeling part of the community	7	17	65	116	178	9
1d	Size of the village	8	15	38	81	241	9
1e	Rural atmosphere	5	14	28	70	269	6
1f	Proximity to the countryside	3	4	13	66	297	9
1g	Easy access to the countryside and the coast	3	3	8	62	311	5

Question 2.

2	Please indicate how important the following issues are for you:	1 Not important	2	3	4	5 Very important	No answer
2a	Develop closer links between organisations	8	26	83	106	161	8
2b	Improvement in road safety affecting cyclists	15	16	51	102	202	6
2c	Views into the village from the AONB Chichester Harbour	8	13	55	100	211	5
2d	Views to and from the village and the Downs	8	9	40	99	229	7
2e	Increasing public participation in the decision-making process	4	8	43	93	238	6
2f	Improvements in road safety affecting pedestrians	8	9	37	85	248	5
2g	Improve traffic management throughout the village	7	8	29	89	257	2
2h	Retain the rural nature of the village	6	2	17	61	293	13
2i	Maintain village identity by protecting separation	8	5	15	54	305	5
2j	Maintain open green spaces in the village	2	3	3	50	328	6
2k	Infrastructure to be in place before development	2	6	15	32	330	7
2l	Protect the Conservation Area	3	4	9	35	335	6

Question 4.

4	Bearing in mind that we must do all that we can to meet any feasible housing allocation from Chichester District Council, please rank the following options 1-4	Rank 1	Rank 2	Rank 3	Rank 4	No answer
4a	A number of small infill type developments (6-24)	51	20	29	271	21
4b	A number of medium scale developments around the outskirts of the village (25-100)	55	205	80	9	43
4c	A single, large scale development (100+)	282	12	15	38	45
4d	A mixture of small and medium scale developments	36	90	181	42	43

Question 5.

5	Which types of property would you like to see in the parish in the future	Yes	No	No answer
5a	Property for rental	134	215	43
5b	Social housing	127	226	39
5c	Low-cost starter homes for sale (1-2 bedrooms)	255	109	28
5d	Smaller homes for residents to downsize to (1-2 bedrooms)	292	75	25
5e	Family homes (3-4 bedrooms)	241	120	31
5f	Larger homes (4+bedrooms)	68	283	41
5g	Housing specifically for older people	297	74	21
5h	Eco-friendly housing	287	68	37
5i	Sheltered housing for elderly and infirm	233	126	33
5j	Holiday homes	6	355	31

Question 7.

7	Potential sites. The only large plots are Bethwines Farm, Clay Lane, Hannah Place...	1 Not Suitable	2	3	4	5 Very suitable	No answer
7a	Land west of Blackboy Lane (Bethwines Farm)	278	25	29	16	11	33
7b	Land on both sides of Clay Lane east of Hannah Place	127	60	93	44	28	40
7c	Small sites in various parts of the village	30	58	89	80	110	25

Question 10.

10	What are the key issues or areas we need to address to manage vehicular and pedestrian traffic in the village?	1 Strongly Disagree	2	3	4	5 Strongly Agree	No answer
10a	Preference for building sites where walking/cycling routes will be practical	9	10	60	103	186	24
10b	Provide more cycle paths	22	22	80	86	156	26
10c	Provide footpath/pavement in Blackboy Lane providing safer access to Fishbourne Centre	18	17	60	84	203	10
10d	Install lighting along Emperor Way to enhance the safety of pedestrians and cyclists	22	31	72	96	154	17
10e	Install pavement/pathway along Clay Lane	23	39	64	75	177	14
10f	Install lighting along the same section of Clay Lane	34	44	78	76	140	20
10g	Encourage considerate parking by occasional campaigns	11	29	100	84	142	26
10h	Improve bus services to and from the village	14	23	118	80	139	18

Question 12.

12	How important to you... are the following facilities?	1 Not important	2	3	4	5 Very important	No answer
12a	Medical facilities (surgery/nurse-led)	27	20	69	87	177	12
12b	Dental practice	42	28	80	87	144	11
12c	Local shop and post office	29	21	69	78	185	10
12d	The Fishbourne Community Centre	13	13	72	120	165	9
12e	Sports facilities on the playing field	14	29	54	98	189	8
12f	Local pubs, cafes, restaurants	15	25	86	127	131	8
12g	Fishbourne Roman Palace	15	30	88	102	146	11
12h	Chichester Harbour AONB	6	6	27	68	276	9
12i	Fishbourne Parish Church and St Peter's Place	28	27	77	90	163	7

Question 14.

14	And finally... To what extent to the following cause you direct concern	1 Of no concern	2	3	4	5 Of great concern	No answer
14a	Noise from the A27 and A259	49	64	85	80	100	14
14b	Pollution from the A27 and A259	21	53	78	75	151	14
14c	Delays and dangerous driving on Fishbourne Roundabout	5	11	19	34	321	2
14d	Speeding in the village	7	16	47	63	253	6
14e	Volume of traffic and vehicle size especially in Blackboy Lane, Salthill Road, Clay Lane and Apuldram Lane	8	11	30	69	273	1
14f	Dog fouling	27	55	99	91	106	14
14g	Flood risk	28	44	101	84	120	15
14h	Crime	18	60	114	91	94	15
14i	Protecting wildlife habitat	6	7	56	82	230	11
14j	Supporting local business and employment	11	24	74	126	136	21
14k	Retention of high quality farmland	9	13	36	45	285	4

Appendix 2: Comments

Submitted in Excel format.