

# LAND NORTH WEST OF FISHBOURNE

**Iceni Projects** on behalf of Fishbourne Developments Ltd

February 2019





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Site location (showing area previously submitted for 2017 Call for Sites)

## 1. Introduction

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The Chichester Local Plan 2014-2029, adopted in 2015 includes a housing requirement of 435 dwellings per annum for Chichester District. A local housing need assessment undertaken in accordance with the standard method in national planning guidance indicates an uncapped requirement for 14,800 dwellings for the Chichester Local Plan area over the period 2016-2035. This equates to a requirement of c. 780 dwellings per annum.

This does not take into account the potential to meet unmet housing needs from elsewhere in the Housing Market Area. It is understood the Council are seeking to meet unmet housing needs from the South Downs National Park authority. In order to meet this level of housing need over the Local Plan period to 2035, Chichester District Council must seek to identify sufficient sites to accommodate housing development.

Fishbourne is subject to an adopted Neighbourhood Plan; this plan will need to be updated to reflect the Revised Local Plan in due course.

The Site is located on the western edge of Fishbourne, within the East-West Corridor of Chichester District. It provides a very sustainable location for development, with easy access to existing local infrastructure and facilities providing the opportunity for a high quality urban extension.

The key objective of the proposal is to provide a fully integrated and logical extension to the existing service village of Fishbourne, to help meet local housing need and deliver additional community facilities.

This document demonstrates the suitability, availability and achievability of the Site and presents two development options:

- Option 1 – 100 dwellings and associated community facilities;
- Option 2 – 250 dwellings and associated community facilities.

It is intended to assist Chichester District Council in identifying sites suitable for accommodating future housing growth within the Local Plan Review 2035.

## 2. Vision

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The development of the land north west of Fishbourne presents an opportunity to deliver and secure much needed housing, with an appropriate mix in a sustainable location adjacent to the existing settlement and associated infrastructure.

The key aspirations of any forthcoming development will be:

- To deliver a mixture of housing types, as identified and required by the local authority;
- To provide community facilities which complement those already available in the local area to meet local needs;
- To deliver new homes within a defined new settlement boundary with minimal visual impact on the surrounding area; and
- To create a landscape led scheme.

## 3. Site Location

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





Fishbourne sits to the west of Chichester, first in a line of settlements that are connected by the railway line, linking along the south coast to Portsmouth. The site is located approximately 2.5km from the centre of Chichester, and 1.7km from Bosham.

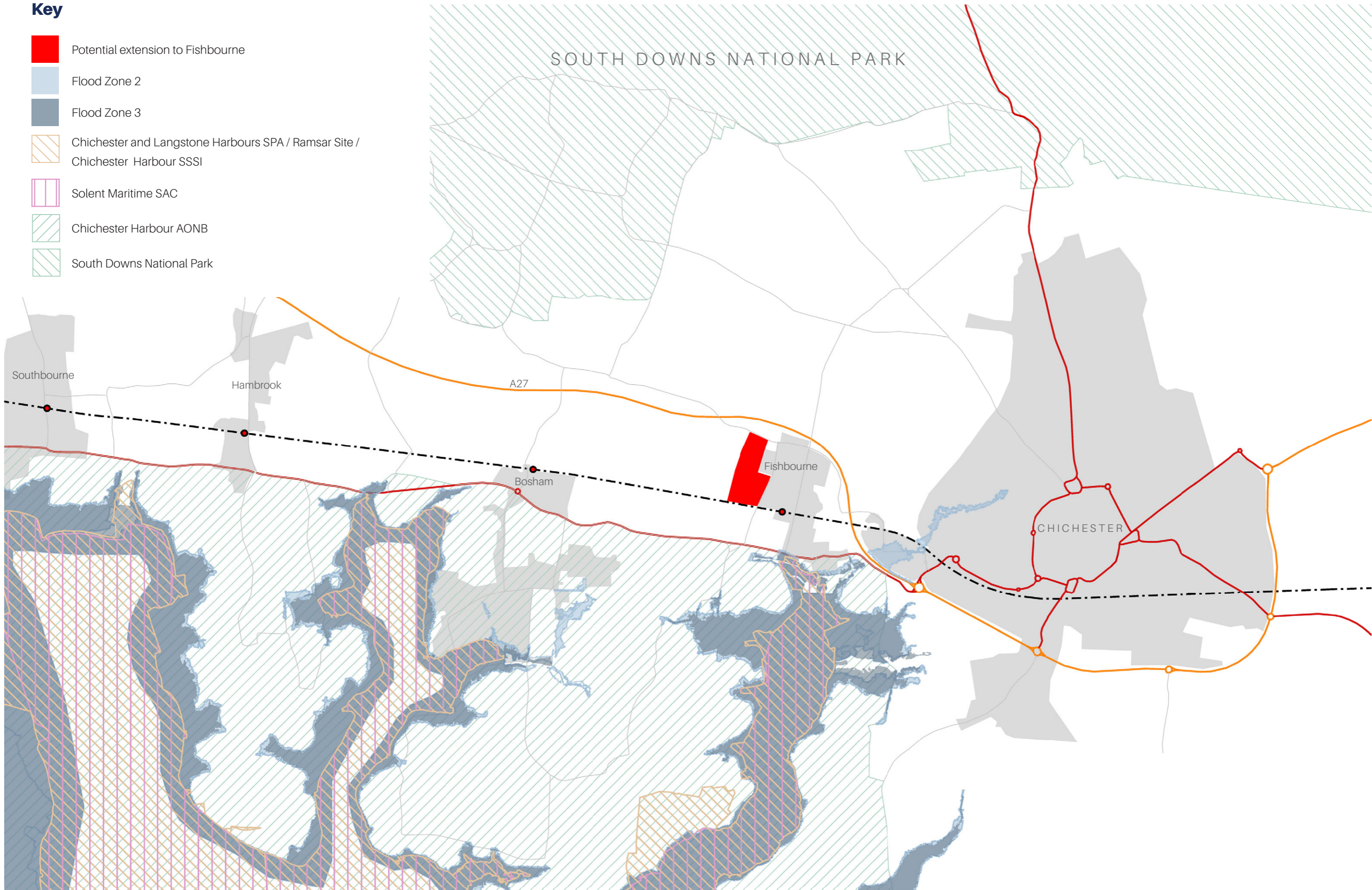
The nature of existing development and strategic infrastructure in this location, including Fishbourne railway station and easy access to the A27, ensures that the Site sits within a sustainable location.

The Site (extending to 19.13 Ha) is located adjacent to the existing settlement of Fishbourne, a service village with facilities to meet resident's day to day requirements. Services within the settlement include a train station with regular services to Chichester and Portsmouth. Bus services also connect the settlement to Chichester and surrounding towns, from stops on Blackboy Lane and Salthill Road.

In terms of environmental designations, Chichester Harbour lies around 500m to the south east of the Site. Chichester Harbour is a European site - designated as a Ramsar Site, protecting wetlands, an Area of Outstanding Natural Beauty (AONB) and a Special Area of Conservation (SAC) which protects habitats. It also includes the Chichester Harbour SSSI. The South Downs National Park is located approximately 2km to the north-west of the Site.

**Key**

-  Potential extension to Fishbourne
-  Flood Zone 2
-  Flood Zone 3
-  Chichester and Langstone Harbours SPA / Ramsar Site / Chichester Harbour SSSI
-  Solent Maritime SAC
-  Chichester Harbour AONB
-  South Downs National Park



## 4. Site Context / Key Considerations

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Through undertaking an analysis of the Site and its surrounding area, there are a number of opportunities to be taken, and constraints that need to be addressed in any forthcoming plan for development.

### Opportunities

There is existing community infrastructure in Fishbourne, including a primary school, a community centre (Fishbourne Centre) and pubs. The new resident population could provide critical mass to support existing services and provision of new services.

The Site is easily accessible from both Blackboy Lane and Bethwines Close, with the potential for improving pedestrian permeability and access from Clay Lane in the north.

The Site is wholly located within Flood Zone 1 and has a low probability of flooding, and the Site is not located within an Air Quality Management Area.

The topography of the site ensures that extensive groundworks will not be required to facilitate development.

There are no statutory or non-statutory landscape designations covering the Site or adjoining area.

The development of the Site would not impact any known designated or undesignated archaeological assets.

There is an opportunity to increase permeability and access to public open space in the absence of any existing public rights of way on the site.

The location of the Site provides the opportunity to create a new landscape boundary to the settlement of Fishbourne.

### Constraints

There are three oak trees along the eastern Site boundary with Blackboy Lane, which are covered by Tree Preservation Order 89/00439/TPO.

Chichester Harbour lies around 500m to the south east of the Site, and is designated as an Area of Outstanding Natural Beauty (AONB), a Ramsar Site, a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The site is also located in close proximity Chichester and Langstone Harbours SPA / Ramsar Site / Chichester Harbour SSSI.

Existing drains run inside the Site boundary along Blackboy Lane and along the Site's western boundary.

The South Downs National Park lies around 2km to the north-west of the Site.

The Site lies approximately 750m north-west of the Scheduled Monument and Grade II\* Listed Registered Park and Garden of Fishbourne Roman Palace.

Overhead power lines run close to the sites south west corner, running west towards Bosham. A high pressure gas main also runs to the west of the site but does not cross the site.

There are no Listed Buildings within the immediate vicinity of the Site. The nearest Listed Building to the north-west is the Grade II Listed Hardham's Cottage, 340 metres away.

### Overcoming Constraints

There is no direct intervisibility to the Scheduled Monument and Grade II\* Listed Registered Park and Garden of Fishbourne Roman Palace due to the intervening urban environment.

The trees that are covered by the Tree Preservation Order can be designed in to the scheme.

There is no intervisibility between the Site and the Chichester Harbour AONB and as such no detrimental impact from development of the site.







While the South Downs National Park is visible from the Site due to its location on the higher ground, the existing vegetation and woodland within the South Downs National Park screen views of the Site from here.

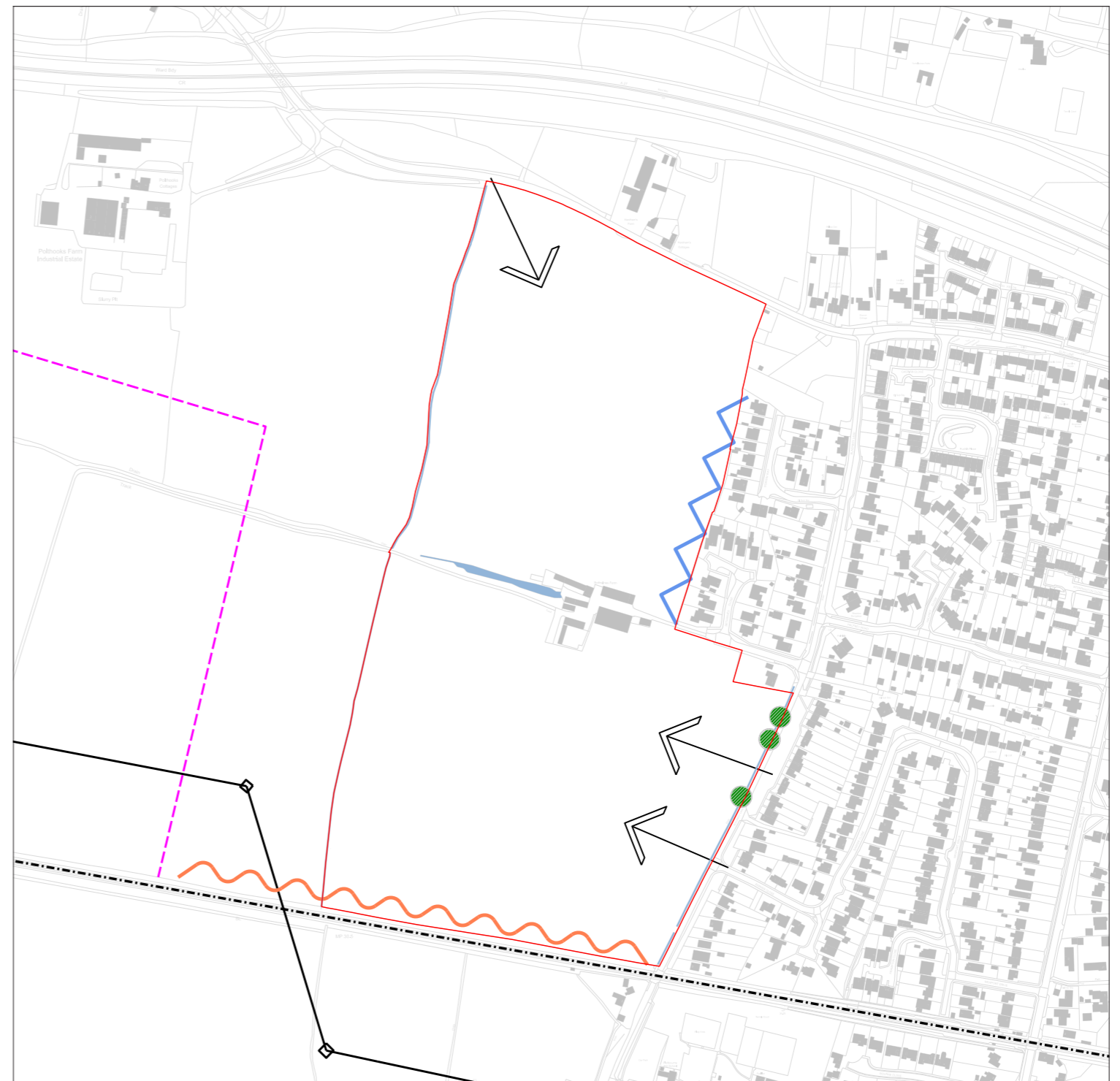
The 'Landscape Capacity Study 2018' judges the visual sensitivity of sub-area CH21, within which the site is located as medium/high due open long views, views from residents, Fishbourne Conservation Area and users of the bridleways and visibility in priority of the cathedral from the bridleway. Landscape sensitivity is medium/ low while wider landscape sensitivity and landscape value is assessed as medium. Overall, the sub-area is considered to have a medium capacity for landscape change.

Given the separation distance, development on the site would not adversely affect the Grade II listed Hardham's Cottage.

Given the above, there are no constraints which would affect delivery or development of the site. All of the constraints will be taken into account in the development options analysis that follows.

**Key**

-  Site area
-  Existing watercourses / drains
-  Rear fences of existing properties
-  Existing long views
-  Gas Main (approximate location)
-  Overhead power lines
-  Disruption from railway line
-  Trees with Preservation Orders (89/00439/TPO)

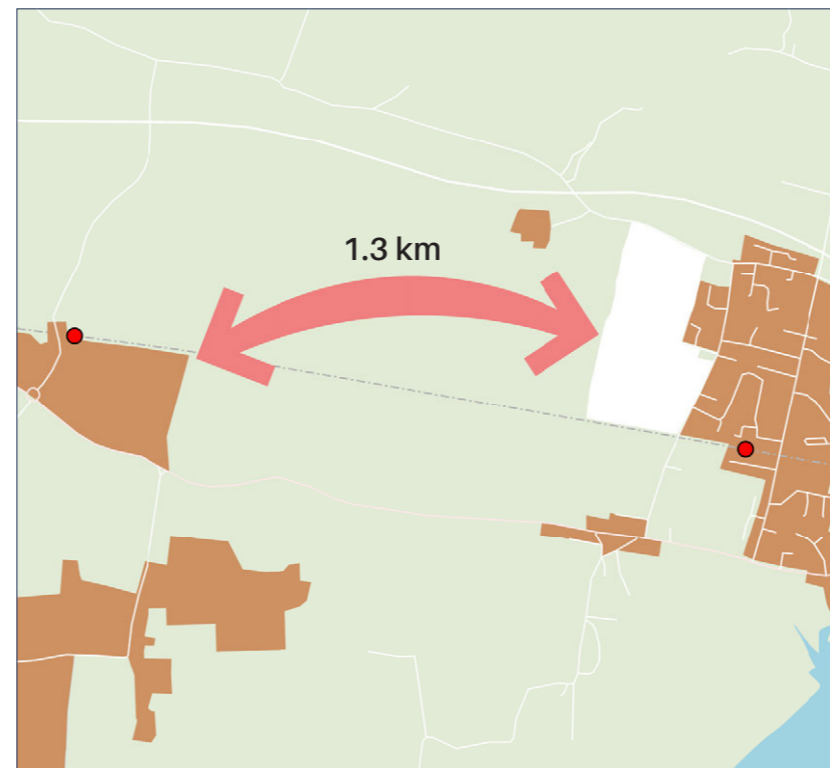


Site Constraints Plan (not to scale)

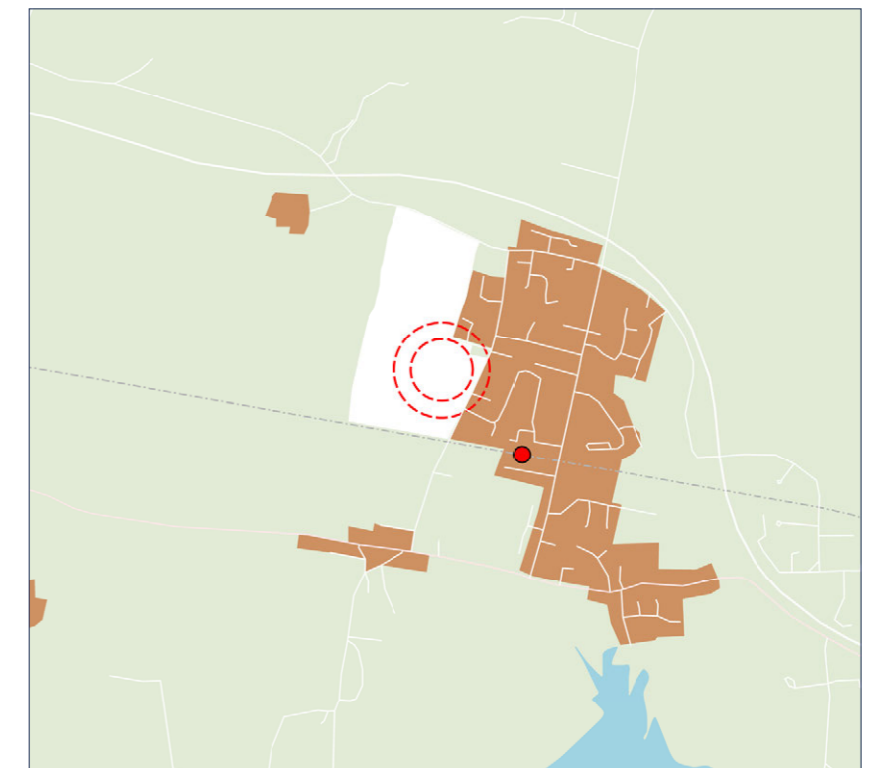
## 5. Development Principles

The site's location requires an appropriate set of design principles to ensure no detrimental impact to the openness present between Fishbourne and Bosham to the west, and an appropriate scale of development is chosen, proportionate to the existing settlement.

A key opportunity of this site is that it can deliver a centrally located community facility, in line with an identified need from the local population. This development principle will be carried forward into both of the options presented in the following sections.



Separation from Bosham



Centrally located New Community Facility



## 6. Development Concept

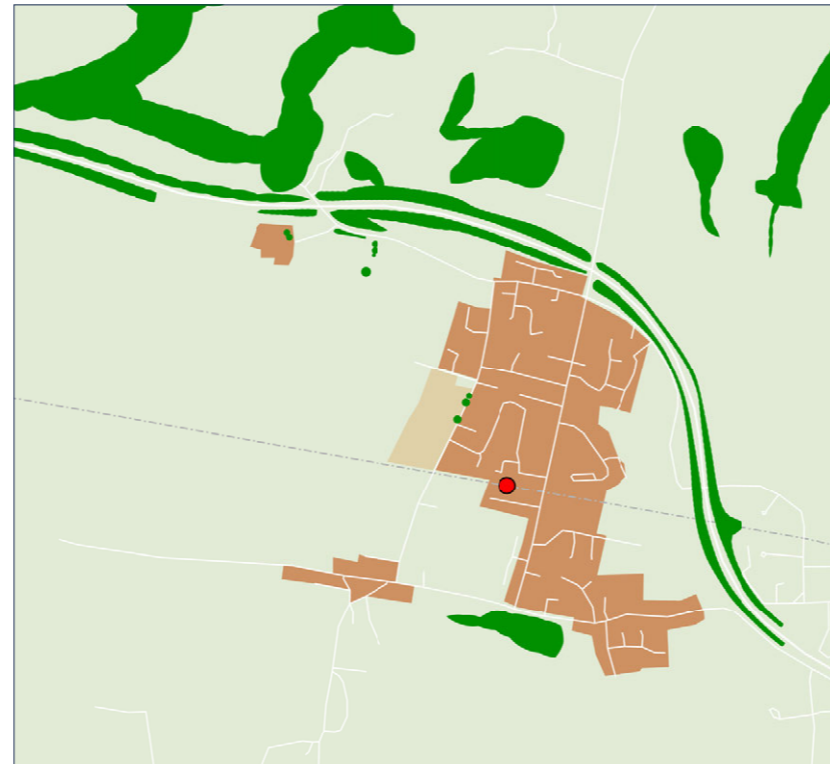
The Site is located within close proximity to Fishbourne train station, which provides regular services to Chichester to the east and Portsmouth to the west within 5 minutes and 36 minutes respectively. The Site is also well positioned in terms of proximity to the local amenities of Fishbourne and the surrounding locality.

The Site, in both of its development concept options, has the opportunity to deliver additional community infrastructure to support new and existing residents of Fishbourne.

Given the above, this document promotes two scales of sustainable and deliverable development opportunities for growth at Fishbourne. These include:

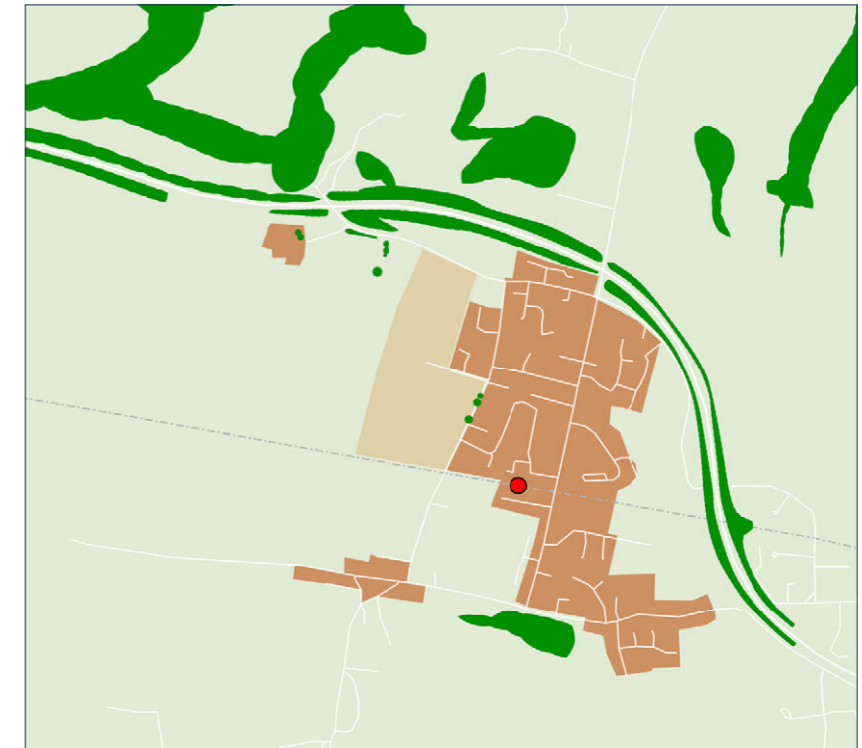
- Option 1 (approx 100 homes)
- Option 2 (approx 250 homes)

The extent of these options is shown conceptually, and detailed further in subsequent sections of the document.



Option 1: 100 dwellings at 35 dwellings per hectare

- Sensitive, smaller size extension to the existing settlement of Fishbourne;
- Utilise existing settlement shape to define new boundary to built form; and
- Enhance and protect existing landscape features.



Option 2: 250 dwellings at 35 dwellings per hectare

- Larger extension to the existing settlement;
- Utilise existing landscape features to form new boundary to built form;
- Improve existing long views to Fishbourne from the north;
- Create sense of arrival to the village on Blackboy Lane;
- Enhance and protect existing landscape features; and
- Opportunity to provide extensive area of public open space.

## 7. Development Options

### Option 1: 100 dwellings

This option promotes the smaller parcel of land to the west of Blackboy Lane and south of Bethwines Close for development of approximately 100 dwellings, to provide a mix of dwelling sizes. A provision of 30 dwellings would be affordable.

The development utilises the existing built extent from houses on Bethwines Close to the north to form a new settlement boundary on the west of Fishbourne.

A new community facility is proposed to be located at the heart of the new development, ensuring it is easily accessible from both the existing and new community.

Pockets of public open space will provide spaces for social interaction, as well as increasing the biodiversity in this area of Fishbourne.

Total Site Area: 19.13 Ha

Developable Area: 2.95 Ha

- ① Site access from Blackboy Lane
- ② Secondary site access from Bethwines Close
- ③ Development parcels delivering 100 dwellings at 35 dph
- ④ Pedestrian link from south of site towards Fishbourne Centre
- ⑤ Public open space (0.9 Ha)
- ⑥ Long views from Blackboy Lane retained
- ⑦ TPO trees retained
- ⑧ Community facility included close to site entrance (potentially a nursery)



## 7. Development Options

### Option 2: 250 dwellings

This option promotes the larger parcel of land to the west of Blackboy Lane and south of Clay Lane for development of approximately 250 dwellings, of which 75 dwellings would be affordable.

The development creates a new settlement boundary for the west side of Fishbourne, respecting the setting of existing dwellings on Godwin Way and Bethwines Close.

This option also seeks to retain westward long views from Blackboy Lane in the south of the parcel to the open countryside beyond. This option also provides a significantly larger area of public open space to potential residents and the existing community.

Total Site Area: 19.13 Ha

Developable Area: 7.13 Ha

- 1 Site access from Blackboy Lane
- 2 Site access from Bethwines Close
- 3 Long views to open countryside retained
- 4 Development parcels delivering up to 250 dwellings at 35 dph
- 5 TPO trees retained
- 6 Extensive area of public open space (13 Ha)
- 7 Potential for new routes through public open space
- 8 Potential community facility located close to site entrance
- 9 Potential access from Clay Lane
- 10 Youth playspace (300 sqm)
- 11 Children's playspace (300 sqm)
- 12 Allotments (1,800 sqm)



## 8. Sustainable Development Scorecard

### Introduction

A Sustainable Development Scorecard Assessment has been undertaken. This considers the key features of the Development Options against the three equal pillars of environmental, social and economic sustainability identified within the NPPF.

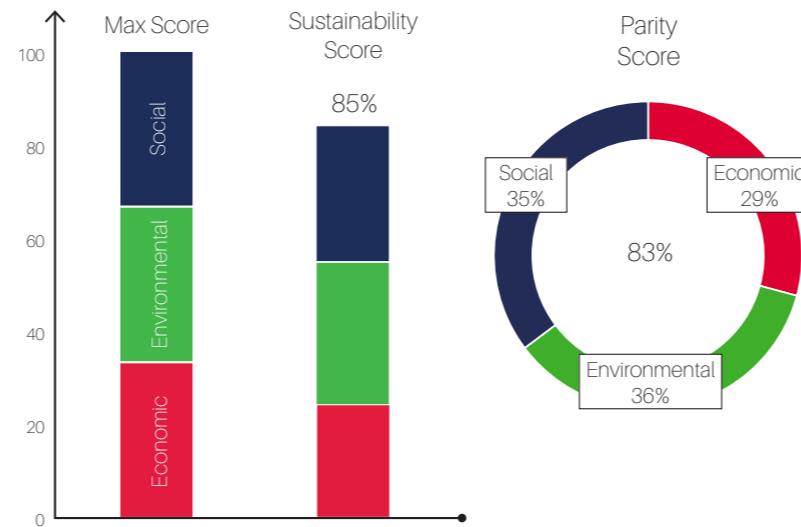
The Assessment provides a combined score from each of the three pillars, with a maximum score of 100%, as well as a parity score that provides a weighting to ensure each pillar is considered as equally important. For further information on the methodology of the Scorecard, please see Appendix 1.

### Scorecard Assessment

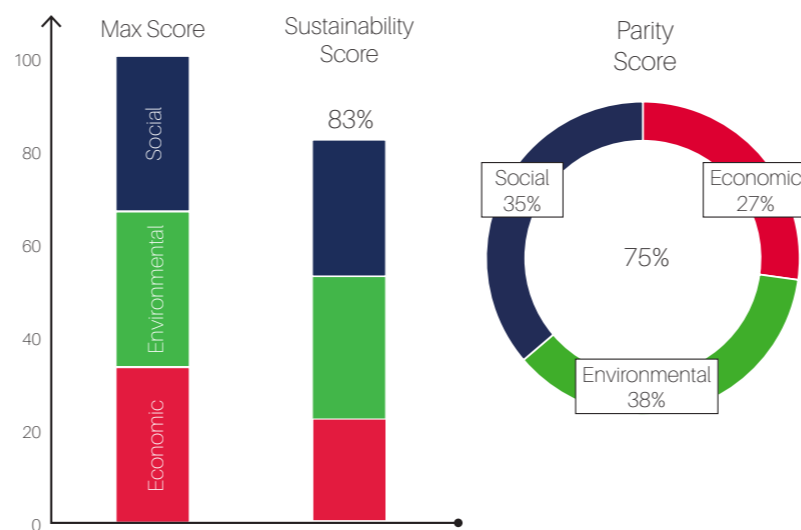
The proposed development of the land North West of Fishbourne, Chichester, has been assessed using the Sustainable Development Scorecard. The analysis has applied filters that concern the proposed development, ensuring the assessment is relevant to the scheme:

- In a rural location;
- Consists of residential uses; and
- Within the setting of heritage assets.

The completed Scorecard analysis for the proposed development can be seen left.



Sustainability Score (left) and Parity Score (right) of the proposed development of the land North West of Fishbourne (250 dwelling option)



Sustainability Score (left) and Parity Score (right) of the proposed development of the land North West of Fishbourne (100 dwelling option)

The graphs to the left show that the proposed site has the potential to achieve a Sustainability Score of 85% and a Parity Score of 83% for the 250 dwelling option and a Sustainability Score of 83% and a Parity Score of 75% for the 100 dwelling option.

The difference between the two schemes is that the proposal for 250 dwellings is likely to provide a greater number of community facilities than the 100 dwelling scheme. This aspect of the Scorecard methodology contributes to the economic pillar.

The proposals have therefore shown the potential to achieve a high score in each of the three pillars of sustainable development, including a balanced achievement of economic, environmental and social input to the local area.

The analysis conducted as part of the assessment process has demonstrated that the proposed site is in keeping with the principles of sustainable development outlined in the NPPF and will enhance the long-term sustainability of Fishbourne, through the provision of new homes in a sustainable location.

## Recommendations

Measures to maximise the contribution of the proposals to sustainable development through the design process, include the following:

- Ensure site biodiversity is enhanced, following the loss of greenfield area;
- Maintain and enhance the existing ecological infrastructure;
- Preserve and enhance the setting of local heritage assets, and in particular Scheduled Monument and Grade II\* Listed Registered Park and Garden of Fishbourne Roman Palace;
- Provide housing that reflects the needs of different groups in the local community and in line with the Local Plan's desired mix of housing;
- Adopt measures to reduce risk of air, light and noise pollution due to the construction and operation of the new development;
- Contribute to sustainable means of transport by including facilities for charging of electric vehicles;

- A Crime Prevention Design Advisor should be consulted, with recommendations incorporated in the design;
- Create publicly accessible spaces that are well overlooked within the proposals;
- Adopt placemaking principles to deliver a place with a locally inspired character in line with the local context;
- Optimise the density of development to reflect the local landscape and allow adequate access for all potential users; and
- Take account of the views of all applicable sections of the local community.

The Scorecard will be used as a framework to guide further design development, ensuring that all aspects of sustainable development referenced in the NPPF are considered as designs progress.

## 9. Availability, Deliverability & Achievability

### Availability & Deliverability

A developer has been secured to deliver the Site in its entirety. It is anticipated that the developer would deliver an average of 25-50 dwellings per annum depending on the overall quantum of development, in a single phase.

Typically, supporting community infrastructure is delivered later in the build programme due to cashflow considerations in the early stages. At this Site, we are seeking to deliver the community facilities alongside the first completions of housing. This would increase the market attractiveness as well as providing a valuable asset to the new and existing community of Fishbourne.

There are no apparent abnormal costs associated with the delivery of the Site which could impact on the viability of the Site.

The Site can come forward within the first five years of Local Plan Review in its entirety.

The Site will deliver a mix of housing to meet a range of housing needs including affordable homes (30%) to help to boost housing supply and meet objectively assessed housing needs in Chichester. We would be willing to consider the potential of providing specialised accommodation for elderly people if a local need is identified.

### Achievability

The Site is not dependent on the delivery of any additional infrastructure to come forward.

The Site provides the opportunity to deliver additional community facilities to meet the needs of the new and existing residents of Fishbourne. The scale of provision will be linked to the quantum of residential development proposed. We will consult with the local community to identify key priorities in terms of facilities and services required but the community hub could include space for a new nursery. The facilities could be delivered by the developer or land could be provided for delivery by a third party.

Contributions could be made to upgrading existing infrastructure if required. We would be open to negotiating terms with the relevant service providers.

Future development proposals would be subject to payment of Community Infrastructure Levy (CIL), thereby contributing to transport, education, health, social infrastructure, green infrastructure and public services. We would be willing to engage with the local authority to identify the contributions required to mitigate the impacts of development that are not covered by CIL and would be subject to a Section 106 agreement.

The provision of 30% of the dwellings as affordable tenure would also be secured via a Section 106 agreement.

A full suite of technical assessments were undertaken previously to support the proposed development of the Site. These assessments did not identify any constraints that could not be over-come through appropriate mitigation. These assessments will be updated to support the delivery of development.

## 10. Appropriate Assessment

The Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations'), requires that all competent authorities must undertake a formal assessment (referred to as an Appropriate Assessment), of the implications of any new plans or projects that may affect the integrity of a European Site before deciding whether to undertake, permit or authorise such a plan or project.

The Site is located within close proximity of a number of European Sites including: Chichester and Langstone Harbours SPA/ Ramsar Site and Solent Maritime SAC.

Whilst the regulations places an onus on the local planning authority to make the assessment, a Statement to inform the Appropriate Assessment will be prepared to assist Chichester District Council in this process.

This Statement to inform the Appropriate Assessment would provide the necessary information to fulfil the requirements of the Habitats Regulations.

# 11. Benefits of Proposed Development

## Economic

### 100 Dwelling Scheme

 **150** Direct Construction Jobs  
**240** Indirect and Induced Construction Jobs

 **£27.9 million**  
Economic Output (direct and indirect GVA)

 **£1 million**  
First Occupation Expenditure

 **£2.7 million**  
Resident Expenditure (per annum)

 **£680,000**  
New Homes Bonus (payable over four years)

 **£160,000**  
Council Tax Payments (per annum)

 **CIL Payment**  
In line with the CIL charging schedule

### 250 Dwelling Scheme

 **375** Direct Construction Jobs  
**600** Indirect and Induced Construction Jobs

 **£69.8 million**  
Economic Output (direct and indirect GVA)

 **£2.5 million**  
First Occupation Expenditure

 **£6.7 million**  
Resident Expenditure (per annum)

 **£1.7 million**  
New Homes Bonus (payable over four years)

 **£400,000**  
Council Tax Payments (per annum)

 **CIL Payment**  
In line with the CIL charging schedule

## Environmental


 **Net gains in biodiversity**

 **Good public transport access**

 **No flood risk issues**

 **Heritage assets protected**

 **Energy efficient buildings with renewable energy provision**

 **Sensitive to European Sites**

 **Landscape features enhanced and protected**


## Social

 **Delivers 100-250 new homes**

 **Provides 30% affordable housing**

 **Includes accessible homes**

 **Delivers community facilities**

 **Provides new public open space**

 **Provides opportunities for social interaction**

 **Close to village centre**

## 12. Conclusion

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The Site is located within the East-West corridor of Chichester which is identified as a potential location for future growth, and provides a very sustainable location for development. This is reflected in its SDC scoring (85% and 83%); particularly benefitting from easy access to existing local infrastructure and facilities within the service village of Fishbourne.

The Site does not have any constraints that would restrict development and is not dependent on the delivery of any additional infrastructure to come forward. Those constraints which are in place on the site can be overcome through design development.

The development of 100-250 dwellings would represent a sensible extension to the settlement of Fishbourne, and the potential uses on Site could deliver a wide range of economic, social and environmental benefits.

The Site could deliver between 100-250 dwellings including 30% affordable. The anticipated tenure and unit size mix can be adapted to meet locally identified housing needs. There is scope to provide speciality housing.

The Site provides the opportunity to deliver additional community facilities to meet local needs such as a nursery, allotments, play space and amenity open space. The scale of provision will be linked to the quantum of residential development, with a larger development potentially providing extended facilities.

Any development on the Site would be landscape-led to provide a new identifiable settlement boundary to Fishbourne and ensure no impact on designated landscapes albeit there is no clear inter visibility.

In summary, the Site is suitable, available and achievable and should be allocated by Chichester District Council for housing development in the Local Plan Review 2035 to help meet local housing needs.



## Appendix 1: Sustainable Development Scorecard Methodology

The National Planning Policy Framework (NPPF) has running throughout it 'the golden thread of sustainable development'. This is intended to provide guidance on how best to ensure that the three, equal pillars of environmental, social and economic sustainability are properly addressed through the planning and design process. However, with no clear-cut, NPPF-based assessment criteria to consider a site or project's sustainable development credentials current assessment is both tricky and subjective. The Sustainable Development Commission (SDC) was set up in April 2016 by Iceni Projects to begin work on a Sustainable Development Scorecard, which allows developments to be assessed against NPPF-based criteria, allowing a scheme's sustainable development credentials to be quantified.

Chaired by former Planning Minister, Nick Raynsford, the SDC is made up of a balanced cross-section of industry professionals, inclusive of Roy Foster (a former Planning Inspector), Janet Askew (immediate past-president of the RTPI), Sue Smith (former first Chief Executive of Cherwell and South Northants), Edward Dixon (Environment Manager at Land Securities), Stephen Ashworth (Partner at Dentons), Shaun Spiers (Chief Executive of the Campaign to Protect Rural England) and Ian McLeod (Assistant Director for Planning Regeneration at Birmingham City Council).

The SDC has developed an assessment tool which seeks to bring some clarity to the concept of sustainable development - the Sustainable Development Scorecard. The Scorecard development process has extracted 77 key statements originating from the NPPF relating to sustainable development. However, not all statements apply to each development. Therefore, in order to select appropriate statements relating to the development being assessed, the statements are filtered based on the development site location and nature of the development proposals.

This ensures that each analysis is tailored to the development in question, providing a unique set of results that directly apply to the proposed scheme, regardless of scale, typology or location.

Each of the statements are grouped by the pillar they most relate to; environmental, social or economic.

For each statement, the development is assessed on a five point scale, with responses ranging from 'strongly disagree' to 'strongly agree'.

Once all relevant statements have been addressed, the Sustainability Score is calculated. This represents a combined score from each of the three pillars, with a maximum score of 100%. As each of the three pillars are considered to be equal in the eyes of the NPPF, they are all weighted equally, meaning that no individual pillar can score more than 33.33%. Different numbers of statements for each pillar means some statements are therefore weighted more heavily than others.

In addition to the Sustainability Score, a Parity Score is also calculated which assesses how equally the three pillars are balanced. This is intended to highlight where equal consideration has been given to each of the three pillars. The maximum Parity Score is 100%, representing a completely balanced representation of each of the three pillars, regardless of the Sustainability Score.

The Development Scorecard is not intended to provide a pass/fail criteria to determine whether or not a development is 'sustainable'.

It is intended to provide guidance as to how development proposals could be improved, and to provide a framework for planners, developers, local authorities and communities to engage with to enhance the scheme's sustainable development credentials.



Delivery | Design | Impact Management | Engagement | Heritage | Planning | Sustainable Development | Transport

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