

**Draft Southern Gateway Masterplan
Supplementary Planning Document**

Questionnaire Only

June 2017

How do I respond to this consultation document?

The draft Southern Gateway Masterplan Supplementary Planning Document consultation will run for a six week period starting on **Thursday 29th June**. The deadline for responses is **5pm on Thursday 10th August 2017**.

We would encourage you to provide your comments on the Council's consultation website by completing the consultation questionnaire online at http://chichester-consult.limehouse.co.uk/portal/sgm/southern_gateway_masterplan. This is the quickest way of replying. Alternatively you can email us or send us your comments by post by using the addresses below.

Email: planningpolicy@chichester.gov.uk

Post: Planning Policy, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY

In all cases you must make it very clear which part(s) of the document you are commenting on.

Please note that responding means that we will automatically notify you of future Local Plan consultations unless you request otherwise.

Please complete Part A any anonymous comments cannot be accepted.

PART A	Your Details	Agent's Details (if applicable)
Full Name	The Chichester Society	
Address including postcode		
Telephone		
Email		
Organisation (if applicable)	The Chichester Society	

What happens next?

All representations received in response to this consultation will be considered in detail by the Council and published for information.

Any further queries: If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email planningpolicy@chichester.gov.uk

Data protection: All documents will be held at Chichester District Council, and representations will be published online. All responses will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the data Protection Act 1998.

Chichester Southern Gateway

The Chichester Vision identified the Southern Gateway of Chichester as a key entry point to the city. There is now significant opportunity to make better use of this area and improve the experience for visitors, businesses and residents. The draft masterplan aims to provide a vibrant new quarter for the city which will link the outskirts to the centre.

Q1 What do you like about the Southern Gateway?

Chichester Railway Station	X
The Canal Basin	X
The Bus Station	
The Law Courts	X
Office buildings on Avenue de Chartres	
Royal Mail sorting office and depot	X
Police Station	X
High School	
Basin Road car park and bus garage	

Q2 What do you dislike about the Southern Gateway?

Chichester Railway Station	
The Canal Basin	
The Bus Station	X
The Law Courts	
Office buildings on Avenue de Chartres	X
Royal Mail sorting office and depot	X
Police Station	
High School	
Basin Road car park and bus garage	X

Q3 How far do you agree that the Southern Gateway area could be improved?

Strongly agree	X
Agree	
Neutral	
Disagree	
Strongly disagree	
Don't know	

The masterplan looks at the whole picture of the city, considers the impact of development and whether these developments will stand the test of time.

Six Development Opportunities and four Public Realm Priorities have been identified to complement one another and create an area that links seamlessly with the rest of the city.

However, having the masterplan does not guarantee the proposed development but provides guidance to make sure that changes in Chichester add value to the city.

Development Opportunities

The maps illustrating the Development Opportunities is on page 9.

Development Opportunity 1 – The Law Courts and Bus Station

Development Opportunities:

Residential

Pub/ Bar

Offices

Hotel

Leisure and Entertainment

Café

Q4a Do you agree with the potential Development Opportunities for the Law Courts and Bus Station?

Yes

No

Don't know

No interest in this site

Q4b If you feel any other Development Opportunities would be beneficial for the Law Courts and bus station, please select them below

Retail

Open space/ Landscape

Ambulance and police

Other *please specify*

Conference Centre, Exhibition and Event Halls.

In respect for the locally listed Crown Court and Magistrates Court buildings their replacement should be required to be buildings of excellent quality in mitigation for their loss. Alternatively a feasible and appropriate re-use should be evaluated and we welcome the proposal to retain the frontage to the Crown Court.

Development Opportunity 2 – Basin Road car park and bus garage

Development Opportunities:

Residential

Noise mitigation

Q5a Do you agree with the potential Development Opportunities for Basin Road car park and bus garage?

Yes

No

Don't know

No interest in this site

X

Q5b If you feel any other Development Opportunities would be beneficial for Basin Road car park and bus garage, please select them below

Offices

Café

Retail

Open space/ Landscape

Leisure and Entertainment

Ambulance and police

Pub/ Bar

Hotel

Other *please specify*

X
X
X

Conference Centre and Exhibition / Event Halls.

In respect / mitigation for the locally listed Bus Garage its replacement should be required to be a building of excellent quality. Alternatively a feasible and appropriate re-use should be evaluated.

Development Opportunity 3 – Royal Mail sorting office and depot

Development Opportunities:

- Residential
- Pub/ Bar
- Café
- Canal Basin

Q6a Do you agree with the Development Opportunities for the Royal Mail sorting office and depot?

Yes

No

Don't know

No interest in this site

Q6b If you feel any other Development Opportunities would be beneficial for the Royal Mail sorting office and depot, please select them below

Offices

Ambulance and Police

Noise mitigation

Retail

Hotel

Leisure and Entertainment

Open Space/ Landscape

Other *please specify*

- a) The development proposed could be a success. Alternatively the proposed building could be along the north edge of the site, leaving an expanded public domain (including the diverted road) with a water frontage. There is a need for a local convenience store and an enhanced Visitor Centre which could focus on the historic connection between the Sea and the City.

Development Opportunity 4 – Police Station and land at High School

Development Opportunities:

Residential

Ambulance and Police

Office

Open space/ Landscape

Q7a Do you agree with the potential Development Opportunities for the Police Station and land at the High School?

Yes

No

Don't know

No interest in this site

Q7b If you feel any other Development Opportunities would be beneficial for the Police Station and land at the High School, please select them below

Hotel

Retail

Leisure and Entertainment

Pub/ Bar

Café

Noise mitigation

Other *please specify*

- a) The old school building should be used as local retail / community facilities / Clinic.
- b) Enhance High School sports and exercise facilities use by the community.
- c) The Land at the School and Police Station could provide important green space for the rising population of Chichester .

Development Opportunity 5 – Chichester Railway Station

Development Opportunities:

Residential
Railway Station
Café
Pub/ bar
Offices

Q8a Do you agree with the potential Development Opportunities for Chichester Railway Station?

Yes

No

Don't know

No interest in this site

X

Q8b If you feel any other Development Opportunities would be beneficial for Chichester Railway Station, please select them below

Hotel

Ambulance and police

Leisure and entertainment

Open space/ Landscape

Retail

Other *please specify*

X
X
X
X
X

- The opportunity of a Transport Hub (rail, bus and taxis) combined with a Gateway is potentially strong for this location.
- An information centre and view tower would work well with a Gateway feature.
- The green corridor of the Lavant and the existing link north towards Deanery Close provide for pedestrian access west and north to the City and the ground floor of the Avenue de Chartres Car Park could provide for short term parking in association with the Transport Hub.

Development Opportunity 6 – Former Government Offices

Development Opportunities:

Residential

Retail

Offices

Café

Q9a Do you agree with the potential Development Opportunities for the former Government offices?

Yes

No

Don't know

No interest in this site

Q9b If you feel any other Development Opportunities would be beneficial for the former Government offices, please select them below

Hotel

Pub/ Bar

Leisure and entertainment

Open space/ Landscape

Other *please specify*

- a) A safe pedestrian route from the Transport Hub to the City.
b) A retail arcade on the Hub / City pedestrian route.

Public Realm Priorities

The maps illustrating the Public Realm Priorities can be found on page 13.

Public Realm A – Southgate and Stockbridge Road

Proposed Street Priorities:

Environmental enhancement	Gateway place
Bus provision	Pedestrian enhanced provision
Cycle routes enhancement	Nature/ wildlife corridor

Q10 Do you agree with the proposed enhancements to Southgate and Stockbridge Road?

Yes

No

Don't know

No interest in the site

X

Public Realm B – South Pallant/ Market Avenue

Proposed Street Priorities

Environmental enhancement
Gateway place
Pedestrian enhanced provision

Q11a Do you agree with the proposed enhancements to South Pallant/ Market Avenue?

Yes

No

Don't know

No interest in the site

X

Q11b If you feel any other priorities would be beneficial for South Pallant/ Market Avenue please select them below

Nature/ wildlife corridor

Bus provision

Cycle routes enhancement

Other *please specify*

X

The Master Plan is fundamentally flawed by not providing a solution for the level crossings misery. The provision of a bus gate and the existing crossing on Stockbridge Road and a shallow underpass for cars on or parallel to Basin Road is a workable solution.

Public Realm C – Canal Basin and Basin Road

Proposed Street Priorities:

Environmental enhancement
Pedestrian enhanced provision
Nature/ wildlife corridor

Q12a Do you agree with the proposed enhancements to the Canal Basin and Basin Road?

Yes

No

Don't know

No interest in this site

Q12b If you feel any other priorities would be beneficial for the Canal Basin and Basin Road, please select them below

Gateway place

Bus provision

Cycle routes enhancement

Other *please specify*

- a) As said for DO3 there is an opportunity for creating a Civic Space combining the double curve of Basin Road through a Gateway Square planted with trees opening up visually to the Canal Basin.
- b) Local retail and visitor info with Canal navigation feasibly extended to Chichester Marina entrance by new road bridge over at Donnington..

Public Realm D – Kingsham Road

Proposed Street Priorities:

Environmental enhancement
Pedestrian enhanced provision

Q13a Do you agree with the proposed enhancements to Kingsham Road?

Yes

No

Don't know

No interest in this site

Q13b If you feel any other priorities would be beneficial for Kingsham Road, please select them below

Gateway place

Nature/ Wildlife corridor

X

Bus provision

X

Cycle routes enhancement

X

Other *please specify*

X

- a) The perception of Kingsham Road, as overly long, could be improved with the Old School front court with its mature trees opened up to the Kingsham Road public realm, with local retail / community / clinic usage in the original buildings.
- b) Cycle safety should be accommodated by the cancellation of on street parking at the restricted width section to the east.

Concept Transport Options

As part of the masterplan changes in traffic movements have been considered and on the basis of the Southern Gateway Transport Appraisal, two concept transport options were devised.

Q14 Both transport Option A and Option B include the following changes to the existing transport provision in the Southern Gateway. Please indicate whether you agree or disagree with each of these changes below.

	Agree	Disagree	Neither	Don't know
Improved pedestrian, cycle and public transport accessibility	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Access to Southern Gateway for vehicles but reprioritise traffic to allow street movements	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/> Existing bus station replaced with bus and taxi interchange immediately north and south of the train station	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Two bus laybys along Avenue de Chartres for extra coach parking capacity for summer events	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Restrict Stockbridge Road with a bus gate and keep Basin Road open to all vehicles	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>		

Option A

Introduction of a bus gate across Stockbridge Road limiting vehicular access and enhancing the public realm for pedestrians and cyclists, realignment of Basin Road with a new junction on Stockbridge Road, reducing the width and number of lanes on the Southern Gyratory and improving the pedestrian environment.

Option B

Introduction of a bus gate across Stockbridge Road limiting vehicular access and enhancing the public realm for pedestrians and cyclists, realignment of Basin Road with a new junction on Stockbridge Road and extension of Avenue de Chartres to connect with Basin Road. In removing the gyratory a new priority junction would be required from Old Market Avenue onto Basin Road.

Key Differences

- Option A sees the modification of the Southern Gyratory, Option B sees its removal and provides more opportunity for public realm enhancements on South Street.
- Option B is more expensive than Option A (£8 million versus £4.1 million).
- Option B requires the use of buildings not currently owned by the Council and the demolition of three Grade II listed buildings.

Q15 Considering all of the information about the traffic provision options, please selection the option you would prefer

Option A

Option B

Q16 If you have views specifically on the cycling and pedestrian provision within the proposals, please explain here:

Removal of the gyratory and reduction of through traffic and slowing / calming of traffic with re-prioritisation of roads and pavements should bring improvement. A cycle audit should be carried out to test the improvements for cyclists.

Q17 In principle, do you support the Southern Gateway draft masterplan?

Yes

No

Don't know

Q18 Do you have any comments on the draft masterplan?

- a) We welcome the initiative of a Southern Gateway Regeneration and this should proceed, but in parallel with, and taking into account, a solution to the level crossings "Gateway Barrier" .
- b) The quality of developments coming forward and their relevance to the Master Plan's aspirations , should be protected by the appointment of a respected figure in the Design and Planning world, working with DLA and CDC.
- c) The relocation of the Sorting Office should provide an accessible post collection counter reasonably central as is the existing.
- d) The 3 listed grade II properties to be removed for the implementation of Road Option B should be recreated in the vicinity.

Q19 Do you have any comments on the Strategic Environmental Assessment?

The feasibility of the Master Plan aspirations and timetable require forward planning and investment now to enable the essential infrastructure items such as drainage, moving the bus depot, moving the Royal Mail Sorting Office, land purchase for the underpass / level crossing solution.