

Planning

- The core development was built around the turn of the 20th century. Followed by individual developments and infill along the existing roads. Modern private estates were constructed during the 1970. Recent redevelopments of Roussillon Barracks and the ongoing Graylingwell Hospital sites have added a mix of modern styles of housing and some of the older individual homes in large plots into flats, have been redeveloped in the last 20 years.
- The predominate land use is residential. But other uses include shops, sports and food outlets, health and care provision and community facilities.
- Summersdale is busiest during the work/school runs with a mix of private motor vehicles, cyclists, and pedestrians.
- Walking as a fitness/ leisure activity as well as means of reaching the areas facilities is noticeable through the day into the evenings.
- Most people's experience is good, crime statistics show the area to be in one of the categories lowest for the county.
- Little land remains undeveloped within the locality. Further backland and garden developments are likely.
- Summersdale Copse is an area of woodland and open grassland which could be better maintained for community/ wildlife use. The other unused spaces within Summersdale are valued as community open spaces.
- Roads and footpaths could be better maintained but maintenance is ongoing within public budgetary restraints. Hedge and trees public and private obstructing pathways is ongoing.
- Roussillon Park and Graylingwell both provide well maintained and used, play areas. The Winterbourne development has three play areas, which need modernising and maintaining.
- Graylingwell has an open grassed areas able to accommodate team sports football/ cricket although Chichester is well provided with these. Havenstoke Park, Graylingwell provides a fitness circuit.
- The siting of notices forbidding balls games has caused some controversy.
- Havenstock works well good mix older children, youngsters with adults, teenagers and adults, dog walkers, joggers.
- There are locations where installation of dropped kerbs would be appropriate. Many pavements are in bad repair and get flooded.

Summersdale Area PLACE Assessment

- Generally, this is a green and pleasant area of the city. There is increased noise from the increased traffic, but measures against this have been a success. Overflow from Lavant Sewage works in times of heavy rain runs into River Lavant and thence into Chichester Harbour.
- Acts of vandalism and graffiti do occur but very few incidents of anti-social behaviour reported. Much rubbish is being dumped.
- Backland and Infilling do cause concern expressed during the planning process.

Landscape

- Primarily views are to the north.
- The Green to the West Side of Summersdale Copse is the nearest open space. Most other sizable areas are wooded. A few grass areas could be used for Meadow Grass to encourage wildlife and funding has been identified for this.
- There are sufficient public green spaces in the area.
- Green spaces that do exist should be used to encourage ball games etc so take down banning signs. Seating by these areas should be encouraged.
- The area has habitat for wildlife, but these areas need maintenance to encourage wildlife. We are missing ponds except for the two connecting ponds North of the Marchwood Complex. Brandyhole Ponds need eradication of terrapins in the East Pond and dredging in the West Pond as it dries out in the summer. A small pond is hopefully to be preserved in the proposed Warrendell housing estate south of Plainwood Close.
- More fences should be permeable to wildlife e.g. fence holes for hedgehogs that do exist in Summersdale and existing Wildlife areas need managing with biodiversity in mind.
- The River Lavant is the main watercourse though is drying out in the summer. The other water course can in time wash away sand embedded under some roads causing a collapse in the structure.
- This area is renowned for its trees but there needs to be plans in place to replace trees. Trees cut down by developers must be replaced and maintained until they have established. Move away from planting Sycamore trees as they seed into gardens. Perhaps move to planting rarer native trees such as the White Beam. In future developments developers need to allow for wider road verges to allow for tree planting.
- Gardens are mostly well maintained.
- There is a trend for hedgerows to be removed by developers.
- Summersdale Copse could be managed as a nature reserve. There are also small green spaces within Harberton Crescent opposite both ends of Dunstan Close – ownership / responsibility is unclear.

Architecture

- There is a small public green space at junction of Fordwater Road and Ferndale Road. There is a large green space in Roussillon Park.
- The historic core is comprised of Edwardian houses.
- The core development was built around the turn of the 20th century. Followed by individual developments and infill along the existing roads. Modern private estates were constructed during the 1970. Recent redevelopments of Roussillon Barracks and the ongoing Graylingwell Hospital sites have added a mix of modern styles of housing and some of the older individual homes in large plots into flats, have been redeveloped in the last 20 years.
- There are views to Downs from northern fringe, and views to the Cathedral from Wellington Road.
- There is little scope for development except for the planned 21 new dwellings in Warrendell. Recent demolition and replacement of large dwellings in large plots with blocks of flats has caused a decline in character of the Lavant Road.
- Edwardian houses in the historic core display elegant design with a variety of decorative features. Some early to mid-20th century houses on the Lavant Road and Brandy Hole Lane are in Arts & Crafts or Tudorbethan style.
- Roofs in the area are generally pitched. The predominant building material is brick.
- Older properties have walls /fences and often hedges, with mature trees both in the gardens and on street verges, especially in the historic core.
- There is minimal street furniture in the area. Lighting is generally appropriate.

Culture

- St Michael's Hall is used for events including meetings, bridge and various other classes for adults and children.
- The footpaths around the fields and countryside surrounding Summersdale are well used walking routes for the community as well as being an attraction for many from outside the area. These paths are much used for walking, cycling, running, dog walking and meeting up with friends for picnics etc. It's quite a community hub.
- The Smugglers Stone, alongside the A286 by the Lavant Manor, Colton Care Home needs an information board and refurbishment.
- Brandy Hole Lane has an association with smuggling along the south coast and Chichester Harbour.
- Military history associated with the barracks in the Lavant Road, that have been developed into housing – Roussillon Park, where there is still a museum. There is a plaque associated with these the buildings on the Lavant Road (A286).
- During the Civil War, and Siege of Chichester, the Parliamentarians under Waller are claimed to set up artillery at the southern end of Roussillon and bombarded the city, which surrendered after a few days.
- Fordwater Road formed part of the old coach roads from London.
- A Roman Road follows to the west of the A286 to Lavant and the north.
- Hackets Rew is believed to be Bronze age route, and the bank at the bottom of the adjoining gardens is a Historic Monument. It is named after Hackett a landowner in this area during the mid-19th century
- The Avenue; The Drive; Highlands Road and Lavant Road all have areas of housing that are architecturally interesting either Edwardian, Victorian or unusual Tudor and 1930's styles. These houses should be retained, or the styles drawn upon, when considering any new developments.
- Hackets Rew; Oaklands Park, Centurion Way and the "Daffodil Field" to the north are the boundaries that define this area.
- Summersdale is considered as a green and leafy neighbourhood with beautiful countryside surrounding it. Many people from outside the area come to walk and exercise in the fields around here.

Summersdale Area PLACE Assessment

- Signs and street furniture are probably about right. Information boards at the Lavant Road bus shelters providing information regarding the history of Summersdale and a map would be useful for people coming in to the area by bus.

Engineering

- The layout of roads in the area, particularly in the heart of Summersdale, could be confusing for strangers or newcomers. Maps of Summersdale could usefully be put up on the two main bus shelters.
- There is concern about present speed restrictions not being enforced. There could be more, and clearer, road markings to indicate speed limits.
- There are a few places where additional dropped kerbs are needed, especially in the Winterbourne/Maplehurst area.
- Signage for cycle paths could be improved.
- More benches could be useful for pedestrians, but it is often difficult to find a location for these which is acceptable to nearby residents.
- The state or condition of bus stops and shelters is fine other than the fact that the glass in one of the bus shelters has recently been shattered by vandals.
- A new cycleway and footpath is being built to connect the current development NE of Graylingwell with Fordwater Road, slightly south-west of the bridge over the River Lavant. This will be known as the Lavant Valley Way and is intended eventually to join up with the bridleway along Stocks Lane.
- There is also an old, unmarked footpath leading from the Lavant Road at a point just north of the Co-op and petrol station, going through Maddox Wood and then joining the Centurion Way. And a new footpath/cycleway running east-west some way to the north.
- A strip of land has been reserved leading from the proposed development land at Warrendell, for an access through to the Centurion Way, close to the land-owner's access to land on the other side of the Centurion Way.
- A cycle route from Winterbourne Road through the Barracks and leading to the northern part of Oaklands Park has been identified but never properly constructed and/or signed.
- The pedestrian route leading north through the Barracks to The Broadway is not easy to find, particularly in winter months when daylight is shorter.
- Parking and loading facilities already exist outside the One-Stop shop at the western end of The Broadway, and it was suggested that a 20 minute time limit for parking at this location might be helpful, although it was generally considered that such a limit would be difficult to enforce.

- It was also considered that the parking and unloading of large delivery vehicles at the shop during busy times can present potential risks to other road users – particularly as this often takes place on or around the busy junction of Highland Road with The Broadway.
- On-street parking is not generally a problem, particularly in the heart of Summersdale, with the exceptions of The Broadway and Highland Road where not all the houses have on-site parking provision. There has been some parking on grass verges – at the NE corner of The Drive - which needs to be discouraged.
- There are car club parking spaces and electric car charging points on Donegal Avenue in the Barracks development.