

FISHBOURNE CONSERVATION AREA PUBLIC CONSULTATIONS REPORT
16 JUNE - 28 JULY 2017

Resident Comments - Inside of the Conservation Area

No.	Name and address	Question	Comment	Response	Action
1	Resident - 70 Fishbourne Road West	6	Proximity to Fishbourne Harbour (Nature Conservation Area) is important and intrinsic to character of the CA - mutual benefits should be explored - open views important	Agreed	Text amendment
		12	[Consider adding] commercial / external lighting and signage to article 4 direction - impacting on properties	The potential for this appears very limited and therefore unnecessary.	No action.
		15	Very good proposal which will seek to maintain and enhance the Character of Fishbourne Village which can be positively used to inform or restrict further development in the village or on the edge which may be detrimental to its character	Noted.	No action.
2	Resident - 84 Fishbourne Road West	10	No 98 Fishbourne Road West (The Gables) - large rear garden bordering Roman Palace grounds needs to be in the conservation area.	Agreed. The Conservation Area boundary should not cut through a garden but follow the property boundary.	Add to boundary.
		12	Article 4 - add parking in front gardens to 'removal of front boundaries and paving over front gardens'	Disagree - this is an additional control over and above the control of property boundaries.	No action.
3	Resident - 1 Forge Cottages	14	Remove telegraph poles and overhead telephone lines and put them underground. They are ugly and dangerous and distract from the overall scenic scheme.	This is already identified as an issue within the management proposals under 'Public Realm Enhancements' on p.32.	No action.
4	Resident - 4 Dolphin Close	15	Conservation of 'village identity' is a key issue and the support of buffer zones in which no new development is permitted would be warmly welcomed.	The creation of 'buffer zones' is not the purpose of the Conservation Area, though it does seek to preserve village identity where it informs the CA.	No action.

5	Resident - Blake's Cottages	n/a	I moved into Blakes Cottages five and half years ago and since that time have made a lot of improvements to my property including an extension. From the outset it was very necessary to replace windows and doors and to make them as soundproof and energy conserving as possible. I would have found it very difficult if the choices had been limited to the traditional single glazed timber windows and doors.	There is no intention to insist on single glazing. The control of windows seeks to improve their design and appearance, but not necessarily their thermal performance.	No action.
		n/a	The main road gets busier and noisier by the day and rather than restrict alterations, I feel it is much more important that speed restrictions are enforced. Those of us who live at this end of Fishbourne love our older cottages and take good care of them. I really do not feel it will be of any real benefit to extend the conservation area. After all, we have a real mixture of different types of property and they blend well.	Traffic speed is identified as an issue within the CACA and would apply better to this part of Fishbourne if it is part of the CA. The blending well of different types of property is exactly why the extension is being considered.	No action.

Consultee Comments

No.	Name and address	Question	Comment	Response	Action
5	Consultee - Chichester Harbour Conservancy	6	Whilst the open landscape setting of Area 3 is stressed, perhaps greater reference to natural beauty of the AONB and importance for nature conservation as part of overall character could also be made.	Agreed.	Amend text.
		10	Possibly include Fishbourne Palace within the Conservation Area Boundary	This was considered but given that it is a scheduled monument and has a high level of protection, was left outside of the area.	No action.

		12	Removal of chimneys (Class B, Part 11, Schedule 2) and paintings of external walls (Class C, Part 2, Schedule 2) should also be included in Article 4 Direction	These issues were not identified as being problematic at this time.	No action.
		14	Please re-visit the boundary between character areas 2 and 3: it is considered that the north-west part of area 3 ought to be within area 2	Agreed.	Amend maps.
			Why is Fishbourne Palace not within the Conservation Area: is it because scheduling affords it a higher level of protection?	Yes. This was considered but given that it is a scheduled monument and has a high level of protection, was left outside of the area.	No action
		15	No further comments were made by CHC's Planning Consultative Committee when it was considered this matter at its 17.07.17 meeting.	Noted.	No action.
6	Consultee - Fishbourne Parish Council	8	Character Area 4: Old Fishbourne - Strong semi-rural character with open fieldscapes to north and south ' <i>providing high-quality and versatile productive land, highly regarded views and a classic example of a coastal plain.</i> ' sic	Agreed.	Amend text.
		12	Extreme care should be taken if allowing front gardens to be paved over due to flooding problems.	Noted.	Amend text.
		15	The character of the villages at the end of the Fishbourne Channel depends very much on their individuality. To preserve this, it will be essential to establish buffer zones alongside village boundaries in order to prevent the merger of village identities into a suburban sprawl from Chichester to Emsworth.	Noted, though this is not the purpose of a Conservation Area.	No action.
7	Consultee - Historic England		Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.	Noted.	No action.

Non-Resident Comments - Outside of the Conservation Area

No.	Name and address	Question	Comment	Response	Action
8	Resident (outside CA) - Creek Haven, Fishbourne	6	Trees, the wanton destruction of fine mature trees, including a very old unusual apple tree at the Gables mean TPOs should be updated regularly	Land belonging to 98 Fishbourne Road West (The Gables) has been brought into the CA, though appreciate that it is too late for the trees.	Amend boundary.
		8	What about adopting the playing field? Builders have already eyed it covetously. Its Fishbourne's bought and paid for + used	The playing field is not considered to directly add to the Conservation Area, though does form part of its setting.	No action.
			I think you've got it just right, but be prepared to fight hard for boundaries (ribbon development south + west)	Noted.	No action.
		10	Eastwards there are two 'barriers' dividing Fishbourne from Chi - the A27 overpass + the railway, the old division. Should that area be considered? What about the northern area, especially in light of the Whitehouse Farm development? Not quite conservation area but still part of Fishbourne as a whole	Considered, but not of a quality that would be worthy of Conservation Area status.	No action.
		12	[Art 4s] Change of use? You can't force two pubs to stay but if they closed there would have to be a lot of thought put into their use. The Bull's Head in particular is very old.	This is not a consideration here but could be applied as part of a broader protection for public houses.	No action.
		14	Keep it as a separate entity and try to stop joining it up. Protection of playing field?	See above.	No action.
9	Resident (outside CA) - 8 Barker Close, PO18 8BJ	6	use of flint / clay hardly extensive	The term 'extensive' was used in the previous appraisal and can simply mean large amount. This is a fair assessment.	No action.
			important houses already listed	Noted, but this does not negate the need to identify other buildings of merit.	No action.

		10	most houses have already been improved to current energy standards with little impact on Fishbourne and do not need over bearing control - article 4	Plastic windows are not sympathetic and could be improved on to enhance the environment without compromising on energy standards.	No action.
		12	These houses have to be livable in. need modern windows and sound proofing etc for there location on A259. Help not control need to keep historical appearance.	The Article 4 would not prevent energy efficient windows or sound proofing. CDC officers would provide advice on this.	No action.
			poor publicity, exhibition time limited	The consultation was advertised by CDC and the Parish with everyone in the CA being written to. The exhibition time was consistent with other CA consultations.	No action.
		15	limited ability to understand proposal and consultation comments cannot be sent electronically - instant comments expected	Noted.	An electronic version of the questionnaire to be employed in future.
			not clear if comments will be considered (or wanted)	All comments are considered herewith.	No action.
			heavy-handed use of article 4 not helpful to residents of Fishbourne in general, wasting council money	The Article 4 Directions are consistent with the threat to the Conservation Area from incremental harm.	No action.
10	Resident (outside CA) - Thimbles, 37 Deeside Avenue, Fishbourne	6	Roman Palace - identified in 60's, post-development of Fishbourne itself. Doesn't 'define' Fishbourne - most houses aren't exactly from BC/early AD era!	This is a mis-reading of the text. The Roman settlement informs the origins of Fishbourne, not its development.	No action.
			waterways - waterworks included in Conservation Area are new. Little impact on character of Fishbourne	The waterways and site of the waterworks are of historic interest to Fishbourne and its evolution.	No action.

		10	It seems a bizzare and poorly thought-through move. (1) houses of historical value already listed (2) boundaries include unnecessary properties e.g. new waterworks (3) reduces value of existing conservation (4) reduces quality of life for existing residents - limitations on improvements detrimental to comfort (5) many houses in area have already made the improvements that cause 'removal of historic features'	Disagree: 1) houses can have historic value without being listed; 2) waterworks included due to history of the site; 3) the extension includes the old village and many historic houses, including listed buildings; 4) controls are not detrimental to comfort and will improve the quality of the environment; 5) whilst features have been lost, further changes can be managed to enhance the character of the Conservation Area.	No action.
		13	Disagree re Local List of Buildings - already identified in Fishbourne Book - waste of public money to repeat	Local listing is for the Parish to consider as they would be involved in identifying buildings that are important to them. Their inclusion in a book carries little weight in planning terms.	No action.
			Opportunities to reveal or enhance significance - improvements e.g. single-glazed windows? that make life uncomfortable due to lack of noise control, heat insulation, etc.	There is no intention to revert to single glazing if owners have double glazing. Improvements can be made without loss to comfort or noise.	No action.
11	Resident (outside CA) - Thimbles, 37 Deeside Avenue, Fishbourne	5	influence of roman settlement and roman palace cannot pre-date its discovery in 1960	This appears to the same mis-reading of the text as above.	No action.
			"A" high number of good quality 18th and 19th century domestic buildings intermixed with various older buildings	The mapping indicates a high level of these buildings and therefore there is no need to amend this.	No action.
			the village does not feel rural in comparison to many others nearby	This does not negate its rural quality, especially to the west.	No action.
			the use of flint cannot be described as extensive in comparison with other villages nearby where it is considerably more extensive	The term 'extensive' simply means large amount and is relative to its use in this context. It can therefore be described in this manner.	No action.
			20th and 21st century development	There is no development from the 20th or 21st century which can be considered a 'key characteristic'.	No action.

8	Extensive marshes + open fields in AONB's only containing 3 listed buildings seem to be unnecessary and appear to be at variance to the spirit of conservation areas and their original purpose	The Church, Manor House and Manor Barn are already within the CA boundary and not a new addition.	No action.
10	reducing the CA to exlude extensive areas of field and marshland - all buildings already protected listed buildings in AONB. Sic	Reduction of the CA in this area is not being proposed. This landscape is part of the village's history and special interest.	No action.
	The extension of the conservation area is unjustified and harmful. Inclusion of an area with significantly lower visual quality will destroy the specialness of the original high quality CA. the inclusion of the waterworks is staggering. Analysis of the quality of buildings in the proposed extension would demonstrate this extension is problematic. E.g. the absense of any historic windows except on LB's - significant modern change and developmnet already taken place.	Disagree. There is broad support for the extension of the conservation area. The site of the waterworks is of historical interest, whilst many historic buildings retain windows and features of historic interest. Where windows have already been changed, the design of these might be enhanced in the future for the benefit of the Conservation Area and its residents. This does not have to compromise performance.	No action.
12	The extension to the CA includes no non-listed buildings with a full set of historic windows facing the road, double-glazed plastic windows are fitted to almost all properties and are an important element in achieving an acceptable internal environmetn near the A27 and closely adjoining the A259.	The extension of the Conservation Area is not solely determined by windows, nor would it prohibit double-glazing. Its extension to the west should encourage better traffic controls and in turn improve the environment for residents.	No action.
14	it concerns me that a building that has recently been de-listed is now being put forward as being eligible for statutory listing. This circular process and 'job creation schemes' are wasteful in terms of time, public resources and district council finances.	Buildings that were formerly listed would not be put forward for listing again, however they might be considered by the Parish for Local Listing.	Amend text.

			unjustified level of control being proposed by use of article 4	The controls seek to preserve and enhance the CA and are consistent with the Council's approach in the District.	No action.
		15	timing the public consultation to coincide with village fete taking place in a separate location at the same time appears like deliberately evading public engagement.	The public consultation overlapped with the Village fete but was held over two days. The Parish had no issue with this.	No action.
			delaying online publication of all documents reinforces this view.	Documents were published on-line at 2.30 on Friday 16th June as advertised.	No action.
			documents are written including extension to the CA indication a 'fait a compli'	The documents are written in draft form. Without this we could not consult.	No action.

CA RESIDENTS AND CONSULTEES

question #	total responses	agree	neutral	disagree	no response
5a	6	6			
5b	6	6			
5c	6	6			
5d	6	6			
5e	6	5	1		
5f	6	6			
5g	6	6			
5h	6	6			
5i	6	6			
5j	6	6			

question #	total responses	agree	neutral	disagree	no response
7a	6	6			
7b	6	5		1	
7c	6	5		1	
7d	6	6			

question #	total responses	agree	neutral	disagree	no response
9	6	6			

question #	total responses	agree	neutral	disagree	no response
11a	6	5	1		
11b	6	5	1		
11c	6	5		1	
11d	6	5		1	
11e	6	4		2	
11f	6	5	1		

question #	total responses	agree	neutral	disagree	no response
13a	6	6			
13b	6	6			
13c	6	6			
13d	6	6			
13e	6	6			

OUTSIDE CONSERVATION AREA

question #	total responses	agree	neutral	disagree	no response
5a	6	3		3	
5b	6	3	2	1	
5c	6	3	2	1	
5d	6	3		3	
5e	5	3	2		
5f	6	5		1	
5g	6	3	3		
5h	6	3		3	
5i	6	3		3	
5j	5	3		2	

question #	total responses	agree	neutral	disagree	no response
7a	6	4		2	
7b	6	4	1	1	
7c	6	4	2		
7d	6	3	1	2	

question #	total responses	agree	neutral	disagree	no response
9	6	3		3	

question #	total responses	agree	neutral	disagree	no response
11a	6	3		3	
11b	6	3		3	
11c	6	2	1	3	
11d	6	2	1	3	
11e	6	3		3	
11f	6	3		3	

question #	total responses	agree	neutral	disagree	no response
13a	6	3	2	1	
13b	6	3	1	2	
13c	6	3	3		
13d	6	3	2	1	
13e	6	3	2	1	

PUBLIC EXHIBITION COMMENTS - 60 RESIDENTS (SATURDAY 27, SUNDAY 33)

Historic Building Advisor

- 1 footpath sign needed between Mill and Saltmill House - down causeway, often blocked by parking in driveway of The Mill
- 2 PROW at Palace blocked off
- 3 Pendrills - condition of the building
The Gables, 98 Fishbourne Road West - adjust boundary to include curtilage
- 4 17/00992/FUL - development of building should be resisted
development in the garden behind 16/02844/PRE and 16/00294/PRE
should 98A be a positive building?
- 5 Bethwines Farm development - include in CA?
- 6 The Old Dame School - needs attention, poor condition
- 7 The Trees & 1 and 2 Milestone Cottages - TS Eliot 1922 - further W on Main Road, wayside cottages (2006 book)
- 8 speed tables?
- 9 vibration from traffic - 78 Fishbourne Road West
- 10 16/01083/PRE - development of field adjacent to Old School
- 11 development of site behind Roman Landing - 2009
- 12 Redevelopment of The Woolpack Inn
- 13 No 113 Fishbourne Road West - garden to W of house, unmanageable due to TCA restrictions (already TPOs) - discussion
during 1981 CA boundary? - tree management agreement?
- 14 drainage - flooding Blackboy Lane
- 15 Bridges over streams in Fishbourne Meadows - management - replaced with unsympathetic replacements
- 16 Significant trees E-W behind Creek End, between Roman way - corresponds with N-S parallel to Salthill Road
- 17 Road to Leggatts Farm - private track doesn't need to be included
- 18 Roman Goddess statue at west end of Mill Pond?
- 19 springs + Reed Beds south of Mill Pond - include in boundary?
- 20 remove part of Roman Palace garden behind No 80 Fishbourne Road West

Senior Historic Building Advisor

- 1 Footpaths at 95 Fishbourne Road West
- 2 Garden to rear of 98 Fishbourne Road West longer
- 3 Extension to CA a 'good thing'
- 4 Condition of Pendrills Cottage (numerous)
- 5 Trees and their management within the CA.
- 6 General planning
- 7 Traffic speeds and controls
- 8 The potential loss of 98 Fishbourne Road West (numerous)
- 9 Large-scale development