



Chichester City Council

## PLANNING AND CONSERVATION COMMITTEE

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 15 SEPTEMBER 2022 AT 2PM

#### Weeks 32-34

No committee items

#### Week 35

**CC/22/02189/PA16A - Case Officer: Calum Thomas**

EE Limited

Land At The Eternal Maker 41 Terminus Road Chichester West Sussex

1 x 24m high ground based type 1S lattice tower fixed on concrete base, 6 x multi-band sector antenna fixed onto tower headframe, 2 x 0.6m DIA transmission dishes fixed onto tower headframe, 1 x MK5B Link AC cabinet, 1 x D-Airo cabinet, 1 x Komodo cabinet, 1.8m high palisade fence around 6.5m x 6.5m compound and 1m pedestrian access gate and other ancillary equipment and cabling.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH4F5RER0ZU00>

#### Key issues:

- Prior Notification application: The development may take place under the General Permitted Development Order unless the Planning Authority respond within to determine if an application is required.
- National policy within the NPPF supports provision of telecommunications equipment, and requires decision makers to have a positive and creative approach to proposals. Nevertheless, the design and siting should be suitable, and alternative siting considered if appropriate.
- The design is 24m high metal lattice tower. The tower would not be seen from a far enough distance for a lattice design to have any benefit of, for example, blending better into a background, particularly as it would protrude some 6-8m above the tree line. A pole design would be more suitable.
- The siting, although just within an industrial area, is immediately adjacent to the Chichester Gate leisure park and along the road frontage. A less prominent site would be more preferable, perhaps further into the industrial estate, where views would be more limited and would be against a backdrop of industrial development. Siting atop a building rather than on a stand alone tower would reduce visual impact most effectively.
- Alternative sites have been considered, however there remains a considerable area of the industrial estate which should be considered prior to this prominent site adjacent to a leisure park.

Recommendation: Objection. The 24m lattice tower would protrude some 6-8m above the adjacent trees along the main entrance to a busy leisure and retail park, and would appear prominent within the street scene. A less prominent position, further back from the building line and within a plot further into the industrial area, away from the leisure park, should be sought. The design, a lattice tower, is inappropriate in the context proposed; the development should be sited on a building, and if this is not possible a pole design would be more appropriate. As proposed, the siting and design would be unduly prominent, unacceptably harming the amenity of retail and leisure park users, and unacceptably impacting the character and appearance of the area.

**Report to:** Planning and Conservation Committee

**Report from:** Chichester East District Councillor Bill Brisbane; Chichester East City Councillor Cherry Hughes and Chichester East City Councillor John Hughes

**Subject:** Traffic Issues in Chichester East with particular reference to congestion on Barnfield Drive and Bradshaw Road.

**Date:** 15 September 2022

**Recommendation:**

**In the light of the traffic congestion caused by heavy goods vehicles (HGVs) using Barnfield Drive and Bradshaw Road, especially at the small roundabout junction between these roads, this Committee asks the City Council to formally request West Sussex County Council (WSSCC) to implement a community Traffic Regulation Order (TRO) preventing HGVs of 7.5 tons or more from (a) using Barnfield Drive between its junction with Palmers Field Avenue and the junction with Kingsmead Avenue and (b) using Bradshaw Road between its Junction with Barnfield Drive and the the junction with Swanfield Drive.**

### **1. Background**

With the closure of the Oving crossing on the A27, the main east west route through Chichester from Portfield Way to Broyle Road or Ravenna Way, is via Westhampnett Road/Spitalfield Lane or St Pancras/Market Avenue. Traffic congestion has increased since this closure. As a consequence, an alternative route which avoids the congestion on Westhampnett Road has become an increasingly congested and hazardous rat run. This route runs from the roundabout junction between Portfield Way and Westhampnett Road past Homebase onto Barnfield Drive, Bradshaw Road and then via Swanfield Drive (west) onto Spitalfield Lane.

### **2. Chichester East domestic roads are not fit for HGVs and large volumes of traffic**

Swanfield Drive (west) is a relatively clear route through the Swanfield estate with double yellow lines preventing car parking. Barnfield Drive and Bradshaw Road are domestic scale roads with residents' parking. None of these roads were designed to accommodate large volumes of traffic including HGVs.

### **3. Traffic build up causes severe congestion**

The build up of traffic on Barnfield Drive and Bradshaw Road with on-street car parking and bus stops limits road capacity to deal with HGVs, especially at the small roundabout junction between Barnfield Drive and Bradshaw Road where large articulated trucks struggle to make the turn without manoeuvring into the middle of the road. This causes severe congestion, as can be seen on the attached photographs. It also leads to reckless attempts at overtaking and impedes safe pedestrian crossing of the road. There is also difficulty for HGVs turning right onto Swanfield Drive from the southern end of Bradshaw Road. To alleviate these problems HGVs need to be prevented from using this rat run.

### **4. Stop HGVs using Barnfield Drive and Bradshaw Road**

Advice from our County Council representative for Chichester East has suggested that the City Council promotes a Community TRO to prevent HGVs using Barnfield Drive and Bradshaw Road as a through route and requests WSCC to implement the necessary TRO. The usual terms of a weight limit TRO is that it prohibits HGVs, except for those needing access within it. Furthermore, assistance will be required to reinforce existing 20 mph speed restrictions.

### **5. Summary**

This report sets out the case for limiting the use of Barnfield Drive and Bradshaw Road as an east-west rat run through East Chichester. These residential roads, with on-street car parking and bus stops, were not designed to accommodate large traffic volumes, including HGVs. There is a severe adverse impact on local residential amenity. Consequently a Community TRO preventing HGVs using Barnfield Drive and Bradshaw Road as a through route is needed.



## Minutes for 18<sup>th</sup> July 2022

### Attendees:

Linda Boize, Martyn Bell (Chichester Central), Heather McDougall (Donnington), Sarah Sharp (Chichester South), John Shelton

**Apologies:** Roy Briscoe (Westbourne) Anne Stevenson (Fishbourne) , Penny Plant (Harbour Villages), Lyn Hicks (Southbourne), Adrian Moss (Harbour Villages), Tracie Bangert (Southbourne), Regan du Closel (Tangmere), Maureen Corfield (Chichester North), Jeremy Hunt (Chichester North)

### Speaker:

John shared with us his knowledge from his business AcSoft and SVANTEK UK and informed us about the equipment available to measure noise, pollution and vibration.

Discussion of how to work with John over the coming months.

Comparison drawn with situation in EU where all major conurbations have to have a Noise Action Plan. We noise map here in UK but the group felt we do not take any action subsequent to establishing Noise Important areas.

The group agreed to take JS up on the offer of his support for the group. Discussion of the details of how the scheme would work, length of time needed, services, data sharing, education possibilities

### Actions:

- 1) Linda and Heather to liaise with John to further the project and carry out noise watch as necessary
- 2) Speed on A27 – Martyn and Sarah to liaise with CDC re motion. **Post Meeting Note** – Simon Oakley has advised a route via the Parishes which is being pursued. Reducing speed on A27 on the agenda of the City Council's Planning & Conservation Committee meeting on 18<sup>th</sup> August 2022

## AGENDA ITEM 8

- 3) Designated Funds to be considered to alleviate the Noise Important Areas:  
<https://nationalhighways.co.uk/designated-funds/>

Expression of Interest Form [https://s3.eu-west-2.amazonaws.com/assets.highwaysengland.co.uk/Designated+Funds/Designated+funds\\_Expression+of+interest+form.pdf](https://s3.eu-west-2.amazonaws.com/assets.highwaysengland.co.uk/Designated+Funds/Designated+funds_Expression+of+interest+form.pdf)

Group to consider an application on behalf of the A27 bypass in Chichester

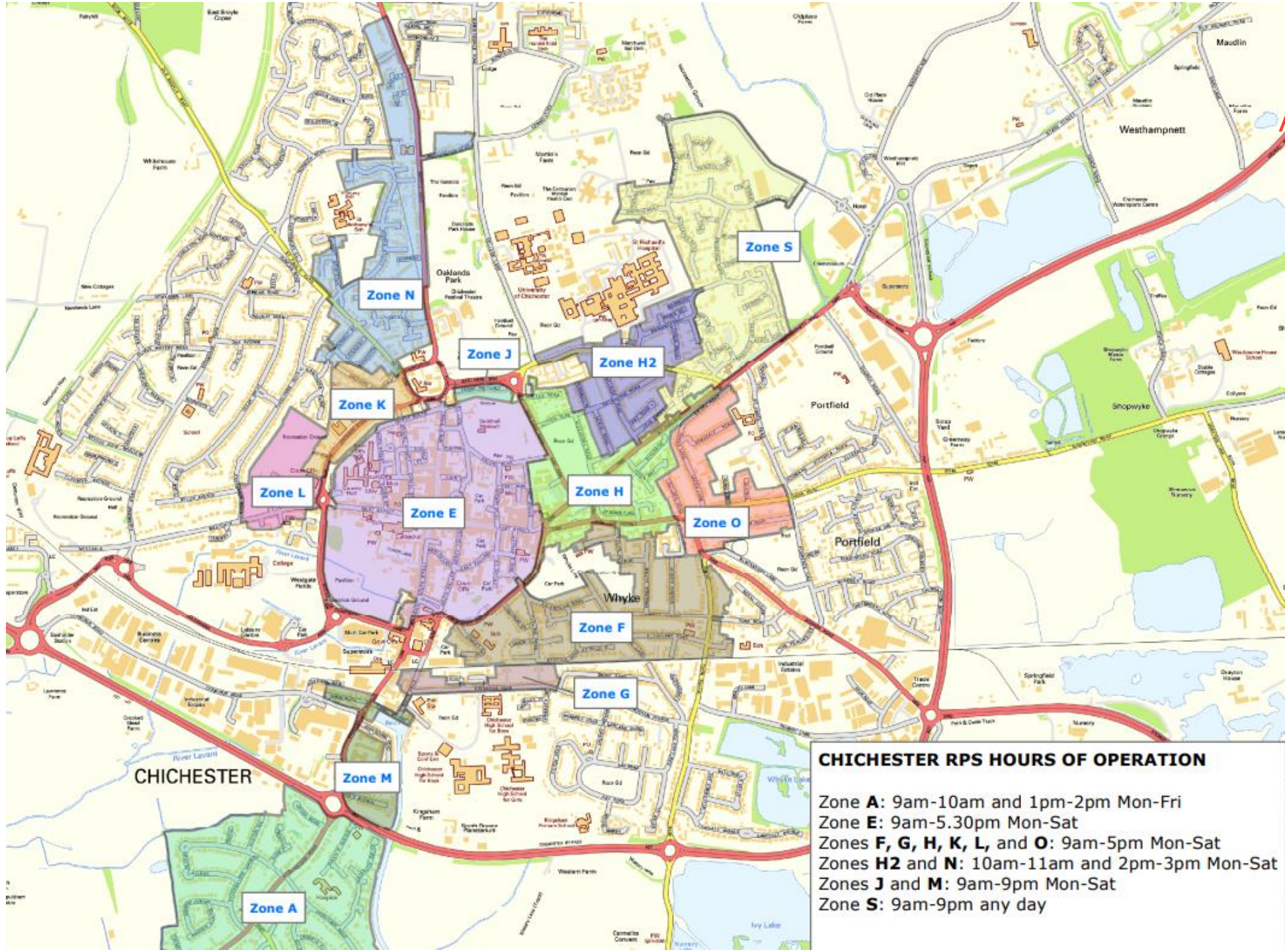
- 4) Group to continue to monitor progress of the acoustic camera trial
- 5) Meetings with police/WSCC/NH to be taken up in the autumn once evidence has been collated.

# WSSCC Parking restrictions

Public consultation

Ends 30 September 2022

AGENDA ITEM 9



**CHICHESTER RPS HOURS OF OPERATION**

Zone A: 9am-10am and 1pm-2pm Mon-Fri  
Zone E: 9am-5.30pm Mon-Sat  
Zones F, G, H, K, L, and O: 9am-5pm Mon-Sat  
Zones H2 and N: 10am-11am and 2pm-3pm Mon-Sat  
Zones J and M: 9am-9pm Mon-Sat  
Zone S: 9am-9pm any day

# Proposals outlined

## Zone E

- **Option 1.** Change the parking restrictions to Monday - Sunday 9am to 9pm. (Sundays Inclusive).
- **Option 2.** Change the parking restrictions to Monday - Sunday 9am – 5:30pm (Sundays inclusive).
- **Option 3.** Do not change the parking restrictions.

## Zone H2

- **Option 1.** Change the parking restriction to Monday - Saturday 9am - 9pm. (Sundays excluded).
- **Option 2.** Change the parking restriction to Monday - Sunday 9am - 9pm. (Sundays Inclusive).
- **Option 3.** Change the parking restriction to Monday - Sunday 9am - 5pm. (Sundays Inclusive).
- **Option 4.** Do not change the current parking restrictions. (Monday - Saturday 10am-11am / 2pm-3pm).

## Zone J

- **Option 1.** Change the parking restriction to Monday - Sunday 9am - 9pm. (Sundays Inclusive).
- **Option 2.** Do not change the parking restrictions.

## Zone M

- **Option 1.** Change the parking restrictions to Monday to Sunday 9am to 9pm. (Sundays Inclusive)
- **Option 2.** Do not change the parking restrictions.

## Roads on the Controlled Parking Zone Periphery

### **Cutten Way - To introduce a 'No waiting or loading restriction'**

- **Option 1.** Implement a parking restriction of ' No waiting at anytime' No loading or unloading at anytime' - Monday - Saturday 9am - 5pm.
- **Option 2.** Do not introduce a parking restriction.

### **Beech Avenue**

- **Option 1.** Include Road into CPZ Zone L
- **Option 2.** Do not introduce a parking restriction.

AGENDA ITEM 9



# Consultation ends 30 September 2022 AGENDA ITEM 9

- Respond directly via a link at <https://yourvoice.westsussex.gov.uk/parking-strategy>
- Send any comments/queries to [parking@westsussex.gov.uk](mailto:parking@westsussex.gov.uk)