

# AGENDA ITEM 5

**Report to:** Planning and Conservation Committee

**Report from:** Councillor Quail, Chair Planning and Conservation

**Report on:** White House Farm (WHF) Update

**Date:** 10 November 2022

## 1. Highways England

Highways England (HE) have issued a further three-month embargo on Chichester District Council discussing Miller Vistry's (MV) WHF Phase 2 Planning Application 22/01485/OUTEIA relating to the proposed Southern Access Road (SAR) at the bottom of Sherborne Road where that road meets Westgate. This is because MV have failed to come back to HE with answers to HE's questions relating to the capacity of the proposed staggered junction at this point and the likely implications for the A27. The previous three-month embargo expired on 26 October 2022. The new embargo will last until 26 January 2023.

## 2. PJA Traffic Consultants

The City Council has appointed Phil Jones Associates to advise the City Council on the likely implications not only for the neighbourhood but for Chichester generally of the proposed SAR. Chichester City West Ward Councillors, other City Councillors, the Chairs of the local Residents Associations and the Chair of the local Cycle Forum, met with lead consultant for PJA, Alan Lewis, on 31 October 2022. It was an opportunity to share information.

It is worth reminding Members – briefly - that we are looking for a clear explanation of the functionality of the SAR which will highlight the main potential impacts or areas of concern such as the staggered junction which does not meet safety standards, and the likely queuing of traffic in residential roads due to the junction configuration and traffic priorities. Comment is also sought on any practical alternative design features or other mitigation worth considering, alongside or as an alternative to the SAR.

## 3. ChiCycle Exhibition

On Sunday afternoon 23 October 2022, ChiCycle organised an exhibition of plans of the proposed SAR junction with Sherborne Road and Westgate. They are particularly incensed by the proposals for cyclists at this junction which are

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not safe for either pedestrians or cyclists. In addition, none of the proposed cycle crossings meet national design standards.

Over one hundred people turned out on a very wet afternoon to examine the plans and discuss their concerns about MV's proposed scheme for the SAR.

Many commented on

- how the plans for the new road will severely compromise visibility for motorists as they turn north from the College Roundabout and then meet the staggered junction which will replace the existing mini roundabout
- will compromise access to Bishop Luffa School and to Centurion Way,
- that pedestrians and cyclists do not mix happily on pavements
- that the whole scheme is predicated on commuter cyclists being redirected onto pavements to make way for increased volumes of commuter traffic.

There is also a serious risk, as others pointed out, that the SAR will become Chichester's western bypass for traffic heading north from the Fishbourne Roundabout or south from Old Broyle Road to the detriment of the lives of those living on the new estate. Further, that Sherborne Road will become another north-south route from and to the A27 for rat runners, as will Westgate for motor vehicles wishing to access or depart from the city centre.