



SAVE OUR SOUTH COAST ALLIANCE

WHAT CAN CHICHESTER EXPECT FROM THE FORTHCOMING REFORMS TO THE NATIONAL PLANNING SYSTEM? WHAT CAN CHICHESTER DO TO AMELIORATE ITS WORST EFFECTS?

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SUMMARY

The District needs to address the following concerns:

- Zoning – bring a fine-grain assessment to the Manhood and the east/west corridor respecting best and most versatile agricultural land, strategic gaps, hitherto unprotected landscape features, wildlife corridors, existing vistas, pocket parks and neighbourhood recreational needs.
- Building back better and more beautiful by increasing the District’s design capability and producing design briefs for selected sites and raising environmental performance standards of all new-builds, recommitting to resist developments outside a 15-minute walking distance of local public transport and services. Re-adopt all Article 4 Directions in relation to Conservation Areas to ensure that the widened range of permitted development rights does not undermine our legacy locations.
- Establish a vision for the countryside by understanding the relationship between Downs and Harbours and the coast, between distinctive villages and our cathedral city and promoting parish pride and give much more prominence to the settings of the national park, the AONB and the coast.
- Land use and development value – finding ways to capture more of the development value of granting consents thereby to properly funding social and affordable housing and place infrastructure installation ahead of building houses.
- Planning for Flood Risk – work on worst case scenarios, plan for the life of the development, not merely the life of the plan and require infrastructure providers to demonstrate long term resilience for items like sewer pipes and waste water treatment works.
- Local discretions – establish or confirm the importance of neighbourhood plans and village design statements as a cherished contribution from our local communities and not treated as a labour of Sisyphus, to be endlessly repeated to no effect.
- Making it easier for all scales of builders by positively identifying through the HELAA process opportunities for different scales of development within the grasp of small and medium-size enterprises, housing associations, community land trusts and local authority-led social housing.

CC + RP for SOSCA

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