

Summersdale Residents' Association

Planning Secretary Roger Hobbs
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7th February 2019

Dear Sir/Madam

RE: Chichester District Councils Local Plan Review.

We welcome the opportunity to comment on the councils Local Plan. As a local residents association situated at the northern extremities of the Chichester Settlement area we feel that we should comment on the items that affect our locality rather than discussing other residential development areas.

We should firstly congratulate the CDC officers on producing an excellent and comprehensive review. We support virtually all the policies that affect our area. We were naturally disappointed that such a large development is to be built immediately to the west of our community at White House Farm but are heartened by the statements assuring the no development occurs to the north of the B2178. Whilst we welcome the local amenities mentioned and also some business uses, we would also welcome a provision for a health centre as Chichester is crying out for more doctor surgery capacity. Although there is provision in the plan for traffic calming measures in Parklands we would also like to see in the document a sentence on CDC desire to limit the impact of that development on the country lanes to the north of the B2178. There was an intention in the planning agreement to partially close Brandy Hole Lane which does not get mentioned.

With regards to Policy S16 development within the vicinity of Goodwood motor circuit and airfield we believe that the 400m buffer should be maintained from now onwards, without exception. We recognise that some new development may have encroached into the buffer and that is unfortunate, but planning permission has already been granted for that development. I understand that some of the Summersdale area is also within the 400m buffer zone. However, having been involved with the SRA for many years the noise from the motor circuit and the overflying of aircrafts continues to be a perennial problem for our members. We strongly support the motor circuit as we appreciate the enjoyment a lot of local people get from visiting the events and also the benefits it brings to the local economy. It is for those reasons that the 400m buffer zone must be protected. There is a danger that if encroachment occurs those residents may also start complaining about the activities at Goodwood, somuchso that the activities cease and the land is sold off for yet more housing, which would be a great shame.

Policy S13 whilst is further afield we do strongly support protecting the views of the cathedral. Regardless of any religious persuasion it is a beautiful building and the views of it are worth protecting. The building was designed to stand out

and to sit visibly within its surroundings. Those views have been protected for many hundreds of years and should be protected into the future.

Policy S14 Chichester City Transport Strategy.

We welcome the concept of improving the A27 at grade rather than as grade separated monoliths. The transport technology is changing so rapidly that there may come a time, in the not too distant future, that the way transport currently operates is out moded. The growth of electric cars seems to be the accepted way forward which could greatly reduce emissions. It is likely, as a result of the health problems that seem to be resulting from car borne pollution that the government may act to accelerate the reduction in pollutants. An example of this may be re-introducing car buy back schemes. Autonomous vehicle technology may result in additional capacity being squeezed out of the existing infrastructure and therefore negate the need for large scale A27 works other than those detailed in the plan. None of us has a crystal ball where we can look to see what the future will be like. It is important to plan for what is likely to come about as a result of local development contained in the plan rather than looking too far into the future regarding the need to accommodate regional changes to transport patterns as we believe they are too much in flux.

A number of southern gateway supporters call for an underpass or bridge over the railway crossings. This is a detrimental solution to the queuing problems and should be resisted. It is likely only to move the queues elsewhere and result in an ugly structure that creates severance of communities. Chichester currently enjoys at grade solutions to transport problems in the central area and that should be maintained into the future.

The comment on CDCs willingness to revisit park and ride if the parking level reach a certain occupancy is welcomed but it is an expensive option. Hopefully the parking management strategy for Chichester will push back the day when that is required.

Policy S23 Transport and Accessibility

The SRA welcomes the additional policy however, we feel that the construction of the Stockbridge relief road is likely to be unnecessary because the proposals for the A27 works together with the changes in vehicle use is likely to make that redundant before it is constructed. That proposal has been mentioned for the past 30 years. It was not necessary then and it is not necessary now.

Lastly, we notice and greatly appreciate that CDC has gone out of its way to try to protect many things that make Chichester such a pleasant place to live. Protecting the green spaces is particularly important as is maintaining the vitality and viability not only of Chichester as a regional centre but also of the small parades of shops and services that are vital to many residents young and old. Protecting these will also help to reduce the need for travel. It is important that businesses thrive in the area so that there are jobs for people moving into the area as that creates economic independence. The plan has protected and allocated space for that. We feel that this plan gives officers a document that

will help them protect our environment for the enjoyment of future generations.
Hopefully actions will follow the good words.

Yours Faithfully

Roger Hobbs
Planning Secretary Summersdale Residents' Association