

THE CHICHESTER SOCIETY

DEVELOPMENT
MANAGEMENT

15 MAR 2023



From the Chairman Peter Evans FRSA

Planning Policy Team
Chichester District Council
East Pallant House
1 East Pallant
CHICHESTER
PO19 1TY

12th March 2023

Dear Sir/Madam

LOCAL PLAN PUBLIC CONSULTATION REGULATION 19

The Chichester Society supports the Local Plan as revised. We welcome the historic environment policies and those on the green environment, strategic gaps, wildlife corridors, biodiversity and the protection of our designated landscape areas.

We have the following observations which are numbered for ease of reference.

- 1 Southbourne development:** if 1,000+ new homes are to be developed on farmland around Southbourne, it is important to safeguard the character of this community and adjoining villages along the A259. As well as defining the strategic gaps on either side of the expanded settlement, the Plan should include a new interchange with the A27 at Southbourne. The Society believes it is reasonable to ensure that traffic from new Southbourne housing is directed to the A27, and not the A259.
- 2 Public transport:** Developments along the East-West Corridor should have good linear transport options with easy links to the primary road network, frequent bus services and rail stations. These are all available west of Chichester if a Southbourne road link is created onto the A27. East of Chichester there will be a good direct link to the grade separated interchange at the A27/A285 west of Tangmere. However, there are no rail stations. The only frequent bus service runs to Tangmere with an irregular service to Arundel via Oving and Barnham. The sporadic new developments around Barnham seem only linked by bus to Bognor. There seems no evidence of the Duty to Co-operate between Chichester and Arun District Councils. And none of the recent greenfield developments in either district have been accompanied by new or improved bus services. What is needed are: (1) a fast and frequent bus service between Chichester and Barnham station, via a new bus link from Tangmere to the

B2233, and (2) extending the 55 service from Tangmere as a circular route back to the city via Shopwyke Lakes and the proposed East of Chichester SDL.

3 **Chichester City: Policy A1 Chichester City Development Principles** in bullet point 9 add: 'including provision for all bus services to access both West Street and Southgate'.

4 The Society wishes to encourage a higher density where new residential development takes place close to the city centre such as the Southern Gateway regeneration project. In **Chapter 10, Policy A2 Chichester City – Strategic housing location**, we suggest adding 'high density' so it reads: '...to provide for a high quality, high density form of development...'

5 The Society recommends we add the following policy to A2 : 'Proactively encourage the relocation of unneighbourly uses to the periphery of the city close to the A27 to free up sustainable sites for housing development within walking distance of the city centre (e.g. within the western part of Quarry Lane industrial estate..'). The Local Plan should state the importance of developing high-density housing on brownfield sites within walking distance of the city centre.

6 **Southern Gateway Regeneration Area:** We suggest that paragraph 10.13 is re-written as follows: 'Relocation of the existing bus depot will be required with the bus station upgraded or replaced by a new transport hub immediately to the north of the rail station booking hall.'

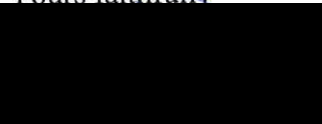
7 We consider that some provision should be made for community facilities for younger people. We also consider that Chichester needs an hotel suitable for conferences. Provision in the Southern Gateway area would boost the local economy.

8 **Policy A3 Southern Gateway Development Principles.** We suggest that in addition the following is added: 'A large multi-use community hall suitable for exhibitions, conferences and musical events particularly for the younger demographic.'

9 **Policy A6 Land West of Chichester:** We suggest that Section 4, land north of the B2178 Old Broyle Road, is revised to read: 'The two fields to be designated as a SANG, planted as wildflower meadows, added to Brandy Hole Copse Local Nature Reserve and included within the proposed Centurion Way Wildlife Corridor.'

10 **Locally listed buildings in Chichester:** the Chichester Society offers to work with CDC helping identify Historic Assets including additions to the Local List of suitable buildings. This is undertaken by civic societies in other parts of the country. Information on these schemes can be provided if required.

Yours faithfully



Peter Evans
Chairman of the Chichester Society

