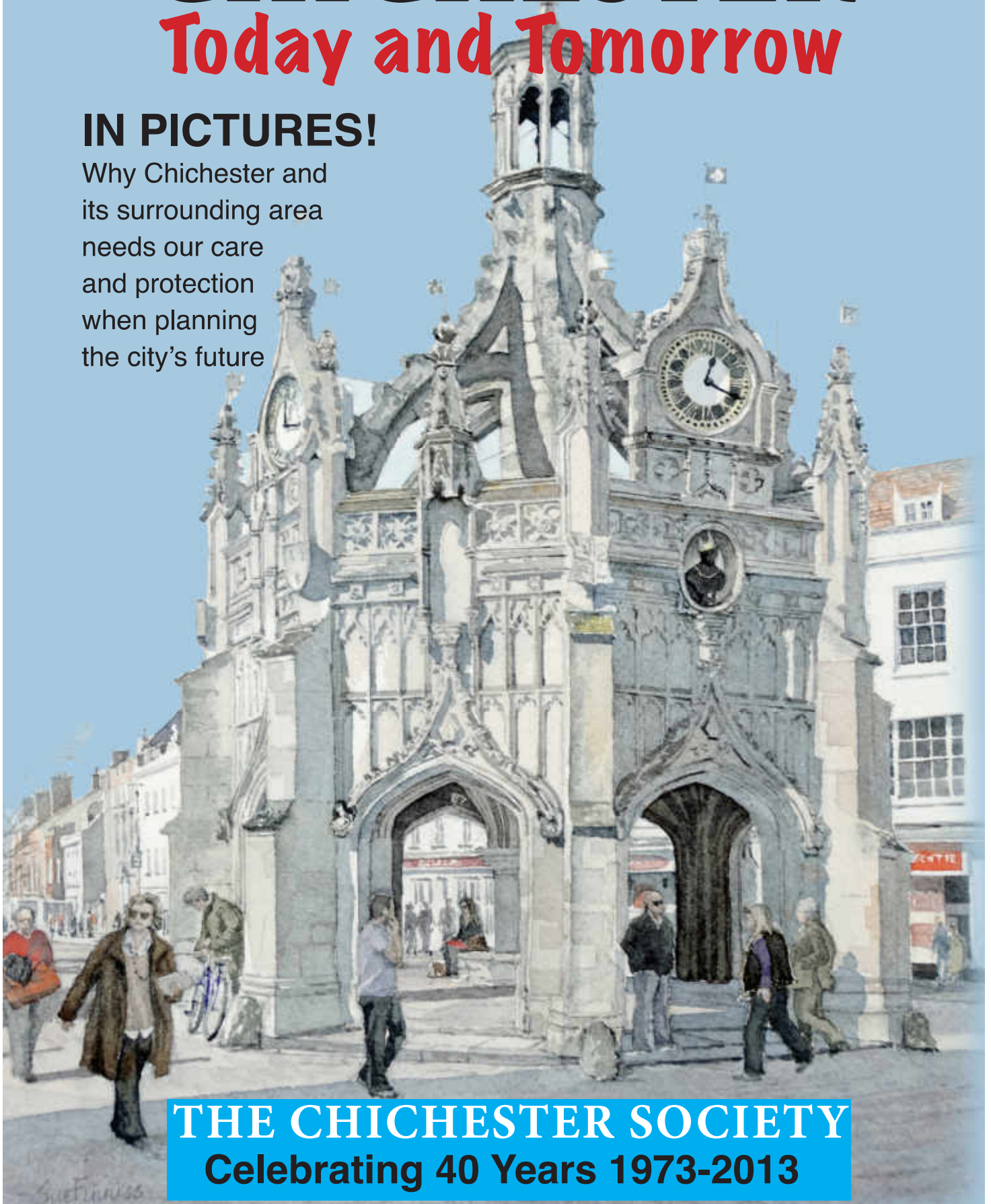


# CHICHESTER

## Today and Tomorrow

### IN PICTURES!

Why Chichester and  
its surrounding area  
needs our care  
and protection  
when planning  
the city's future



**THE CHICHESTER SOCIETY**  
**Celebrating 40 Years 1973-2013**

# CHICHESTER

## Today and Tomorrow

Chichester was compact in 1812 but today the city and neighbouring villages are threatened by unsympathetic development

West Ashling

Map of Chichester 1812 by George Loader  
West Sussex Record Office PM 219



Possible housing on farmland

Lavant

River Lavant

A27

Fishbourne

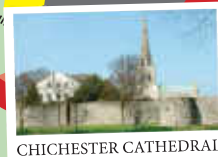


ROMAN PALACE

Bosham



HOLY TRINITY



CHICHESTER CATHEDRAL



MARKET CROSS

Dell Quay

Stockbridge

Proposed housing on farmland

Bosham Hoe



CHICHESTER MARINA

Chichester Canel

Hunston

**Front Cover:** Chichester's Market Cross  
By Sue Finnis



## WHY THE CHICHESTER SOCIETY IS PUBLISHING THIS BOOKLET

Publishing *Chichester Today and Tomorrow* is timely because 2013 is not only the year when the Chichester Society celebrates its 40th birthday, but because a new Local Plan is in preparation that will define development aspirations for years ahead. In preparing this landmark Plan, due for completion in late 2014, Chichester District Council is talking with individuals and organisations across the area. These discussions involve necessarily technical issues - new housing, employment, roads, public transport and so forth - that must be debated and defined. But while taking place we in this Society think it's vital to remember the particular qualities of Chichester and the surrounding area: a precious heritage to be safeguarded while planning for future generations. The scenes in this booklet are intended to remind us of this special legacy, for we are guardians of a unique urban and rural environment.

*Chichester Today and Tomorrow* would not have been realised but for the contribution of artists who have made available their paintings and photographs without charge for reproduction in this booklet. If you admire their art, why not reciprocate by contacting them (see the back cover) and perhaps buying a picture for your home?





# CHICHESTER - A CITY THAT INSPIRES OUR AFFECTION...



ABOVE: The Cathedral from West Street by Sue Finnis



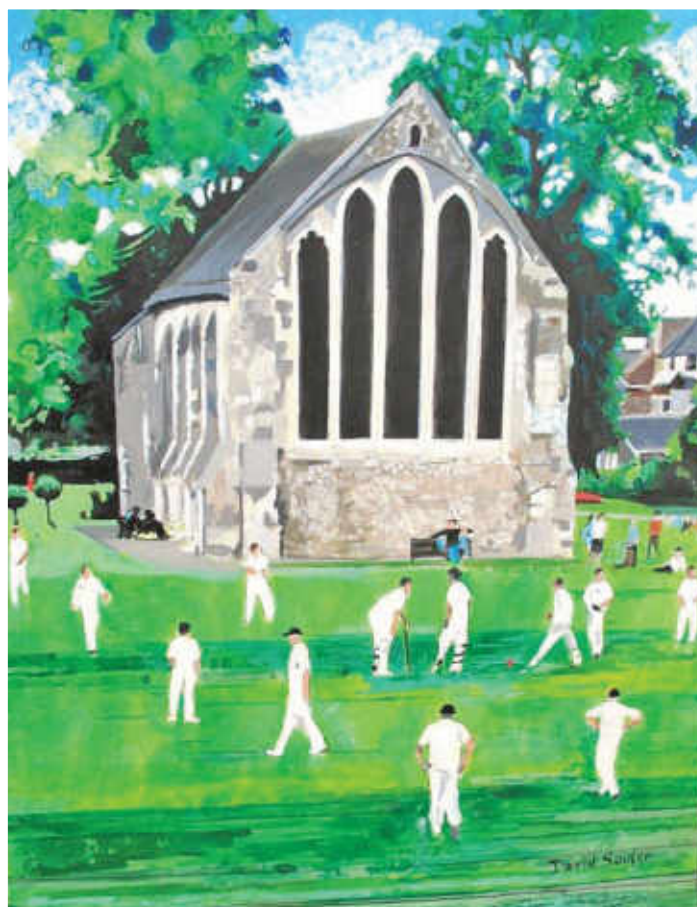
ABOVE: West Pallant by Peter Hutton  
BELOW: The Festival Theatre by Alberto Arzoz for CFT







ABOVE: A classic Chichester doorcase  
by Ann Winterbotham  
RIGHT: Summer in Priory Park  
by David Souter  
BELOW: Vicars' Close by Sue Finnis





## WITH BEAUTIFUL COUNTRYSIDE, HARBOURS & VILLAGES...

RIGHT: East Marden in the South Downs with St Peter's Church in the distance by John Robinson

FAR RIGHT: Looking south toward Halnaker Windmill with the Channel in the far distance by Neil Holland

BELOW RIGHT: Evening on Chichester Canal by Peter Hutton

BELOW: Bosham and its parish church by Sean Evison









# THAT WE MUST PROTECT WITH ALL OUR ENERGY.

RIGHT: South Harting at the foot of the Downs viewed towards the parish church by John Robinson

FAR RIGHT: Chichester Cathedral in winter sunlight viewed from Hunston by David Wilson

BELOW:  
On the slopes of the Trundle north of Chichester by Richard Whincop

BELOW RIGHT: Chichester Harbour's historic Dell Quay on a busy summer afternoon by Peter Hutton







# CHICHESTER'S QUALITIES AND CHALLENGES

Because Chichester is considered special there is a history of concern for the future well-being of our city. The District Council's preparations for a new Local Plan are part of a long tradition and it is important to remember the most influential reports and their principal messages:-

**Georgian City: a plan for Chichester City Council** by planning consultant Thomas Sharp, 1949, who produced plans for other historic cities during the 1940's including Oxford, Exeter, Salisbury and Durham.

*'Chichester is a very special city indeed...which probably holds more of the purity and true essence of its type than any now remaining in England. It is an important and irreplaceable part of the national heritage.... It is clear that Chichester has little to gain and a great deal to lose by growing bigger in population.'*

## **Chichester: A study in Conservation.**

One of four studies of historic towns commissioned by Anthony Greenwood, Minister of Housing & Local Government in 1968.

*'The recommendations outlined in this report aim to adapt the historical parts of the city to fulfill present and foreseeable needs in a way which is economically viable, whilst preserving as much as possible of the existing and attractive environmental quality'.*



Boxgrove Priory by Tricia Wellings

## **Chichester: Preservation and Progress** West Sussex County Council 1969.

*'The first Town Map was approved in 1958. It is proposed to continue the policy of maintaining and enhancing the present character of the city. The planning authorities have always accepted the principle that Chichester should not be allowed to grow northwards to coalesce with Lavant as this would be detrimental to both communities. The city centre is noteworthy in that it has retained its small and compact character, yet has all the ingredients of a living Cathedral city.'*

**South East Plan:** Adopted in 2009 by the Secretary of State for Communities and Local Government but abolished spring 2013 although it may influence preparation of a new Local Plan.

*'The Sussex Coastal Sub-Region is in need of growth and regeneration...meeting the challenges must be achieved while respecting its high environmental quality...to meet the housing needs the majority of housing for Chichester District should be provided at Chichester City or if this is not possible, in other suitable and deliverable locations in the District.'*

## **WE HOPE THE NEW LOCAL PLAN WILL GIVE PRIORITY TO**

- ✓ Maintaining a compact city of comfortable scale and size while meeting local needs for homes and jobs
- ✓ Defining a firm and identifiable boundary between city and countryside
- ✓ Encouraging well designed building within the city to make the best use of land, meet today's needs and harmonise with Chichester's historic character
- ✓ Maintaining natural countryside gaps between the city and nearby villages
- ✓ Protecting views of the Cathedral from the surrounding countryside without new intrusions into these views

**John Templeton, Vice Chairman, Chichester Society**



# CHICHESTER AT A CROSS ROADS: TIME FOR DECISION

We hope you have enjoyed looking at the pictures in this booklet, published to mark the Chichester Society's fortieth year since its foundation in 1973. But there is a serious purpose behind these colourful pages, as the map and commentary at the beginning of this booklet explain, so let's re-cap what it is.

Forty years ago the Chichester Society was founded to fight the wholesale destruction of areas of the city's built heritage. Today Chichester faces the prospect of three huge housing estates being built on its East and West flanks, two proposed to be built on farmland. These developments will fundamentally affect the nature of the city. Although the draft Local Plan proposes a 15 per cent increase in homes *across* the District the effect on Chichester itself is more dramatic: the number of homes within *and next to* our city would mushroom by a third. Is that what we want or expect?

These days it is often said that the only constant is continuous change so we should get used to things not staying the same. The Chichester Society does not oppose change but it is adamant about preserving that which is good.

Today technological advances in the building industry enable a housing estate to be built in the batting of an eyelid – once started there is seemingly no pause to ensure that things are being done correctly. It therefore follows that it is now more imperative than ever that decisions are made correctly from the outset of the planning process.

We face such an onset with the production of the District Council's Local Plan which will cast the die for Chichester's future for the next 15 years.

The Local Plan must be the right one for Chichester and its residents. It must preserve the best of Chichester. It must only permit development with the utmost sensitivity and respect for what we already have. It must not impose housing developments on the city without ensuring the provision of infrastructure commensurate to each development and fit for purpose.

Ironically forty years ago the Society opposed infrastructure developments that would destroy perfectly good housing. Today we are threatened by housing development with inadequate infrastructural support.

As we face this critical period in Chichester's history, I am reminded of the last two lines of the sonnet written by playwright and poet Christopher Fry in 1974 for the Chichester Society:

*And nothing then can reinstate*

*A city that we cared about too late.*

**Richard Childs**, Chairman, Chichester Society

Could these fields overlooking Whitehouse Farm, west of Centurion Way, be covered with new housing in 5 years?

**Contributors:** Richard Childs, John Pavitt, Anthony Quail, John Templeton, David Wilson; the several artists and photographers who are listed on the back cover; and Asher Design and Print



Our thanks to the many artists whose works are reproduced in the pages of this booklet. For enquiries to purchase an original or a print for your home contact the artists direct at

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IMAGE: South Downs Way near Didling by John Robinson



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## **Chichester Open Studios Art Trail 2013**

View the work of over 100 artists during five days in May  
4, 5 & 6 and 11 & 12 May 2013

For details see [www.chichesterarttrail.org](http://www.chichesterarttrail.org)

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to mark the 40th anniversary of its creation in October 1973

To become a member of the Society contact John Wichers Membership Secretary  
by emailing [john@wichers.plus.com](mailto:john@wichers.plus.com) or phone (01243) 778976