




# PLACE Analysis




Key Messages / September 2021

## Summersdale

-  Summersdale is considered a green and leafy neighbourhood.
-  The footpaths around the fields and countryside are quite a community hub.
-  Signs and street furniture are probably about right.

 **POSITIVE**




## East Broyle

-  Entirely residential.
-  The village green on the entrance holds events and is used for picnics, football, running, dog walking, sunbathing etc.
-  Large plot sizes make the area desirable. Extensions are popular. They add variety but reduce open green space.



## New Park Road Area

-  There is a good mix of older and new buildings sensitively designed to fit in with the character of the city.
-  The mix of garden areas and playing fields with residential homes fits very well.
-  Green spaces are well connected, albeit with the A286 running between them.


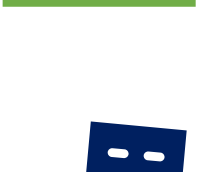
## The Pallants

-  There are some significant views which need to be preserved. Most important amongst these are the view of the cathedral looking along West Pallant.
-  The built environment is generally of good quality and is entirely urban in character. Virtually all of the buildings in the Pallants are listed.
-  It is perceived as the heart of the city and there are often guided tours of the Pallants.




## Arun Park Estate

-  Florence Park (just to the west of Arun Park estate) is a very useful resource for the eastern edge of the city. It is well used with a good range of equipment.
-  The old and attractive reception building to the south of Arun Park Estate could be kept when this area is developed as a residential area and become a community centre.




## West Walls

-  Organic growth and natural change over the centuries have ensured a good land mix in the area.
-  The lack of front gardens a strong feature.
-  There is a well-placed and very well used bench on the north side of the roundabout.
-  The area is well served for cultural venues.



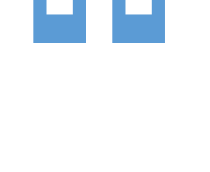
## City Centre

-  Combining and adjoining architectural styles from different eras creates the rich environment that we now enjoy.
-  Prioory Park and the Bishop's Palace Garden are attractive, well used, inclusive meeting places that contribute greatly to the social and economic life of the city.
-  If fewer car parking spaces are required the Little London car park could be transformed to a piazza.




## Newtown

-  Newtown is an attractive urban, mainly historic landscape with a mix of styles and sizes. It is enhanced by mature trees.
-  There are alleyways and arches in Newtown and the Pallants that provide interest.
-  Many visitors examine the houses carefully and can often be heard saying "... isn't it lovely here?"




## Westgate

-  One of the major attractions of Westgate is the leafy character of the neighbourhood.
-  The diversity of family dwellings with their well-established gardens adds significantly to the character.
-  St Bartholomew's church and its churchyard is an important historic feature with potential for reuse for cultural and community purposes.

## Southern Gateway

-  The area's open space is the canal basin and the canal as far as the A27 — it is our "village green".
-  There is a helpful community spirit but no community centre. We need a centre which meets our needs.
-  Front gardens of dwellings have a mix of walls, fences, hedges and plantings. This mixture works well and avoids an enforced uniformity of style.

## Whyke

-  The north of Whyke has the Amphitheatre which has open green space that is used for picnics, dog walking etc.
-  There is a potential for events to take place in Florence Park.
-  People seem to enjoy living in the Whyke area. It is perceived as a good place to live.

