

If you answered 'not suitable' to any of locations above please give reasons:

To build on Bethwines will destroy the rural feeling of Fishbourne, will impact the infrastructure of the village, especially the roads which are already congested and will become vastly more so with a development as large as Bethwines. It will start the process joining Fishbourne and Bosham.

Bethwines Farm - unsuitable because there will be no defined edge of village and we will merge with Bosham before you know it. Small sites are unsuitable because they will add to the density of housing and change the character of the village.

Any development west of Blackboy Lane would take up valuable farmland, create flood risks and destroy the perimeter of the village. This must be stopped at all costs.

Last time I looked West from Blackboy Lane all I saw was a flat boring wheatfield punctuated by national grid pylons striding majestically across the horizon. Not exactly Kingly Vale or the Lake District! We would not be living in Fishbourne if our ancestors had prevented large scale building as a percentage.

We need to keep Fishbourne's identity by keeping separation from Bosham, Chichester etc. Blackboy Lane - Clay Lane CANNOT take further traffic. We need the farmland in Blackboy Lane to grow food! Nature needs space as we do. Schools, hospital, drs, have not space for further population. What work is there in the village.

Bethwines is farm land outside settlement. Clay Lane already too filled and busy.

Blackboy Lane gives the village a distinct western boundary. It also provides the village with the only remaining sweeping rural outlook and views. It is also on prime farmland.

Increase in traffic - roads inadequate. School places insufficient. Dangerous access on foot/bicycle to Chichester. Sewerage treatment plant needed. Flood risk potential.

Because of the overcrowding, traffic and school problems it would cause.

Lack of infrastructure and services for larger developments. It would mean more traffic on the roads, therefore increasing levels of noise and pollution. Parking already an issue in the village with numerous vehicles parking on the pavement. Loss of village identity. Detrimental effect on the countryside and wildlife.

Bethwines Farm will link us to Bosham (therefore not suitable). Clay Lane Eastwards towards Tesco can not withstand safely the through traffic now, also no footpath of lighting for people, children walking into Chichester.

This is meant to be a village, not part of Bosham. Bethwines building would mean losing the village identity. Land on both sides of Clay Lane just means becoming part of Chichester (Whitehouse farm development). Enormous development of "not suitable" locations would make the roads even worse they're bad enough, especially the queues at Tesco roundabout.

Bethwines Farm would sooner or later become a huge development not only would it be on future agricultural green belt land, but there are not facilities, plumbing, roads etc, to support such a development.

Bethwines is prime farm land. We need to feed ourselves post-Brexit and reduce food miles. There is a rich biodiversity and it is environmentally important to retain this. It is OUTSIDE of the agreed settlement area of our N Plan democratically agreed. If built over there is no going back to farmland for food production. Clay Lane development will be infill between Fishbourne and Chichester. We will already be impacted by White Horse Farm development via Clay Lane. It is far too dangerous to cycle round there now. It is already a rat run for those avoiding the Tesco roundabout.

Once building commences on Bethwines Farm it will eventually cover the area down to the B2146 (Ratham Lane). It would require infrastructure e.g. school, doctor, etc. The gap between Bosham and Fishbourne would go and become an urban dormitory.

It would eat into the countryside, eat into the gap between Fishbourne and Bosham and encourage even greater development further West. Once gone the corridor all along the bottom of The Downs westward becomes vulnerable for development. Bethwines Farm is a test case and mustn't be developed.

Despoilation of good agricultural view, removal of excellent country views, and dangerous for the density on minor roads will swamp village and all its facilities. Clay Lane sites would only be feasible with proper improved access.

Smaller plots are realistic and sustainable. Both Bethwines and Clay Lane developments would place excessive pressure on roads, drainage and infringe on the quality of the environment.

Because we cannot just keep building and taking away our green spaces, stop immigration then less houses will be required, leave some countryside for our future generations, please.

Bethwines is not suitable as Blackboy Lane is not wide enough for any extra traffic, also keeps us separate from Bosham. Defines boundary between Bosham and Fishbourne. Flooding at end of Blackboy Lane.

The history of the proposed development of this site (land west of Blackboy Lane) includes certain undesirable intentions - but ignore those. Consider the nature of the land; then add the position which threatens the gap between 2 villages. The advent of "Solent City" where will transport for workers go. Westward along the A259? No - Eastwards to overloaded junction with the A27 (already overloaded, if only upkeep of roads, by new developers in/off Clay Lane) Already too many houses and these will be in rural areas.
Retain rural nature of Fishbourne. Retain open space.

Lack of infrastructure and traffic management to cope with a large scale development. Plus higher risk of flooding and wastage issues due to scale.

Valuable farming land. Risk of flooding in village. Roads in village not suitable to take increased traffic. Increased pressure on AONB. Lack of facilities in village e.g. Drs, Shop. Local school already over-subscribed. Impact on wildlife. More pressure on A259 and Chichester by-pass.

Currently rural/agricultural - change of use not acceptable. Sites important to keep village separate and maintain strategic gap. No infrastructure for additional housing. It would devastate the village to allow sprawl on these major sites.
Bethwines Farm is high grade land which should not be built on.

Any major developments would require an increase in facilities and infrastructure e.g. schools to support them. There would be an increase in traffic within the village. Any large development will be an estate and will have a negative impact on the village community.

Lack of facilities in the village for major growth and lack of parking for houses that do get built. Risk of village losing green gap between Bosham/Fishbourne/Chichester. Roads not able to handle traffic through the village.

Farmland and rural aspect should be maintained for ecological and village cohesion reasons.

Too many houses would be built on these large sites.

Loss of village identity, traffic and noise increase, no infrastructure, poor road safety, speeding - road layout out of date, parking limitations, poor public transport.

Flood risk. "CLAY lane" the clue is in the name! Water runs off and over.

Traffic noise and pollution from extra vehicles Loss of identity.

We need farm land more than housing which should be on poor quality land.

The infrastructure cannot take more.

Bethwines Farm is the most obvious strategic gap that defines the boundary of Fishbourne. It is the only clear uninterrupted rural view left in Fishbourne.
Don't want village to become over-large
The open space and grazing occasionally for livestock is a true delight.

It will significantly alter the nature and culture of the village. There is already substantial ribbon development along the A259, a practice which was rubbished in the 50s (I think). Nothing has changed. We need separation between the villages to maintain sense of community and identity. I have heard many people/academics/politicians say how important community is.

Bethwines Farm is prime farm land. Would ruin a perfect view where you can see to the horizon and watch the setting sun. Unsuitability of Blackboy lane for any increase in traffic. Pylons and overhead powerlines over some of the land. The farm provides some employment.

This is supposed to be a "village", it looks as though Fishbourne is going to disappear. The post office calls Fishbourne "Chichester" on letters. You are destroying the countryside all the trees etc. What about the wildlife? We even had wildlife in London and bicycles would be ridden in London safely. Pedestrian crossing needed at entrance to ?? Place.

Bethwines Farm is located in an area that provides important green space. Also the developments up in that area (Caspian Close and the Tapestry/Cuckoo fields) has led to flooding in lower areas of the village.

Bethwines Farm and Clay Lane East would add to the traffic chaos at peak times. The number of houses would be large and increase the number of children looking for primary school places. Developing Bethwines would join Bosham to Fishbourne. Clay Lane development would complete the Chichester-Fishbourne link.

These vast developments cannot be considered because the extra number of cars on our congested and in the summer impassible roads. GRID LOCKED is the word. Living near Fishbourne roundabout is already a nightmare. Even holiday traffic makes it bad but to have hundreds more cars from new estates would be catastrophic.

Both too large scale and will overwhelm existing character of the village.
Would ruin village/rural atmosphere

Land near Clay Lane is the natural barrier between Fishbourne and Chichester. It is a rural area with wild deer and peregrine falcons, newts and other wildlife. Local families use it for growing vegetables, playing outside and star gazing.

Bethwines Farm area is a beautiful open space for agricultural land or animal grazing. It's the large open space that makes you feel you are living in a rural environment. Filling it with a large housing estate would just become a step further in Fishbourne and Bosham becoming one village/small town.

The farm land west of Blackboy Lane which developers want to build 200 homes on will nearly close the gap to Bosham. Neither Blackboy Lane nor Clay Lane are wide enough to have large numbers of cars coming out into the roads. Clay Lane does not even have a footpath to Tesco and the town.

Clay Lane has too much traffic (bus route and no pavement). Small sites not suitable, would be more traffic to already busy areas!

(Land west of Blackboy Lane) no separation from Bosham. Too many houses a possibility, which would spoil the village appearance, not have suitable infrastructure to support as issues such as traffic and schooling are overwhelmed.

Bethwines Farm would cause lots of problems with traffic, drainage, access.

(not answered because I don't know the sites well enough)

We don't want to lose the village identity. We don't want to join up to Bosham or become part of Chichester.

Bethwines - it would double our village size and would probably not include a new school, doctors surgery or shops. There must be appropriate roads, footpaths and facilities for the residents.

Too much "in fill" destroys the character of the village because they build on large gardens and existing localised green spaces.

Bethwines is arable land and people need to eat. We cannot cover our arable areas in concrete and then wonder why food is so expensive. We do not own the land. While we are here we should use it sensibly and sensitively as should every generation. We cannot survive without nature but nature would do just fine without us. We do not have the right to destroy thoughtlessly and will pay the price if we do not until every brownbelt area is used, every town renovated with more sustainable housing, should we even consider touching arable land.

Building on Bethwines Farm extends the built-up area in the village and replaces farming land with building infrastructure (roads, schools, drainage etc) would not be sufficient without major developments to support the size of building project envisaged. There could be significant impact on other areas due to disruption of natural water courses -which could also impact on the Chichester Harbour environment.
To maintain open space to west of village.

Bethwines sets precedent and inevitably would grow even larger in course of time once green space lost it's lost for ever.

We already have one large estate in what was a small village - also the land at Bethwines is farmed, home to deer and other wildlife, also will create traffic problems on what is a small lane. Clay Lane is also unsuitable for large-scale housing - safety concerns in the narrow road, closing the "gap" between Fishbourne and Chichester, making Fishbourne another suburb and losing its village characteristics.

Don't need any more

Driving conditions are not great in that area (land both sides of Clay Lane). I have witnessed speeding vehicles passing that area on a daily basis, an accident waiting to happen. Building around that area will most definitely increase the risk of accidents. The roads are narrow and further road entrances will only add problems!

(Clay Lane) too much traffic using this as a rat run. No pedestrian footpath and no room to build a narrow road. (small sites) Poor sewage and drainage.

Bethwines Farm is good agricultural land and is well farmed. Blackboy Lane is not suitable access for such a large development and the sewage system would be a real problem. Already some residents cannot register with a local doctor and have had to go to Southbourne for a GP.

Land west of Blackboy Lane will close the gap between Fishbourne and Bosham, setting a precedent for further building along the A259, thereby ending Fishbourne's identity as a village in its own right. Clay Lane ; this lane is too narrow for the amount of traffic currently using it as a rat run. With the huge development at Whites Farm the situation will be exacerbated.

Too close to pylons and associated health risks

Brexit may mean food production is even more important.

Enough housing in Fishbourne I feel

Blackboy and Clay Lane - too narrow for major developments.

This would create a "hemmed in" feel

Not enough facilities

We must maintain our green spaces around the village.

Could lead to further development over the next few years. No boundaries to stop development

Sewage concerns

Too high a density likely to be built.

Why both sides of Clay Lane? Further development by Hannah Place very suitable, but not the smallholding between Clay Lane and A27

Concern about further development once the initial ones are agreed

Utility infrastructure would need to be updated for increased dwellings.

Disruption while building work going on.

Clay Lane is not suitable due to the railway stopping access and that access leading to Tesco and poor access onto A27

We have already lost "Fishbourne" on our address

Sewerage

No facilities (shops etc) to support growth

Doctors/dentists overloaded

Safety concerns/risk of accidents due to increased traffic

Public transport is not adequate

Pollution in AONB, overloading facilities

A large development will only increase traffic through fishbourne. There needs to be an improved access the a27. Junction improvement to the roundabout at Tesco it a new junction west of fishbourne to allow traffic to bypass fishbourne.

They are fields - useful agriculture land. Also we should be cherishing any green space not building on it.

Blackboy lane is not wide enough to take increased traffic, it divides Fishbourne from Bosham and would be too large a development leading to pressure on schools (both local schools over subscribed) and doctors surgeries. I am concerned with flooding as a result of the development of Bethwines.

Development of Bethwines Farm encroaches on Greenfield land and high quality farmland. The spread will be detrimental to the recognition of Fishbourne as a community village and merge Fishborne with Bosham.

Bethwines farm has a lovely view and more housing will just spoil it for everyone. Traffic will increase putting pressure on the road conditions on black boy lane and the surrounding roads leading to black boy lane.

The land is farm land and should not be built on

Good quality farmland. On the very edge of the village, so spreads the village. Poor roads to the site.

Bethwines farm land is part of the rural appeal

The village is large enough and needs separation from other villages

narrow roads will be congested by extra housing which mean extra cars on the road

Land to the East of Hannah place reduces the strategic gap between Fishbourne and Chichester. The development of Bethwines is over development of the site of which Fishbourne would not cope with, losing its identity and friendliness.

The infrastructure of the area could not cope with the influx of new houses, people, cars, we DO NOT want to be any bigger than we already are. I certainly don't want Fishbourne to become an extension of chichester, nor join with our neighbouring villages. Fishbourne has already met with every housing demand from government or local council, it only seems right that if these housing needs need to be met, then the neighbouring villages need to accommodate to this need in equal measure to fishbourne.

Whitehouse farm already going to have a significant deleterious effect on this area around clay lane

Farmland views of other villages

Bethwines farm determines the character of Fishbourne to a large extent. Fishbourne would certainly lose much of its rural character and beauty if it were built on.

Bethwines Farm should never be built on. West Sussex needs to preserve its arable land.

Building on farmland on the edge of the village has a double environmental impact - it reduces local production of food and contributes to sprawl and the merging of villages and thereafter towns/cities.

Upset the maximum number of current residents.

There are simply too many new homes in Fishbourne already.

I just don't think cramming properties into smaller spaces retains that countryside feeling, it starts to feel cramped, if we spread out we can still retain a feeling of space around greens. I think that creating medium plots allows a community within a community like the builds that have come previously

Building on Bethwines Farm would significantly change the village. It is a fabulous outlook which defines Fishbourne. It maintains a strategic gap between Fishbourne and other settlements.

As above, I consider large scale development as unacceptable

If there were new homes built on land on both sides of Clay Lane there would be a very large increase in traffic in Clay Lane. There is already a lot of people using Clay Lane as an alternative route to drive into Chichester. If any more new homes were built in Clay Lane the traffic would be held up while the building work was going on. Also there are sheep grazing in the fields in Clay Lane and we need to protect this land and keep this green space for future generations.

Must preserve the western rural boundary to prevent encroachment & linking with Bosham!

From my house I can observe a plethora of wildlife including birds of prey, squirrels, Fox, and deer who use the land as their home. British wildlife needs saving not destroying!

Clay lane is an extremely busy road as it is. It's turning in to a major cut through route into Chichester. The cross roads with Salt lane will be even busier and more dangerous.

Traffic is already an issue in the village. The size of roads and insufficient pavements would be a major issue if it was to increase further!

Blackboy Lane is not suitable for more traffic and population.

Clay lane is an extremely dangerous road and unless there were pavements provided it is very unsafe. In fact I'm needs pavements along there before someone is killed. And speed limit there needs to be much less as approaching Tesco's end Fishbourne road.

It's impossible to comment on the smaller dwellings as no information available as to where these are which would affect a decision.

Clay Lane is a rat run now with no pathway. If anything is built there will be no green space between Fishbourne and Chichester.

n/a

Developments in this area would increase the risk of flooding to the existing dwellings and the Roman Palace, as the fields act as a natural drainage area and there are springs in the area as well.

Flooding risk - these fields are on natural springs and provide drainage for the area - taking water away to Dell Quay. Quay Meadows streams were still flowing during the near drought conditions this summer, showing that the water table in the area is high and needs adequate drainage to prevent the existing housing areas becoming at risk of flooding

A large scale development would ruin the village which does not have the infrastructure

Development too big without vastly improved infrastructure which should be in place before building starts.

Valuable Farming land also a flood plain

Once we start building on these outskirts in the gap between fishbourne and Bosham there will be no end to building in 10 to 20 years

Blackboy Lane is a natural boundary for Fishbourne. It provides open views to the west of Fishbourne and is reasonably good farming land. With the population growth and other factors, we should not consider utilising any more farm land for housing.

The infrastructure can't cope. I've already mentioned sewerage and drainage but there is also the road system. Until we get a new bypass to the north of Chichester the roads will not be able to cope and travelling locally will be unacceptably slow and crowded

Agricultural land has an important roll and once lost is gone forever

Good productive agricultural land (Bethwines)

Access to Clay Lane dangerous, and making for

Increased risk of bottleneck to traffic in it and accidents.

Increase r

Developments are too big

There definitely should not be any development in Blackboy Lane and Bethwines farm, bearing in mind it is agricultural land and needed for food production.

Also identity of village will disappear.

Bethwines farm is part of the rural feel of the village and must be retained to form a natural gap between Fishbourne and Bosham.

Development of Bethwines is totally unacceptable as this would result in all of the worst factors that could effect Fishbourne, most importantly the loss of the strategic gap

Blackboy lane should keep it's good farming field and rural aspect Clay lane cannot cope with the extra traffic it would cause

It would destroy the rural nature of the village, build on valuable agriculture land and lose the village identity

The western aspect is very attractive and provides proper separation from Bosham (and a clear margin for the city as a whole).

it would completely change the character of the village and the village itself could not cope with such an expansion water, sewage, schools, roads etc

Good grade farm land cannot be replaced. Once it is built on, it's gone forever. We need sustainable farm land to avoid food poverty in the UK.

Need to maintain green belt and farmland

No infrastructure suitable to accommodate large developments

Bethwines farm gives Fishbourne a clear gap between Vishal and helps maintain the rural atmosphere

The infill of Bethwines would only be the start of a larger development. Any size development (even just 1-10) would create a precedent which must be avoided

Bethwines should NEVER be build on as it is the natural edge of the village and to build there would mean that the sprawl from Chichester westwards would continue and we would loose our village identity by eventually merging with Bosham. There is also not the infrastructure in place to cope with this sort of development. In the preceeding years when Caspian Close, Flavian Fields, Langrune Close, Hannah Place and many other sites have been developed no extra school places have been made available, drainage improved, sewage facilities enhanced, doctors surgeries made available to all the new residents. We are overloading all of these (to name a few) key provisions and it cannot be allowed to continue. We choose to live in the village for just that reason, IT IS A VILLAGE, and we don't want to loose that identity and all that goes with it.

We will have no green space lefted

Keep the land free and the views

Decrease distance between villages and destroy rural views and feel of the village.

Erodes gaps between Fishbourne and Bosham/Chichester. Loss of Farmland ay Bethwines. Drainage issues and unsuitable roads for more traffic.

It would completely change the rural village nature of Fishbourne and make it part of an urban sprawl

Current infrastructure can barely cope today. I.e. Salthill Road is already used as a rat race for non residents, the same for clay lane leading to Fishbourne Road East.

1. Bethwines is good quality farming land . currently in use - once lost ,it cannot be replaced. Our food should be as local as possible.

2. East of Hannah Place puts a strain on an already winding, dangerous and poorly maintained road. It is already a rat run because of the busy and dangerous Fishbourne roundabout.

Poor infrastructure. Schooling not sufficient. Take the soul out of the village. Not enough facilities such as local shop which every other village/community has.

Queues getting out of the village are bad now and cannot be made worse. It can take 30 minutes or more in the morning to get to terminus road.

If land to the west of blackboy lane is developed then we loose a boundary between Fishbourne and Bosham, also traffic will become a big problem in the already narrow lane.

It closed gap between bosham and fushbiurne

Because the village doesn't need anymore houses

We moved to Clay Lane nearly 4 years ago for a better quality of life and we've had nothing but building works, constant construction noise, mess, traffic and damage to our cars from large vehicles!