

Westgate Residents Association

Newsletter Spring 2016

Representing residents

Westgate Residents Association represents residents of Westgate, Henty Gardens, Mount Lane, St Bartholomews Close and Tannery Close, Chichester.

There is no joining fee or subscription. All we ask is that you go to our website www.westgatera.org.uk and register your email address. If you don't have an email address please just pass your name and address to the Chairman or Secretary.

The objects of the Association are:-

To represent the interests of residents within the roads listed above

To work towards improving the quality of life and the environment of Westgate and its immediate neighbourhood for the benefit of local residents

To foster community spirit through the promotion of occasional social events and activities

To be non-party political and represent the majority view of the community

How we work

The Committee meets as required, usually every other month. A Traffic Advisory Group advises the main committee on traffic matters. Another group monitors The Tannery site. Representatives of the Association liaise with local councillors, schools and businesses while others have responsibility for trees, street lighting and the Community Field. Members in the closes help with the distribution of newsletters.

Regular bulletins are sent to all members for whom we hold an email address. We ask that these be shared with neighbours who may not have computers.

We will deliver a printed Newsletter to every address within our catchment area twice a year.

The officers and committee members are available to answer questions and give information at all reasonable times.

An annual general meeting will be held each November.

Visit our website www.westgatera.org.uk

Who's who

Chairman

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From the Chairman

This is the first of our new Newsletters which we hope to print and deliver to all households in our area twice a year. It is being edited by Brian Bird (54 Westgate; brian.bird@talktalk.net) so many thanks to him for taking on the task. We also produce a detailed "bulletin" which goes out more frequently to all those people who have given their e-mail addresses to the Secretary. If you would like to be included please let us know at info@westgatera.org.uk or visit the website www.westgatera.org.uk where there is a form that you can fill in.

Please visit the website regularly. Colin Hicks has reorganised it so I hope you will find it easy to access all the information about what is going on in Westgate. He has also written some fascinating historical articles which I'm sure will interest you.

The Committee has been very busy debating the new plans for dealing with the extra traffic which we are worried will arise from the development at Whitehouse Farm. See our submissions on subsequent pages.

We look forward to seeing you at the various social events listed later.

Richard Brownfield

Whitehouse Farm - the story so far



Once upon a time steam trains chuffed up the gentle bank from Chichester to Lavant through the farmland. Then the Parklands estate was built and, later, the railway line was lifted and the trackbed formed into Centurion Way. It seemed a natural boundary of the City and the fields of Whitehouse Farm formed a natural break to Fishbourne. Now Whitehouse Farm is the subject of a planned development which could see as many as 1600 houses built. How has this come about?

The Government is committed to the building of evermore houses to cope with the rising population of the UK. It has required every local authority to allocate land for housing and to adopt a local development plan which the Government has to approve. As the local planning authority, Chichester District Council prepared a local plan which after consultation and public enquiry was adopted on 14 July 2015. Policy 15 in the Plan is described as "West of Chichester Strategic Development Location" It provides for the erection of 1600 homes, 6 hectares of employment land, a neighbourhood centre/community hub incorporating local shops, a community centre, a primary school and open space including a Country Park

Planning Application

On 22 July 2014 Miller Homes and Linden Homes submitted an outline planning application to Chichester District Council. The reference is 14/0430/OUT The Planning Committee of the Council has not yet considered this application. Responses are awaited from West Sussex County Council as the Highway Authority and from The Environment Agency with reference to the proposed sewage treatment plant which the developers wish to construct on the site. There is no capacity at the nearby Apuldram Treatment works and it might cost £8 million to pipe sewage to a new works at Tangmere. An experimental treatment plant to be provided by Albion Water on site would cost £2 million but would discharge treated water into Chichester Harbour and would require solids to be removed to Tangmere by lorries. Albion Water has applied to the Environment Agency for a licence to install the plant but the indications are that the Agency would much prefer a traditional piped scheme to Tangmere which will be on line in 2017.

WHAT IS PROPOSED ON SITE

- + 850 Residential units (Total = 1600)
- 3.6ha of employment (excluding local centre)
- 0,41 ha Water Treatment Plant
- 40ha of open Space including ;
- 25ha of Country Park,
- 14.8 ha of Green Corridors for SANGS and incidental open space,
- 6.65ha of sports/schools/pitches;
- Roundabout access from Old Broyle Road,
- Access to Westgate
- Separate emergency access on to Old Broyle Road.
- Pedestrian and cycle links to the surrounding area.



The outline planning application is stated to be for “Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure and foul sewage package treatment plant”

No objection in principle but....

Because the site is in the approved Local Plan there is no realistic possibility of challenging the grant of planning permission in principle. A challenge would involve proceedings for a judicial review in the High Court which would be very expensive with slim chances of success. However the Association does have concerns about traffic and the proposed sewage treatment plant and has spent many hours considering the plans and reports put forward on behalf of the developers. Letters have been sent to the planning officer and to WSCC Highways. The representations that have been made are set out overleaf and are on the website.

What you can do

The Association's letters and comments count as a single response. Every resident should please write to Chichester District planners with comments and objections. Our website www.westgatera.org.uk has all the latest information in great detail so please visit it regularly. You can talk to the officers and committee at our monthly coffee mornings. Please don't leave it to somebody else. If we don't make our voices heard we will regret when our pleasant roads and amenities are changed for the worse. Your letter should please be sent before 7 April.

The Tannery

The planning application for residential development submitted by West Sussex County Council was refused by Chichester District Council Planning Committee at its meeting held on . The principle reason for refusal was that the approved Local Plan contains a policy to retain premises for employment purposes. Thus the site owners have to demonstrate that there is no demand for such office space. Estate agents are trying to market the site for office use. The District Council will require firm evidence that marketing has been active over a reasonable period, perhaps as long as two years. In the meantime the County Council is employing resident “guardians” to supervise the site but there is evidence of rubbish and vandalism. If you see any anti-social activity please contact Bebette Jones at Tannery Close. We are in contact with the officer responsible for the site at County Hall and he has promised to keep us informed of developments.

Dates for Your Diary

First Saturday of every month COFFEE MORNING at The Crate and Apple 10 a.m.

KNIT and NATTER GROUP every Monday morning at 10 a.m. at The Crate and Apple

12th June STREET PARTY to celebrate the Queen's 90th Birthday (Noon)

The Westgate Residents Association's Submissions

Letter to Ms Jo Bell, Planning Officer, Chichester District Council

The Westgate Residents Association had previously been assured that the Chichester District Council Planning Committee would only be considering the outline application for Whitehouse Farm development and that we would have opportunity to comment on the detailed arrangements at a later date.

We now gather that Miller-Linden Homes, the developer, has been requested to submit a master plan, covering phases one and two of the development up to 2029, to be considered at the same time as the Outline Application. The plans which have been available so far, only show the arrangements within the site and do not deal with the offsite requirements, which re the major cause of our concerns. We are worried that if the master plan is accepted at the time of determining the outline planning application this will form the basis upon which a planning consent will be considered and determined, making it difficult for residents' associations and other interested parties to vary at a later stage.

The Westgate Residents Association is concerned about the impact of construction traffic on the roads in the area and future traffic flows in Westgate as a result of the Whitehouse Farm development. Both these issues would be alleviated by the early construction of a Southern Access Road which connects directly into the Cathedral Way Roundabout. It must not connect into the Sherborne Road/Westgate Roundabout which already fails to cope with traffic flows at peak times and is dangerous for pedestrians and cyclists. Use of the southern end of the WSCC Approved Major Highway Scheme - Approved Plan 9272/63/1 1989 as reviewed and retained in January 2013, should be considered. We request that the alignment and timescale for constructing the Southern Access Road be clearly set out in the master plan.

When is the consultation exercise to take place on the master plan? And is there an opportunity for Westgate Residents Association to be engaged in the developer's preparation of the master plan, before it is submitted to the District Council for consideration. As you will appreciate a development of this scale will have a major impact on all those who live and work in the area and they should therefore have an opportunity to be engaged in the preparation of the master plan at the earliest possible stage.

Dr R.N. Brownfield, Chairman

Westgate and Traffic, Position Statement by the Committee

A SOUTHERN ACCESS ROUTE

The Southern Access must be built at the start of Phase 1 of the development in order to provide a route for construction traffic to avoid residential roads and the congested Chichester Ring Road. The road must connect directly to the Cathedral way roundabout. Using the southern end of the Approved Major Highway scheme - approved plan 9272/63/1 1989 as reviewed and retained in January 2013 - should be considered. We do not support any route which involves increased traffic across the Westgate/Sherborne Road junction.

SHERBORNE ROAD/WESTGATE JUNCTION

A solution for this roundabout remains critical and urgent. Proposals by Vectos remain unsafe for pedestrians and cyclists, especially for students to/from Chichester College and Bishop Luffa School.

WESTGATE TRAFFIC CALMING

The Vectos proposed design is not supported because it will not be effective in slowing traffic. More comprehensive measures are required to slow the speed of vehicles and discourage drivers from choosing Westgate as a route to access the City.

WESTGATE CYCLE ROUTE

A dedicated cycle route along Westgate from Sherborne Road to the A286 roundabout is supported. From Parklands Road to the A286 roundabout on street parking for residents must be retained and we believe that the only way a dedicated cycle route could be safely delivered is by creating a managed single-lane two-way highway for vehicles

WESTGATE/A286 ROUNDBABOUT

We support in principle the latest suggestions by Vectos and we encourage their development in conjunction with the Highways Department of WSCC. We do not believe that a Dutch-style multi-user roundabout as suggested by the WSCC Chichester Road Space Audit would be safe and workable in this location.

(Resolved by the Committee on 16th March 2016 and submitted to the Highways Authority, District Council and local councillors.)

