

## Planning

- 1970s housing estate, detached houses with gardens and open front gardens
- Mostly family homes, no public buildings, or shops but many people working from home during the pandemic.
- Green spaces and wide verges with trees, a “common”, the balance of houses and open green spaces makes the estate a pleasant place to live.
- On weekends and summer evenings the green gets used for social gatherings and sports, picnics, dog walking... There is possibility for a children's play area and some more benches.
- There are no meeting places under cover.
- Teenagers usually hang out at Brandy Hole Copse away from adult eyes.
- Main pattern is a circular drive with small closes coming off it.
- Much pedestrian activity due to proximity to Chichester and local walks, also a lot of bicycles
- Parking and pick up/ drop off issues around the school during term time.
- More cars using St Pauls Road because of new housing estate causing noise and pollution – could this be addressed by planting more trees in the tree belt?
- Very safe area with well-lit access routes but people don't seem to allow their children out unaccompanied, not much night life.
- Only a few houses have been added over time and development has been sympathetic to existing.
- The houses in the estate are well maintained but path surfaces need maintenance in several places, trees and hedges are overgrown causing issues for mobility vehicles, this view however is not shared by everyone.
- There is some litter on the green left from social gatherings and in the tree belt thrown from cars. No graffiti.
- There is one electrical substation, a mast, and a few computer boxes, which have been painted the wrong colour, but most services seem to run underground.

## Landscape

- Views of the big sky and sunset over the green.
- Large green space at the entrance with access to brandy hole and Fishbourne via centurion way green corridor. The space is used for picnics, football, running, dog walking, sunbathing etc. This increased during the pandemic.
- Large green west of Norwich Rd that is well used and a smaller green east of Norwich Road and Canterbury Close that is less well used.
- There is a partial green corridor through the middle of the estate which needs to be maintained for the future and looked after properly as the trees are important and some of them look unhappy. Apart from there are little mature trees and not much shelter from sun in the summer. There would be space on the green verges and green spaces for more trees.
- The shelter belts along the edge of the green provide habitat for biodiversity, the large green not so much. Most front gardens have an open character with some plating but not much value to wildlife.
- The shelter belt needs to be extended and could become a small nature reserve.
- Large gardens would lend themselves so to grow food. The smaller green could become an orchard.
- There is a pond at Brandy Hole Lane
- There are no play areas on the estate.

## Architecture

- The only road access into the estate is from St Pauls Road.
- Main pattern is a circular drive with small closes coming off it. There are walking and cycling links within the estate and a few pedestrians and cycling links that link the estate to its surroundings, some of which would benefit from widening and cutting back vegetation.
- There will need to be an access link to the new north country park on the other side of centurion way and a cycle way from the end of Canterbury Close to St Pauls Road and city centre.
- Dissatisfaction about non-residents parking causing congestion and worries about the impact that the new houses at Whitehouse farm will have on traffic.
- 1970s modern detached houses. A few are spoilt by badly designed or executed extensions. Otherwise, there are no striking or historical buildings.
- Large plot sizes make extensions popular adding variety but also resulting in less open green space.
- Standard brick and tiles and some Eternit boarding. Standard pitched roofs. Most houses were built with flat roof garages that are too small for today's cars.
- No evidence of craft traditions or local architecture
- The original open plan design of the estate is being spoilt by hedging to enclose gardens even though a covenant exists against this. Trees and shrubs in front gardens are encouraged.
- The Village Green at the entrance to the Estate is the main public space.
- Some houses in Wells Crescent have a view across the green and the cathedral.
- Generally good lighting. More benches would be nice. Existing benches and lamp posts are in good condition. There are no litter bins public art or monuments.
- Pavements are surfaces with tarmac which could do with some maintenance.

## Culture

- No real feature of culture on the estate.
- The village green on the entrance holds events.
- Local history: Site of East Broyle Farm and Bradley Hole Copse was a site of smuggling.
- The open aspect of the residential roads with grass verges resonates with the local history.
- The complete residential nature of the estate should be retained.
- The centurion cycle path on the west and Brandy Hole Copse to the north form desirable boundaries that need to be preserved.
- The area is perceived as desirable because of the large open areas and detached houses with large plots.
- There are no real landmarks apart from post-boxes and old oak trees in the centre.
- Clear basic road signs and little street furniture – the estate is not cluttered.
- The Residents Association has identified a site for an information board opposite the primary school. The existing information board at Exeter Road is not clear.

## Engineering

- A community notice board
- More benches at the bus stops and the bench at the corner of Exeter Drive should be turned around.
- There are no shops in the estate. A mobile shop may be welcomed.
- There is a tetra mast, but many households have poor mobile signal.
- Existing pedestrian paths all good, well maintained, and well lit. Some hedges are encroaching on paths. Dropped kerb needed at, where the footpath meets Norwich Road. Paving along Canterbury Close, and Winchester Drive is in an extremely poor state of repair.
- Some pathways need to be upgraded/modified to improve shared foot & cycle use. Encourage cyclists to show respect to pedestrians.
- More pedestrian and cycling links to Broyle Rd.
- Crossing roads within the estate is safe and easy although there is no specified crossings but St Pauls Rd not so much due to heavy traffic and poor visibility.
- Redesign junction at the entrance to Norwich Rd as it is sometimes difficult to get out of the estate due to heavy traffic and create a pedestrian and cycling crossing at the north side of the junction.
- There are concerns about the closing of access to Brandy Hole Lane as this may result in more pollution and congestion as vehicles would have to head first to the Northgate gyratory, before heading North on Broyle Road.
- Congestion and road layout slow traffic down so speed limits are almost superfluous and additional measures would only cause frustration.
- On street parking is permitted and has increased due to several factors. This is becoming increasingly problematic.
- There are no electric vehicle charging points or car clubs.