

WGRA Westgate Residents' Association

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



Bulletin March 2023

CONTACT US

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SAR Update

First of all, PJA delivered their second report to the meeting of Chichester City Council's (CCC) Planning and Conservation Committee on Thursday 2 March 2023.

You will recall that in our last February Bulletin, I set out exactly what CCC asked PJA to undertake: an updated assessment of the highways impact reflecting and focussing on new information provided by WHF developers Miller Vistry (MV) and addressing specifically capacity at the proposed SAR junction; an assessment of the SAR junction layout in terms of safety, capacity and traffic flow and finally, an assessment of the potential of an alternative SAR Junction layout proposed by the West of Chichester Group of councillors and Residents Association Chairs and representatives (WOCG) in terms of safety, capacity and traffic flow although there are land ownership issues.

This, PJA have done and we are grateful to Gabrielle Abbott who has provided us with a useful analysis of the issues still remaining for us, the residents of Chichester West, who will have to live with the possible consequences of Miller Vistry's (MV) proposals:

Outstanding issues with the updated Transport Assessment

I note that, as suspected, there are a number of fundamental issues relating to safety and capacity which have still not been appropriately addressed by the Developers.

In particular PJA have highlighted very serious deficiencies remaining in the evidence base used by the Developers, the assumptions they have made and their modelling methodology.

Lawfulness of any planning decision based on this

This calls into question the adequacy of the updated Transport Assessment to support the application and hence the lawfulness of any planning decision which CDC may make on the basis of this.

To take just one example of how fundamental these deficiencies are to the decision-making process, PJA note that the issues they have identified have the potential to result in severe impact on the Cathedral Way junction such as to be grounds for a planning refusal (see para 2.3.31).

Need for the Developers to address these deficiencies prior to any decision being taken

It follows from this that the overriding concern at the moment is to share PJA's report with CDC, WSCC and the Developers (as appropriate) so that these deficiencies can be corrected.

I appreciate that this is likely to result in delay to determination of the application eg PJA are advocating that new traffic surveys should be undertaken. However, given the question mark over the adequacy of the Transport Assessment as a basis for decision-making it is in everyone's interest that these problems are addressed.

Appropriateness of whole of Phase II development being undertaken before appropriate A27 improvements carried out

I see from para 2.3.41 that PJA are still of the view that it is not appropriate for the whole of Phase II to be implemented before the necessary A27 improvements have been delivered.

My understanding from the updated local plan is that CDC acknowledge that even with developer's contributions there is a shortfall in funding for these A27 improvements.

This is clearly another major issue which needs to be addressed by CDC and WSCC before the planning application is determined.

Alternative Options

I make no comment on the alternative options suggested by PJA. In my view, it is for the Developers to come up with a satisfactory proposal based on reliable evidence and modelling rather than try to second guess what that might be. I think this will just be counter productive.

Planning and Conservation received this report and resolved to discuss its implications with local residents. The WOCG met on Friday afternoon, 3 March 2023. A draft response has been prepared which has gone to the Town Clerk who will send PJA's second report to Chichester District Council (CDC) with a covering letter setting out our still considerable reservations about the element of this Planning Application relating to the SAR.

Automatic Number Plate Recognition (ANPR)

It is clear that there is still a lot of misunderstanding about the finer details of these proposals. So we shall be embarking on a road show to demonstrate first of all to local Residents Associations exactly what those finer details are about! Brian Raincock, Geoff Thiel and I shall be embarking on this project shortly with our first 'booking' with East Broyle RA shortly!

Westgate Coronation Garden Party - Saturday 6 May 2023, 4.00pm – 7pm

The Social Committee hope you will be able to join us at our Coronation Garden Party on Saturday 6 May. Festivities begin at 4pm and we would love you to dress for the occasion - there will be a prize for the most flamboyant outfit! The party will be held at the Chichester Arts Centre on Mount Lane, so there will be shelter from the vagaries of the British weather if required. A complimentary glass of Pimms and unlimited teas and coffees are included in the ticket price of £5. Please bring with you further refreshments of your choice and a plate of sandwiches, scones or cakes to share.



A copy of the flyer is attached and we're also delivering paper flyers with booking details to every household in the next couple of weeks. We would be grateful if you could book early to help us with planning!

WGRA Coffee Mornings Our monthly coffee mornings continue on the first Saturday of every month – 10am at the Crate & Apple. We hope you managed to join us in March while the next will be on Saturday 1 April 2023 – not an April Fool!

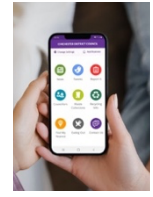
Fouling on Westgate pavements Unfortunately there are still isolated incidences of human fouling on our pavements. If you do see any, please make a report immediately to the street cleaning team at wasteandrecycling@chichester.gov.uk

Please also let me know so that I can make the necessary additional reports to the police and CDC. Bebette Jones (sec.wgra@gmail.com) 07791237502.

EV points on Westgate Following an earlier proposal to install EV (electric vehicle) charge points near Nos. 40-44 Westgate, we have learned that WSCC have decided there will not be any charge points in this location.

Chichester District Council smartphone app

CDC, in partnership with West Sussex County Council have launched a free smartphone app. It's very useful to access council services from your mobile device e.g. from reporting a street cleaning problem to checking your waste collection days as well as keeping up to date with all of the latest council news and information. Find out more at: <https://www.chichester.gov.uk/article/37130/Council-updates-at-your-fingertips>



Voter ID at this year's elections District and Parish elections are due to take place on Thursday 4 May 2023 with polling stations open from 7am – 10pm. Remember you must take a valid form of photo ID in order to vote. To find out more about the new requirements visit: www.electoralcommission.org.uk/voterID

Free resident home energy event – 30 March 2023. CDC will be running a free event with a range of energy experts who will share advice aimed at helping people heat their homes for less. It takes place at Chichester College, 6pm to 8.30pm, no pre-booking needed. Find out more at: www.chichester.gov.uk/article/37480/Free-home-energy-event-to-help-residents-save-money-and-reduce-their-carbon-footprint



The Chichester Society From reviewing planning applications to campaigning on local issues and keeping residents in touch with stories of local interest in their quarterly magazine, “the Chichester Society exists to celebrate the attractions of our city and make sure they stay attractive”. For more information visit: www.chichestersociety.org.uk



Launch of Chichester Festival Theatre Festival 2023. Our fabulous local theatre has launched its Festival 23 season and tickets are now on sale to the public. The summer musical is The Sound of Music and there a range of shows, plays and musicals running from April to November. There is a new look and website at <https://www.cft.org.uk/> Tickets start at just £10 for all shows in both Festival and Minerva Theatres, and there are 9,000 tickets at just £5 for 16-30-year-old Prologue members.



Romeo and Juliet - Sunday 25 June 2023 7pm

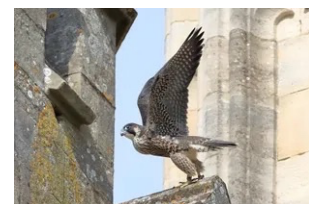
The Lord Chamberlain's Men, one of the UK's finest touring theatre companies, are back at in Chichester to present this great play in the open air, by an all male cast and with Elizabethan costumes, music and dance. For tickets:

<https://tlcm.co.uk/locations/chichester-cathedral/>

Chichester Peregrines

The peregrines are back at the cathedral despite the current building works and the webcam is now live.

<https://www.chichesterperegrines.co.uk/>





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