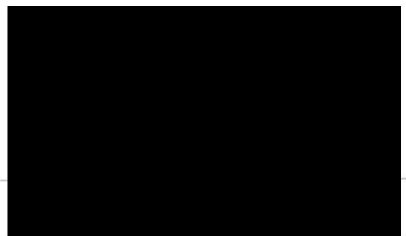




17-1-19



Dear Planning Policy,

Your local plan review at 6.63 states Fishbourne has been designated as a service village, this is so wrong on many counts:-

School

Fishbourne primary School is full. Children living opposite the School are unable to access the School and have to travel to Chidham School, which is two villages away. Chidham children can not access their school and have to travel to Southbourne. A situation creating extra unnecessary car journeys which in turn creates more pollution for us all.

Fishbourne

The village of Fishbourne has no shops, two public houses and only a few small businesses.

The Fishbourne centre is very well used and supported by residents of the village; sometimes being difficult to accommodate everyone who wants to use the facilities there.

Doctors

No Doctors in Fishbourne. Doctors surgeries in Chichester have already closed their books to new patients and with all the new residents that will be created with the building of White House Farm development and other already passed developments in the area; surrounding Doctors Surgeries will soon have to close their books too.

Dentist

The village dentist have been for a long time private patients only, occasionally opening their books for a few new NHS patients.

Sewage Capacity

Apuldram Sewage works are running at full capacity and have no more ability to cope and when there is a downpour of rain; raw sewerage goes out into Chichester Harbour, which is totally unacceptable for the Harbour Conservancy and the AONB.

Flood Risk

Fishbourne has a very high water table. If more farmland is allowed to be built on this will exacerbate the situation because of removing a natural sponge for a deluge of rain to be absorbed by. Roof tops are equivalent to concrete blocks when it comes to coping with a deluge of rain water. Suds would not work in this area to cope with sewage because of the very high water table.

**Policy** Bethwines Farm is outside the Settlement Policy area of Fishbourne and within the designated gap between Chichester and Emsworth and is not a Sustainable Site.

**Infrastructure** Must be carried out before anymore developments can be deliverable in the Southern Corridor. Tourism is a big money earner for the area, but if the development of the area continues as it is, it will not be a desirable place to come to and visit or live.

**Roads** WISCC are struggling to maintain the roads in the area, without adding to the traffic that uses them already. Clay Lane is used as a fast rat-run to avoid the use of the notoriously horrendous Fishbourne roundabout. The condition of Clay Lane throughout its entire length from Chichester to Bosham is a disgrace. The huge lorries that use Clay Lane can not pass one another so they have to pull over onto the verges or private drives and cause damage to both, the drops from the edge of the tarmac road to the verge are damned right dangerous; they are so deep. Large Lorries sometimes use Black Boy Lane (6'6") at 6.40a.m to get to Polthooks industrial estate in Clay Lane. The queuing traffic that occurs on the A27, A259, Clay Lane/Salthill road cross-roads, Salthill road North end and South end is making the air quality very poor in the village and will have an effect on peoples health in the area, and we still need to add the permitted development of White House Farm to the equation.

**Wildlife** The increase in the numbers of residents in Fishbourne and surrounding villages is putting increased use and pressure on the wildlife of the areas of AONB, SDNP and Harbour Conservancy; another increase in residents will cause lasting damage and harm to these areas. The wildlife strip imposed on Fishbourne by CDC is absurd:- there is hardly 200 yds between the A259 and the raised A27 road and in between that you have the double railway line and the rat run Clay Lane. Who ever imposed this obviously did not give ANY consideration for any ground moving wildlife!



Wildlife  
Continued

You would be very unlucky to visit Bethwines farm in the summer and not hear and see at least two pairs of Skylarks, Swallows use the farm buildings to nest and rear their young as do the wrens, robins, blackbirds, tits and many other songbirds. A barn owl can be seen there hunting for food and also buzzards, red kite and other birds of prey. Bats can be seen flying around the buildings from Spring till autumn, newts and slow worms live there and the wildlife margins give home and cover to a very large number of insects and rodents. Roe deer are residents around the farm. Bethwines farm is an open area for flying birds to use from the coastline to the Southdowns [HCA, AONB, SDNP].

Farmland

Farmland is as important to this country's survival as housing. It is all very well putting rooftops over people's heads, but they need a supply of fresh food to survive. Grade 2 farmland should not be built on. With global warming farming should be carried out the country over as relying on one area to produce food stuffs would be disastrous, if there was a horrendous weather event that washed out and destroyed crops in one area it is unlikely to be country wide. None of us know where the weather will cause problems in the future.

Bethwines  
Farm

Bethwines Farm is 115 acres of grade 2 soil and is all farmed by a tenant farmer who is an excellent farmer and is wildlife friendly; having a wildlife strip around the farm. He grows mainly cereal crops but does swap with other farmers to rotate their crops: so potato, lettuce and peas and sweetcorn or maize get grown on this farm.

Village  
Plan.

Fishbourne adopted its village plan and allocated sites in clay lane (east) and other small sites around the village, but did not include Bethwines Farm.

Historic

Fishbourne has already taken more than its fair share of housing in past years, when other villages took on no building developments at all. The population of the village has grown by 25% since the 2001 census.

Fishbourne has taken on several under fire dwelling developments

Historic  
(Cont-

that have not been able to be added to its numbers in the past and present times, these developments do add to the population of the village. Fishbourne is just holding on to its village individuality, any more major developments would ruin its Country village ambience.

House Sales

House sales in the area have slowed down and when White House Farm site is developed and other large sites to the east and south of Chichester, it may well be that new houses will not be sold so quickly or builders will hold back on the building of new homes.

The Secretary of State for housing, communities and Local Government stated:-

"Local communities should be able to determine not only the right number of homes for their area, but how they fit in".

I am passionate about the village I live in and my family have had a connection with since 1931

Kind Regards

Annie Stephens