

WGRA Westgate Residents' Association

Westgate, Henty Gardens, Mount Lane, St. Bartholomew's Close, Tannery Close



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Southern Access Road

You will all be interested to learn that Chichester City Council (CCC) considered Miller Vistry's planning application for Phase 2 of White House Farm at a special meeting of their Planning and Conservation Committee on Thursday afternoon 28 July 2022. The Planning Application is complex and covers a wide range of issues: where the houses are to be built, industrial areas, allotments and of course the southern access road (SAR).

On the particular issue of the SAR, we have worked closely with our fellow residents' associations: Parklands, East Broyle and West Walls. We agreed that the issue of housing numbers and what goes where on this estate is done and dusted, to coin a phrase. However, as you will all know, we have taken grave issue with Miller Vistry's (MV: the developers of WHF) plans for the SAR.

As presently conceived, the roundabout at the bottom of Sherborne Road will be removed and the SAR and Westgate will both join Sherborne Road at two staggered junctions. This solution prejudices both Sherborne Road and Westgate which will both become rat runs for traffic from the A27 and White House Farm. (see attached maps)

We have been stressing for well over twelve months that this route is not the answer - on the grounds of road safety, congestion, capacity, and environmental considerations. These are all serious issues now let alone when we have another eight hundred properties built to the west of Centurion Way.

I am therefore happy to report that at the above meeting, having heard MV speak as well as representatives of each of the RAs, members of the public, and local cycling lobbies, the Planning and Conservation Committee voted unanimously to object to this element of the planning application.

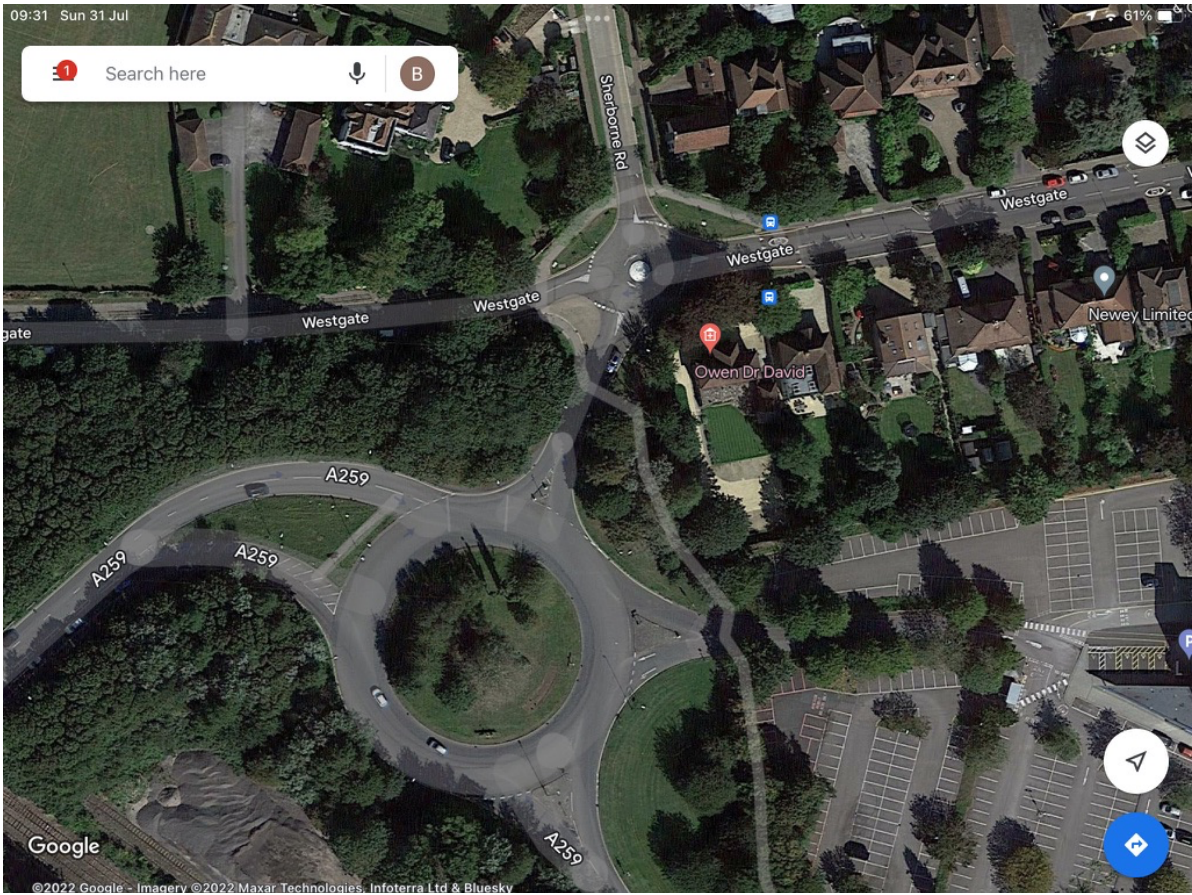
Further, National Highways (the successor to Highways England) have thrown what you might call a spanner in the works! Clearly, they too are not happy with MV's calculations about capacity and what traffic from WHF might inflict on the A27 and other adjacent roads. They have therefore instructed Chichester District Council (CDC) in an email sent on 26 July 2022 not to consider this planning application, unless it is to refuse it, for another three months (until 26 October 2022) while they, National Highways, discuss capacity issues with the developers.

We must prepare for when CDC do consider this application but must wait now for the outcome of National Highways' consultations with the developers.

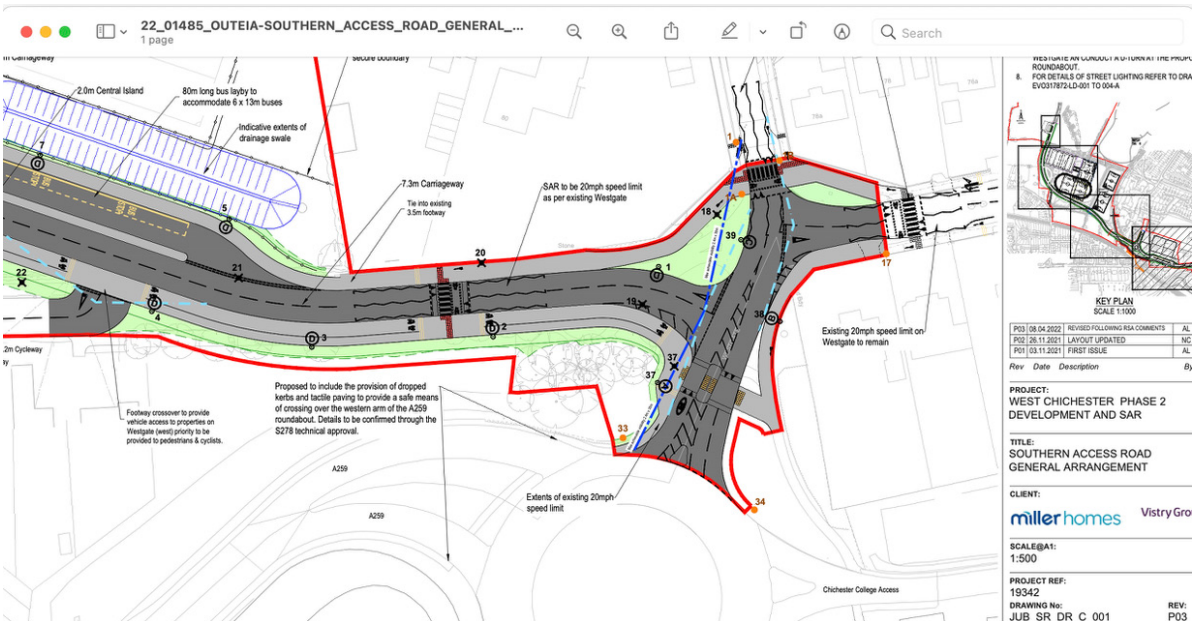
Incidentally, as the new Chair of the Planning and Conservation Committee, I did not chair this meeting as I have what is called an 'interest' - as your Chair! My deputy, Councillor Craig Gershter who represents Chichester North, chaired the meeting. However, I was allowed to speak and I was able to do a round-up of the facts before the vote was taken.

Sarah Quail

Current roundabout at Westgate / Sherborne Road



Proposed new layout for SAR showing 2 staggered junctions on Sherborne Road (Westgate joins Sherborne Road at the top right of the map)



If you do not wish to receive further communications from the WGRA, please contact the Secretary, Bebette Jones at 6 Tannery Close or email sec.wgra@gmail.com