**FISHBOURNE PARISH COUNCIL**

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**CHICHESTER DISTRICT COUNCIL INTERIM STATEMENT FOR HOUSING DEVELOPMENT – CONSULTATION June-July 2020**

**Response from Fishbourne Parish Council**

Overall this is an excellent document with a clearly expressed aim (to build up as “weighty” a policy statement as it can under the circumstances) and a coherent strategy for achieving this (by listing as evidence the relevant policies in Chichester Local Plan Key Policies (CLPKP), the draft policies prepared for the Local Plan Review (2016-2035) (LPR) and evidence of consistency of policies with the National Planning Policy Framework, 2019 (NPPF). The greater consistency, the greater the strength of the Statement.

Our responses to individual sections are listed below:

2.4. While para. 2.3 claims the Statement will ensure “development comes forward in the most suitable locations”, para. 2.4 talks of “prioritising progress on delivery of known sites including West of Chichester” – despite the reference in para 5 of the Housing Policy Statement of the need to ”preserve the intervisibility between the South Downs National Park and the Chichester Harbour AONB.”

SUGGESTED AMENDMENT: DELETE reference to priorities in para. 2.4 so as to remove the conflict.

4.2 While the requirement that sites put forward “should not be, for example, dependent upon delivery of significant off-site infrastructure” this is clearly sensible for the interim statement but would not be deliverable in LPR since the only feasible sites in Fishbourne would not be deliverable without substantial road improvements.

Interim Housing Policy Statement

6.1 and 6.2 (1 – 5). Fully agree.

6.2 (6) The Statement fails to address key issues such as the impact of wildlife corridors on housing numbers and merely seems to pass the responsibility to developers who “should demonstrate that they will not affect the potential or value of the wildlife corridor”.

SUGGESTED AMENDMENT: Add numerical data to show what is meant by “potential or value” and make LPR S30 accessible, preferably by providing a link. If LPR S30 does not contain data concerning the impact of wildlife

corridors on housing numbers, this information should be urgently distributed so that parishes can make accurate forecasts of their housing availability.

6.2 (7) – 6.2 (12). Agree.

MAJOR CONCERNS.

1. We can find few references to the cumulative effect of increased traffic approaching Fishbourne Roundabout (or using unsuitable country lanes as rat runs and thereby creating high risk areas at crossroads and junctions) as a result of all the current and proposed new building to the west of Fishbourne.
2. While some small builders may be put off from applying during the life of the Interim Statement, large developers are unlikely to be deterred and will use the NPPF’s “presumption in favour of sustainable development” especially where the Planning Authority is unable to show a 5 year housing supply. Should the LPA refuse an offer from a large developer, especially one whose time limit on an offer may be running out, an appeal would almost be certain. That is why for months now we have asked the LPA and our MP to raise at national level the dangerous result for Neighbourhood Plans of “extending” a Local Plan without building in a safeguard for Neighbourhood Plans during the interim.