

WGRA Westgate Residents' Association

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



Bulletin September 2022

CONTACT US:

Chair: sq.westgate@gmail.com

Secretary: sec.wgra@gmail.com

Website: www.westgatera.org.uk

More on the Southern Access Road (SAR): Miller Vistry's Planning Application (Ref. 22/01485)

Now is your chance to protest about a scheme which threatens ALL of us who live in the quadrangle of streets within Westgate, Sherborne Road, St Paul's Road and Parklands Road, let alone the residents of Orchard Street who face many more years of heavy development traffic making its way north to the gyratory system by the Festival Theatre car park.

1. Register your comments now!

The sooner you can do this, the better. A response from your committee will only count as one objection. To have any impact we need the whole membership, and your neighbours, who may not be members, to respond - in very large numbers!

We have not forgotten your wish to deal with rat running on Westgate itself, as agreed at our 2021 AGM. However, your committee believes that only when the route of the SAR has been established by Chichester District Council's (CDC) Planning Committee, hopefully in the New Year, can we turn our minds to possible mitigation strategies. Furthermore, such initiatives, if they are to have any chance of success, have got to be agreed with our fellow residents' associations: Parklands, East Broyle and West Walls, again, as set out in the motion agreed by your committee following the 2021 AGM.

We have prepared the following commentary to allow you to consider the planning application and make your own response. Individual responses are all that count, so in fact all adults over 18 in a household can voice their objections to the scheme. Please share and take time to respond by email to dcplanning@chichester.gov.uk quoting planning application **22/01485/OUTEIA** or via the planning portal at <https://publicaccess.chichester.gov.uk/online-applications>

2. Points to consider in your response

a) General

As mentioned in both the July and August Bulletins, planning permission is being sought now for Phase 2 of the White House Farm (WHF) development which remains, as far as the SAR is concerned, essentially unchanged despite the strong objections to the proposals raised by Residents Associations and the cycling lobby groups in response to the 2020 on-line community consultation.

As we said in the August Bulletin, the present roundabout at the bottom of Sherborne Road will be removed and the SAR and Westgate will 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 WHF. See *diagram on page 4*.

Once the SAR is complete, it will in fact be a spine road through the site and vehicles will be able to access properties and travel its full length. Potentially, traffic from 1600 houses could feed into the staggered junction to access Chichester (via Westgate) and the A27 via the college roundabout.

Please join us and the other RAs and cycling groups to voice our continuing and strong objections to the proposed SAR route. (For a full link to further information we suggest you might like to look at the Chicycle website <http://chicycle.co.uk/write-in-opposition-to-the-new-access-road> which has a lot more technical information.

b) Capacity / Congestion

The current mini roundabout at the Westgate and Sherborne Road junction is already operating at above capacity at rush hours with long queues along both these roads. The situation will only be made worse with the additional traffic from 1600 new houses!

National Highways (NH) have queried the developer's modelling data to support their application. The use of outdated data and the basic assumptions made have serious implications for future traffic levels as well as safety issues.

c) Safety

- With the removal of the mini roundabout, Sherborne Road becomes a faster through road without traffic calming. Serious safety issues will arise with traffic from the SAR or Westgate having to queue to cross Sherborne Road to turn either north or south. In addition, the distance from the junction to the college roundabout is inadequate and just a few cars waiting to let traffic out onto Sherborne Road will quickly build up and back into the roundabout itself, leading to accidents.
- The latest safety audit in the planning application notes a number of safety failures and also highlights the risk of collisions because the minimum stagger distance between the Westgate and SAR junctions has not been adhered to. There are also concerns about visibility for cars and cyclists at these junctions.
- We opposed the concept of shared pavements at the roundabout in Phase 1 and were assured that on-road cycling would remain the principal route for confident cyclists. However, the shared pavements remain in the plans for Phase 2 with even greater emphasis.
- The new development was predicated on promoting safe walking and cycling. Centurion Way is a key walking and cycling route into the city. In addition, Bishop Luffa has c1200 pupils and its travel plan encourages walking and cycling. Bringing school children, college students, pedestrians, and cyclists into conflict on the pavements, given that there is not sufficient width of pavement and there are blind corners, goes against UK national guidelines. They stipulate that pavements should NOT be shared in urban areas.
- From around 07:45-09:00 and 14:00-14:30 the Sherborne Road roundabout is already gridlocked in term time or congested by current traffic, and Bishop Luffa School and Chichester College students weave between the stationary traffic. Similar congestion is also experienced most days during the evening rush hour at 16:00-17:00 with long tail backs of queuing traffic on Westgate and Sherborne Road.

- The staggered junction design will force students to cycle on footpaths (not desirable) or cross at the proposed crossing on lower Sherborne Road which does not have sufficient stagger distance for oncoming north-bound traffic and is a blind corner.

d) **Rat running**

- The proposed SAR exit onto Sherborne Road is so close to the junction with Westgate that rather than turning right up to the college roundabout and using the intended relief road, the Via Ravenna, vehicles will head along Westgate, leading to a significant increase in rat-running along this road.
- Westgate and Sherborne Road are residential roads that already face congestion issues and speeding. No mitigation is proposed at all. Westgate should not become the default cut through into the city centre.
- The removal of the mini roundabout will increase the speed on Sherborne Road and increase its attractiveness for speeding/rat running as a potential commuter route between the Old Broyle Road and A27.

e) **Environment**

- The SAR will become Chichester's western bypass: a major road and an additional north/south route. No consideration has been given whatsoever to its environmental impact.

Interestingly, some pressure groups have called already for the spine road to be severed with bollards (except for emergency vehicles) so that traffic from the development can only exit to the north or the south, not drive through on a western bypass to arrive at the junction with Sherborne Road.

- Additional traffic should not be routed into a residential area as increased noise and pollution from both moving and queuing traffic will impact on residents of Westgate and Sherborne Road. This also has a detrimental effect on cyclists and pedestrians using Westgate which is the main pleasant and green pedestrian and cycling route into Chichester from the west.

Sarah Quail, Julia Smith and Bebette Jones

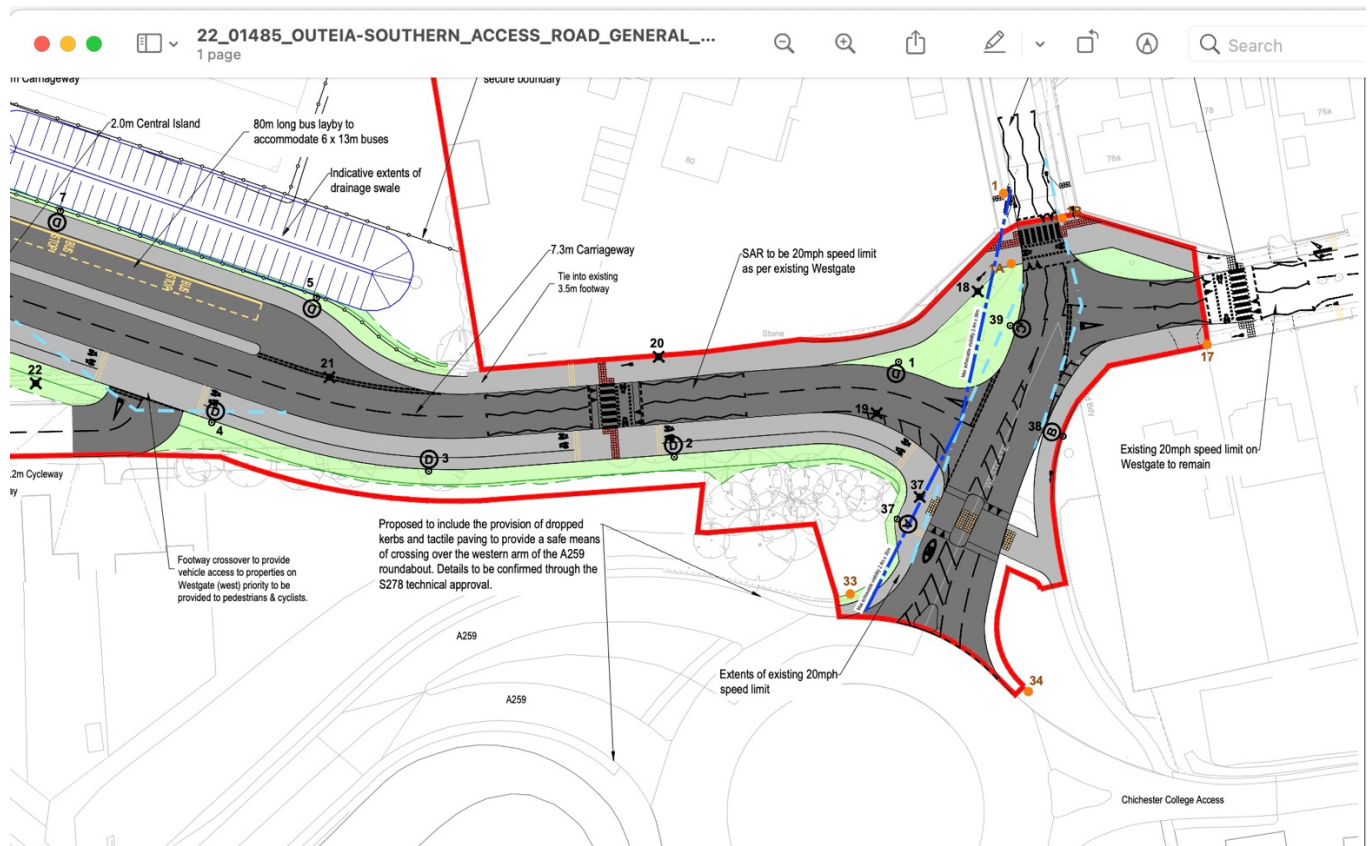
Chichester District Council – Public Briefing Session – please attend if you can

CDC are holding a public briefing session on **Monday 12 September 2022** at **9.30am** at the **Committee Rooms, Chichester District Council, East Pallant House** in connection with the current outline planning application for Phase 2 of the West of Chichester Strategic Development Location (Whitehouse Farm).

The Briefing will be chaired by Council Officers. The applicants will be invited to present and explain their proposals and Council officers will report on the planning background. Members of the Council and the public, including community and interest groups, are invited to attend, and will be given an opportunity to ask relevant questions. Information may also be viewed online via the following link <https://chichester.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=1672>.

The planning application **will not be determined** at this meeting.

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



AGM – Date for your diary

The WGRA AGM this year will be held on **Saturday 19 November 2022 at 10am** at St. Wilfrid's Community Hall, Sherborne Road

Westgate Planters

After another wonderful spring performance from all the planters, summer and the lack of rain is taking its toll. The planting does not lend itself to drought conditions. Well done all of you who are managing to keep them going. It is lovely that there is such a variety of plants that individuals have contributed and when I am working on mine, I get lots of admiration and positive comments about the whole of Westgate planters.



I have made some additions to several planters, but a reminder that there are some funds available if people feel inspired to make additions or replacements. I also tried to prevail on the council to cut back some of the trees as they are getting increasingly large and dense but they regarded this as cosmetic and wouldn't help.

Many thanks to all the planter 'parents'. If anyone else would like to join in and 'adopt' a planter, please get in touch with Rosy at rosy.turner@btinternet.com

Rosy, 72A Westgate

WGRA Coffee Morning

Don't forget our next monthly coffee morning is on **Saturday 3rd September** at the Crate & Apple at **10am**. See you there!



The Great Parklands Garage Sale

Is also on Saturday 3rd September from 11am – 3pm. A map is attached and paper copies are available from the Parklands Post Office and Stephens Pharmacy.

Free exercise classes!

CDC's Wellbeing team are offering a packed programme of free classes this autumn including beginners' courses in Cardio and Strength and also Walking with Poles. Further information and how to register can be found at:

<https://www.chichester.gov.uk/article/36874/Get-active-this-autumn-with-Chichester-Wellbeings-free-exercise-classes>

If you are driving, please try to park and walk to reduce vehicle movements. It is usually easy to park on a Saturday on Sherborne Road south of The Ridgeway shops, e.g. opposite our park, or near the Scout Hut at the Westgate end.

Saturday 3rd September 2022
11am - 3pm

THE GREAT PARKLANDS GARAGE SALE

Barlow Road: 11, 18
Barton Road: 21
Beech Avenue: 32
Cedar Drive: 31, 40, 47, 65
Duncan Road: 6, 16, 53, 61
Durnford Close: 1
Gilbert Road: 11
John Arundel Road: 10
Newlands Lane: 5, 31, 46
New Cottage: 3 (under the bridge)
Oak Avenue: 36
Oak Close: 3, 4, 6
Oliver Whitby Road: 12, 50
Parklands Road: 78, 101, 113, 139
Sherlock Avenue: 31
Sherborne Road: 29, 47, 72, 78, 80, 86, 103, 104

Join or renew annual membership of Parklands Residents' Association at **32 Beech Avenue**.
£3 per individual or £6 per home

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