

Appendix 1: Key Messages from the Issues and Options Consultation

1. Comments on the questionnaire were received from 269 respondents who submitted 2389 individual comments. The questionnaire sought views and comments on the general approach that should be taken to identifying locations for further development and the key factors that will need to be taken into consideration in determining where new development should be located and how it should be planned and delivered.

Main issues:

2. Many of the issues that have been raised through the issues and options consultation are similar to those that have been raised before in relation to the development of the adopted Chichester Local Plan. For example, these include the difficulties associated with A27 in terms of congestion and air quality; the impact of proposals on the natural environment; flood risk; provision of infrastructure for wastewater treatment; additional work required for evidence base (e.g. infrastructure, transport etc.); and a need for considering housing and employment together.
3. A number of the parishes and their local communities are concerned that development will exacerbate congestion whether on the A27, A259 or on roads seeking to access Chichester itself. In addition, was a strong feeling that there is need to protect the individual identities of villages. There was some division in that Chichester is often seen as a good location for further development as it provides services, facilities and employment. However, equally there was a view that there is a need to look beyond Chichester as the City is unlikely to be able to accommodate all development required.
4. When looking to identify areas for development there was understandably still a preference to maximise re-use of previously developed (brownfield) land. This was combined with a wish to focus development in locations where there is greatest accessibility to employment, local services and facilities and to seek to minimise the impact on protected or locally important landscapes, heritage and biodiversity. Moving forward, along with the need to address the difficulties associated with transport and the A27, these are the key challenges for the Local Plan Review.
5. Initial comments that were made on various locations are set were helpful in order to identify any additional issues at that early stage, however, the response rate was fairly low and therefore further evidence studies and testing of proposals has been required rather than drawing too many conclusions from the issues and options consultation.
6. All the main issues raised have been summarised and can be seen via the link <http://www.chichester.gov.uk/chichesterlocalplan2034> . The details submitted on the various sites that have been put forward through the consultation are available via the electronic link under Question 45.