

Planning

- There is a good mix of older and new buildings sensitively designed to fit in with the character of the city. A few oddities that seem out of place exist.
- The prevalent land use is housing with some restaurants and shops along the south of New Park Car Park.
- The parks are busiest on the summer months. Traffic along the A286 and A285 is busy in the day but surprisingly quite at night. The pubs and restaurants are fairly busy all year and particularly at Christmas.
- Daytime feels very safe in the area. At night time drunken revellers from the pubs make the area along East St and New Park Road car park feel unsafe. In recent years some of the pubs have gained later licenses making the area feel less safe late at night. Late night noise and urinating in the car park threaten the feeling of an area of the city set aside for culture and relaxation.
- The path along Jubilee gardens is not lit at night and feels very unsafe so most residents cross the road to avoid it.
- Most areas are occupied and well maintained, although the old toilets in Priory Road are derelict and could be better used - maybe even as public toilets for families picnicking in Jubilee gardens.
- The mix of garden areas/ playing fields with residential homes fits very well.
- The New Park Centre is the cultural hub of the area and well maintained. It caters for all ages both in the films shown and clubs/ sports activities held there.
- The eight lampposts in Litten Gardens Memorial Park are attractive and complementary, consideration could be given to them being lit throughout hours of darkness. The lighting in New Park Car Park is both obtrusive and intrusive and could be better managed. The lighting along New Park Road is barely sufficient, there are three lamp posts north of Litten Terrace on the eastern side, none on the western, Jubilee Gardens. South of Litten Terrace there are lights on each side but because of their height their efficacy is diminished because of the tree canopy.
- There are no antennas in the area.

Landscape

- From the top of the East Wall there is a good view of the cathedral and St Pancras church.
- Litten Gardens (including the memorial gardens) and Jubilee Park are in excellent conditions. Jubilee gardens has recently had areas left for wild grass/meadow which fits in perfectly. This area is used for quiet picnics and has well-kept flower beds and mature trees. However, the path along the East wall is very dark at night and would benefit for some low level lighting.
- The playing fields on the North side of Litten gardens are widely used for football and other sports surrounded by mature trees regularly lopped by the council. However, the area is frequently occupied by travellers which could be avoided by adding either a hedge/fence or bollards along the boundary.
- There is a small patch of land where East St joins the A286 where shrubs and grass are poorly maintained. Possibly better as wild meadow planting?
- The area south of Priory Road has a mix of wildflower planting and grass which is frequently used by families using the facilities at the New Park Centre for picnics and play area. The playing fields in Litten gardens is also used by keep fit groups although the ridiculous posters suggesting trainers should pay a large fee to use the space has reduced this. This ruling should be reversed to encourage citizens to exercise more.
- The memorial gardens are well used for rest and contemplation with good benches and recency added lights.
- The spaces are well connected, albeit with the A286 running between them.
- The parks now have wild areas including the verge along Litten terrace.
- All three green spaces have mature trees to create shelter with Jubilee gardens being the best and there are good mature hedgerows along Alexandra Rd and the south of the memorial park.
- Some of the private gardens have been converted to parking areas although the majority still contain shrubs and flowers encouraging wildlife.

Architecture

- The route into the centre of Chichester from the car park at New Park isn't obvious and would benefit from a 'welcome map' as at Northgate. Both the A286 and A285 carry heavy traffic, some of which can reach dangerous speeds on the latter.
- The area is enriched by the diversity of its built landscape.
- The 'striking buildings' are the Memorial in Litten Gardens, St. Pancras Church, Chichester Wall, the Sussex Militia Hall and the preserved façade of Shippam's meat and fish paste factory along East Walls.
- The view from Chichester Walls to the Cathedral spire and, in reverse, St. Pancras Church, is an iconic and treasured Chichester viewpoint.
- There are profiles that jar. Examples are the "QED Finance/Grace's Hair and Beauty" and mock-Tudor Nags's Head next to St. Pancras Church and Kwick-Fit, which exudes neglect in numbers 147 – 153. The Newell and Bassil Shippam Centres are victims of the architecture of their time, unsympathetic boxes with uncomplimentary bricks.
- The new Dear's almshouses, opposite Adelaide Road can be commended, as can the refurbishment of Joys Croft Court.
- The building scales, heights, massing, and densities are appropriate to context.
- The predominant building materials are brick in parts covered with a plaster skim. Roof levels are not monotonous the colours of the plaster skim appropriate to a conservation area. There is limited use of flint. The Needlemakers contains the remaining thatched building in Chichester. There is a range of roof shapes in both the older buildings and in more recent developments.
- There is a range of boundary styles, most of which work. The exception is the southern end of Adelaide Road.
- Chichester Wall, St. Pancras Church, New Park Centre represent different periods in the history of the city and in that sense are iconic and also well-liked.
- The visual architecture of signage could be improved.

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- There is a trend to display memorials and public art without context. Links to Chichester could be explained.
- There is an appropriate balance between built and unbuilt space except for the northern end of New Park Road. The footpath on the western side is adequate from the southern end until Priory Road, narrows from then on and stops opposite Litten Terrace. During daylight there is the option of walking through Jubilee Gardens, but this is not available for many during darkness. The problem is exacerbated by the pavement on the eastern side which is too narrow.

Culture

- Litten Gardens is an important landmark in the city as it contains the War Memorial and is where the annual day of remembrance ceremony takes place. Throughout the year visitors to the city walk through the gardens and read the various information plaques. Recently, two new statues have been added to the gardens, but their link to the city's history should be stronger.
- The memorial gardens are frequently used for picnics etc. Dog fouling is an issue. The memorial is regularly maintained and kept to a high standard as are the surrounding gardens. They are an attractive feature for residents and the tree line adjacent to St Pancras is well maintained and provides a natural boundary to the busy road that runs alongside it.
- The recreation ground next to the gardens is used regularly for sport and recreation and was a particular benefit to the local community throughout lockdown. From the opposite end of Litten Gardens there is a lovely view of the war memorial and the tree line behind it.
- St Pancras has a mix of residential and historic buildings. The A285 is a busy road which detracts from the visual impact of historic buildings which have been well maintained and preserved. Modern buildings can detract from the aesthetic of the historic houses.
- The pavements are uneven due to poor maintenance of tress and verges and impact on the road's aesthetic.
- Generally, more information to celebrate the history of thigs would be beneficial. Possibly in form of engraved paving slabs.
- A local pub has been converted into apartments, but the frontage and sign have been retained, both of which are an attractive feature.
- The road up to the junction with Alexandra Road is obscured by the busy A285 that runs along it. There are no obvious signs that this area forms part of a city walk or similar, which is unfortunate.
- Jubilee gardens forms part of a tree walk of the city produced by the local authority. The Gardens are attractive, well-maintained; they are a shady spot in the heat of summertime. Unfortunately, lighting is very poor and so it is not a comfortable place to walk after dark.
- The New Park Centre contains a community facility and cinema.

- Part of the East Walls walk runs opposite to the old Shippam's Paste Factory, the old façade has been retained following re-development into shop and residential units.
- There is an attractive view of the Cathedral Spire through the Roman Quarter development which successfully blends modern and ancient buildings. There is an old militia building beyond the Roman Quarter which is used by the Cadets.
- The walkway through to New Park Road car park is an attractive feature and contains a couple of restaurants and a café and yoga studio. The car park is bounded by homes and hospitality venues which appear to be at odds with the city's plan on separating living space from business space. Culturally, the area contributes to the city's aesthetic in terms of the housing created within the last decade and provides welcoming venues for visitors to the city.

Engineering

- The area represents one of the significant green areas to the East of the City with areas for relaxation and contemplation as well access to and from the city centre. The whole area is busy with traffic throughout the day with additional traffic build up at the beginning and end of the working day. Additionally frequent traffic disruption on the A27 causes traffic to be diverted through the whole area which also has impact on the air quality of the area.
- The speed along the A286 and the A285 needs to be reduced or even a completely new road management system that incorporates reduced speeds, one way systems and pedestrian only areas needs to be put in place. This would better represent the demographics and residential/commercial occupation of the area.
- Wider pavements additional and better pedestrian and cyclist crossings and traffic lights are needed to improve safety.
- The cycle lanes need to form part of a comprehensive road traffic management system for the city as whole and not individual designated areas.
- Pedestrian routes are not all well signposted if at all and lighting for safe pedestrian walking at night is inadequate. This coupled with inadequate/no pathway along the roadside of Jubilee Gardens makes walking through Jubilee Gardens or along the road adjacent to it impossible at night.
- Walking through the parks and green is very pleasant. However, most of the pavements are uneven due to tree roots having caused the pavements to rise and crack.
- Aside from benches in the green park/leisure areas on the map there are no benches or resting places for residents or visitors to utilise.
- The hedges of many private gardens overhang the public payment areas beyond the designated boundary.
- There are several bus stops, but they are purely a post in most cases with not seating or shelter and more importantly any indication of bus times.
- Parking is an issue through the city. The New Park Road Car Park needs attention on the entrance and exit from the carpark. Also the parking bays are too small. There are a significant number of commercial vehicles that park in the carpark, the size of which obliterates the line of vision when entering and leaving the carpark.

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- When parked along the boundary walls of the properties surrounding the carpark the height of many of the vehicles means that they can see directly into the properties. Parking in the area marked of the A285 /Needemakers junction by delivery and other commercial vehicles causes problems.