

Protecting theatres for everyone



Ref.: TC

23 May 2019

Robert Sims
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

By e-mail: dcplanning@chichester.gov.uk

Application: 19/00919/FUL

Site: Feather And Black 26 Terminus Road Chichester West Sussex PO19 8ZZ

Proposal: Change of use to venue for live shows and music covering all aspects of performance and celebrity acts, with dinner served to accompany the shows and a late night music venue.

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust regarding this proposal for a new performance and entertainment venue within the former Feather and Black retail warehouse.

In principle we consider this site could be an acceptable location for such a use. Although the surrounding context consists predominantly of retail warehouses/trade counters, vehicle showrooms and light industrial, the application site is nonetheless approximately just 200m from the Chichester Gate Leisure Park and 550m from Chichester railway station.

However, we have significant concerns regarding the design, scale and sustainability of this proposal. For example, plans show there to be no dressing rooms or backstage facilities other than a loading bay. These facilities would be quite fundamental to the types of shows the

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 **E** info@theatrestrust.org.uk **W** theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Ann Skippers, Anna Stapleton

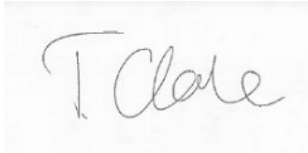
The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

supporting statement suggests will be held within the venue, for example cabaret and Disney shows with characters. There are insufficient toilets; it is stated there will be 31 provided whereas for the lower indicative capacity of 2,000 there should be around 75 toilets up to over 100 for a 3,000 capacity. The applicant claims there are 100 parking spaces on site (a different figure of 75 is stated in the transport arrangement statement) but these aren't shown on any plans and aerial shots suggest there to be substantially less; in any case should the venue host touring shows it is likely that much of this provision would be taken by lorries and other service and staff vehicles. It is stated the venue will operate free shuttle bus services, but this would come at significant cost which will undermine the venue's viability. It would also be unrealistic when the venue is operating towards full capacity with audiences exiting the venue at the same time at the end of a show.

In conclusion, we do not object in principle to this type of facility in this location but we would suggest that the applicant needs to provide more robust information as to how it can realistically manage the volumes of visitors it is anticipating and the impacts on local parking provision and transport that would produce. More fundamentally, they need to review how the building will function and to revise their plans to provide backstage facilities and to ensure there are sufficient facilities for audiences.

Please contact us should you wish to discuss these comments in greater detail.

A handwritten signature in black ink that reads "Tom Clarke". The signature is written in a cursive style with a large 'T' and 'C'.

Tom Clarke MRTPI
National Planning Adviser