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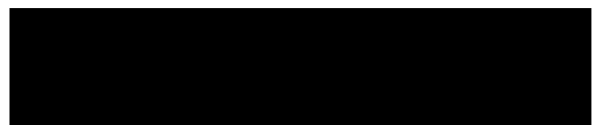
Pagham South

**Proposed Residential Development and Community Hub
Pagham Road, Pagham**

Transport Assessment

TA/01

December 2016



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1.4 The proposal is to provide:

- i. Up to 400 residential dwellings.
- ii. A care home with up to 70 beds.
- iii. A Local Centre comprising up to 2,000sqm GFA, with food sales limited to a 500sqm GFA convenience store.
- iv. A single form entry primary school (210 pupils).
- v. Other community uses – sports pitches and a Scout Hut.
- vi. An area for allotments with up to 20 plots.
- vii. Access to the development from two new junctions with Pagham Road and associated pedestrian facilities.
- viii. The safeguarding of land to help link the existing cycle route between Pagham Harbour and Chichester with Pagham Road via the site.

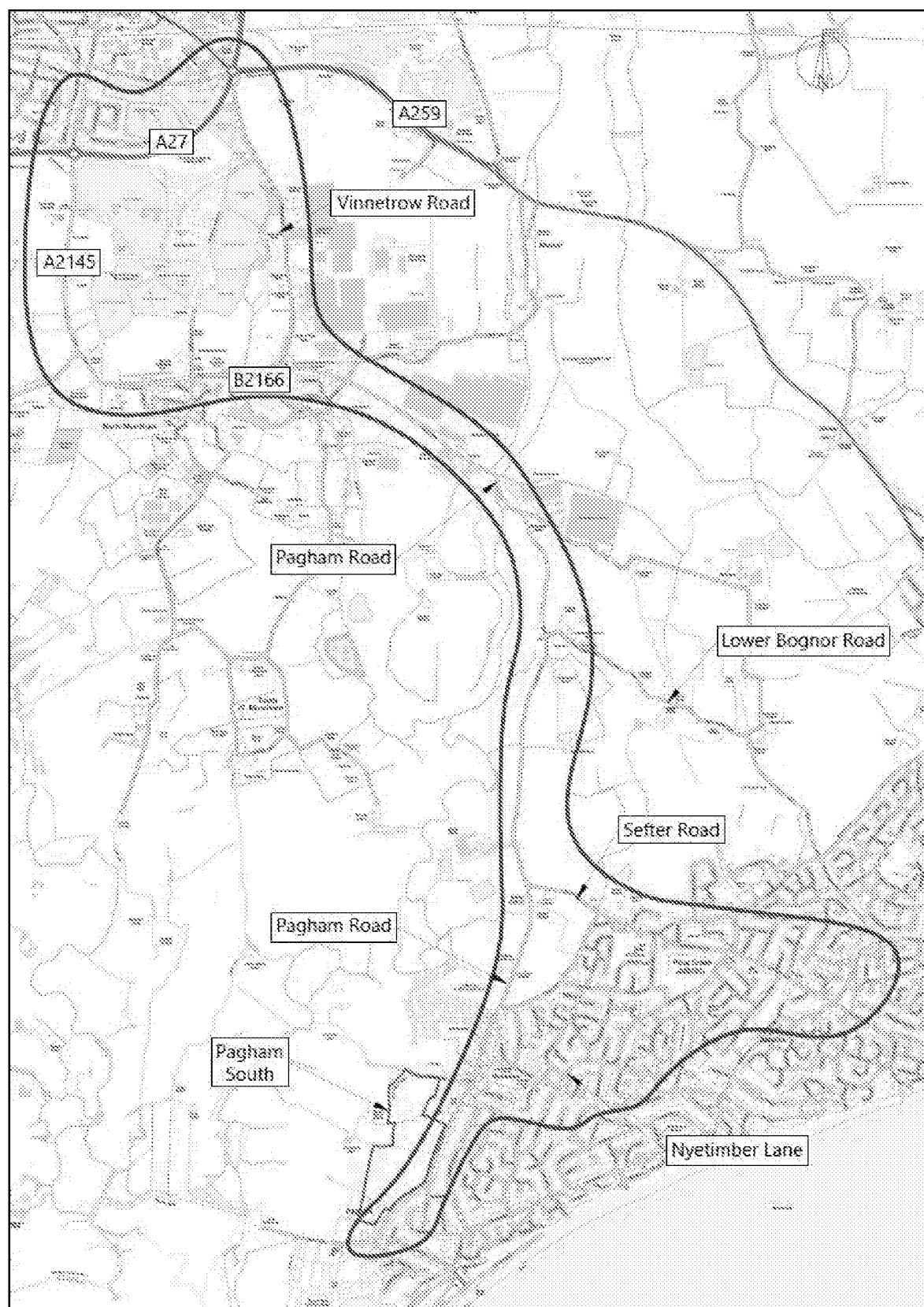
1.5 An illustrative masterplan has been prepared and one of the guiding principles has been to ensure that the development has an appropriate level of connectivity between the proposed and the adjacent uses. The internal layout follows the guidance set out in Manual for Streets to ensure a development that encourages walking and cycling. The masterplan confirms that one of the proposed access locations is to the south of Summer Lane and the other to the south of Sea Way. The illustrative masterplan is contained in **Appendix 1** and an extract is shown below in **Figure 1.2**.

Figure 1.2 – Illustrative masterplan extract



- 1.6 Pre-application discussions have taken place with highway officers at West Sussex County Council and at Highways England to agree the scope of the assessment for Pagham South including the study area which is shown in **Figure 1.3** below.

Figure 1.3 - The Pagham South study area



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1.7 The purpose of this study is to:

- i. Confirm that the proposed site accesses can be provided with sufficient junction visibility and capacity and that they are suitable for all users.
- ii. Show that the proposed development is permeable and has good connectivity with the surrounding transport network.
- iii. Assess the impact of the proposed development at Pagham South on the wider highway network.
- iv. Confirm the Travel Plan measures that will support the proposed development.
- v. Identify if other mitigation measures are required as a result of development at Pagham South.

1.8 This Transport Assessment concludes that there are no transport related reasons why the development at Pagham South should be refused planning permission.

2.0 Transport Network

Highway Network

2.1 From the Chichester Bypass (A27T) to the north, Pagham is served by the B2145 and the B2166 (Pagham Road). The B2166 also provides access to Bognor Regis (via Lower Bognor Road), which is accessed from the site via Nyetimber Lane or Hook Lane and Sefter Road, into Aldwick Road. To the north and east of Bognor, the area is served by the A249 and the A29. Pagham Road links the B2166 to the north with the harbour to the south.

2.2 **Figure 2.1** below is a plan of the site location within the wider highway network.

Figure 2.1 – Site location plan



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- 2.3 Opposite the site, Pagham Road is residential in character with accesses to individual properties and a 2.0 metre wide footway, reducing to around 1.5 metres south of the junction with Sea Way. It is 7.3 metres wide, lit and subject to a 30mph speed restriction.
- 2.4 There is also widening of the carriageway to allow on street car parking on Pagham Road opposite the site, to the north of the junction with Sea Way. The photographs below provide views of Pagham Road in the vicinity of the proposed site access junctions.

Photograph 1 – view north on Pagham Road, from proposed northern site access location



Photograph 2 – view south on Pagham Road, from proposed northern site access location



Photograph 3 – view north on Pagham Road, towards the junction with Sea Way



Photograph 4 – view south on Pagham Road, looking towards the proposed southern access from the opposite side of the road



2.5 Summer Lane is a narrow cul-de-sac providing access to a small number of existing residential properties. As part of the recent planning consent on land to the north, modifications to Summer Lane at its junction with Pagham Road are proposed in order to accommodate an additional 90 dwellings.

2.6 Traffic survey results and existing highway conditions within Pagham and beyond are considered in detail in **Section 3.0**.

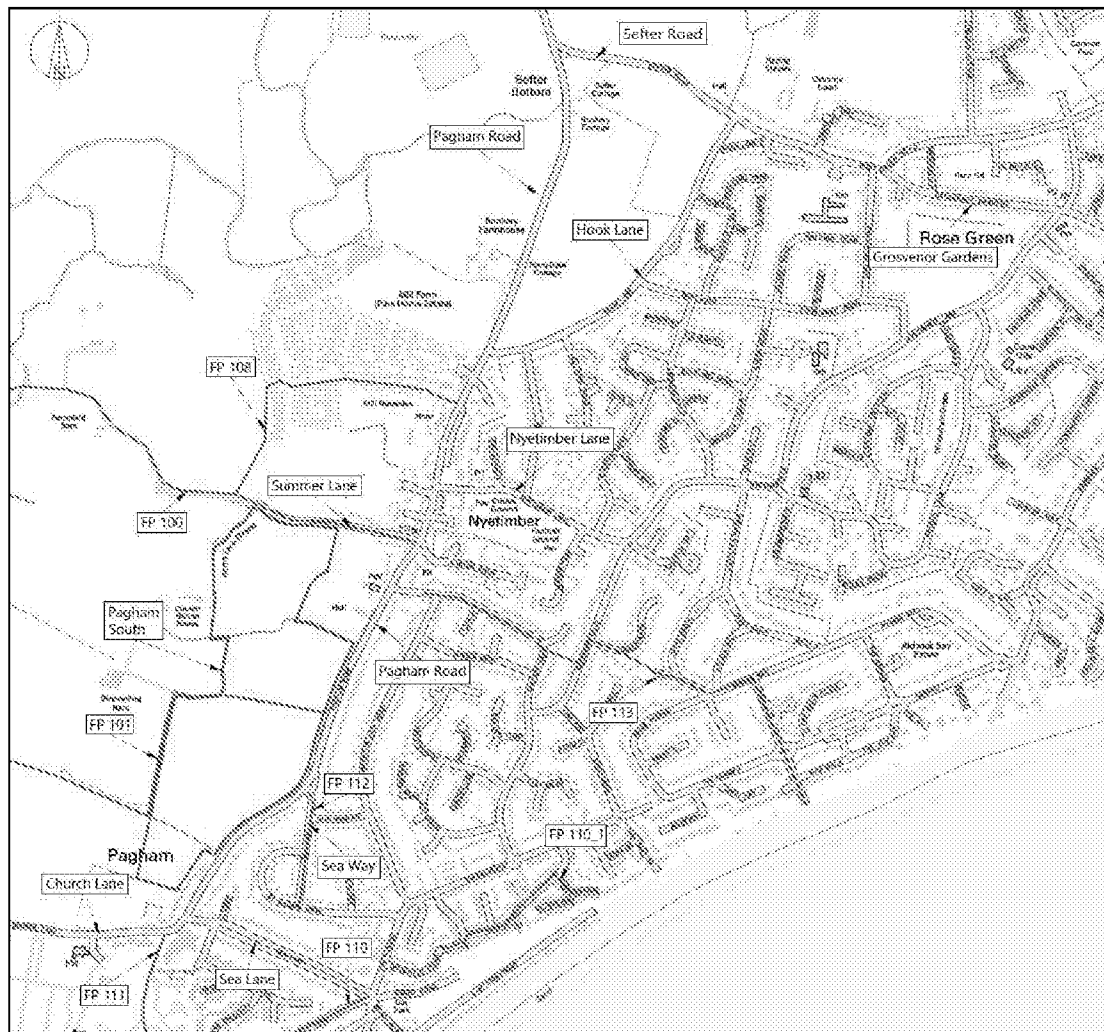
Pedestrian and cycle facilities

2.7 Summer Lane also forms PROW FP 100 which connects to FP 108 to the north and to the south is FP101, which bisects the application site and has an access point with Pagham Road.

2.8 Because of the extensive provision of the local pedestrian network, this location is considered to be well connected by existing footways to the wider Pagham area and beyond. Proximity to local services and amenities is considered in detail in **Section 4.0**.

2.9 **Appendix 2** contains a copy of the highway records, including the PROW in the vicinity of the site. **Figure 2.2** below shows the Pagham South site in the context of the local highway network including the existing PROW.

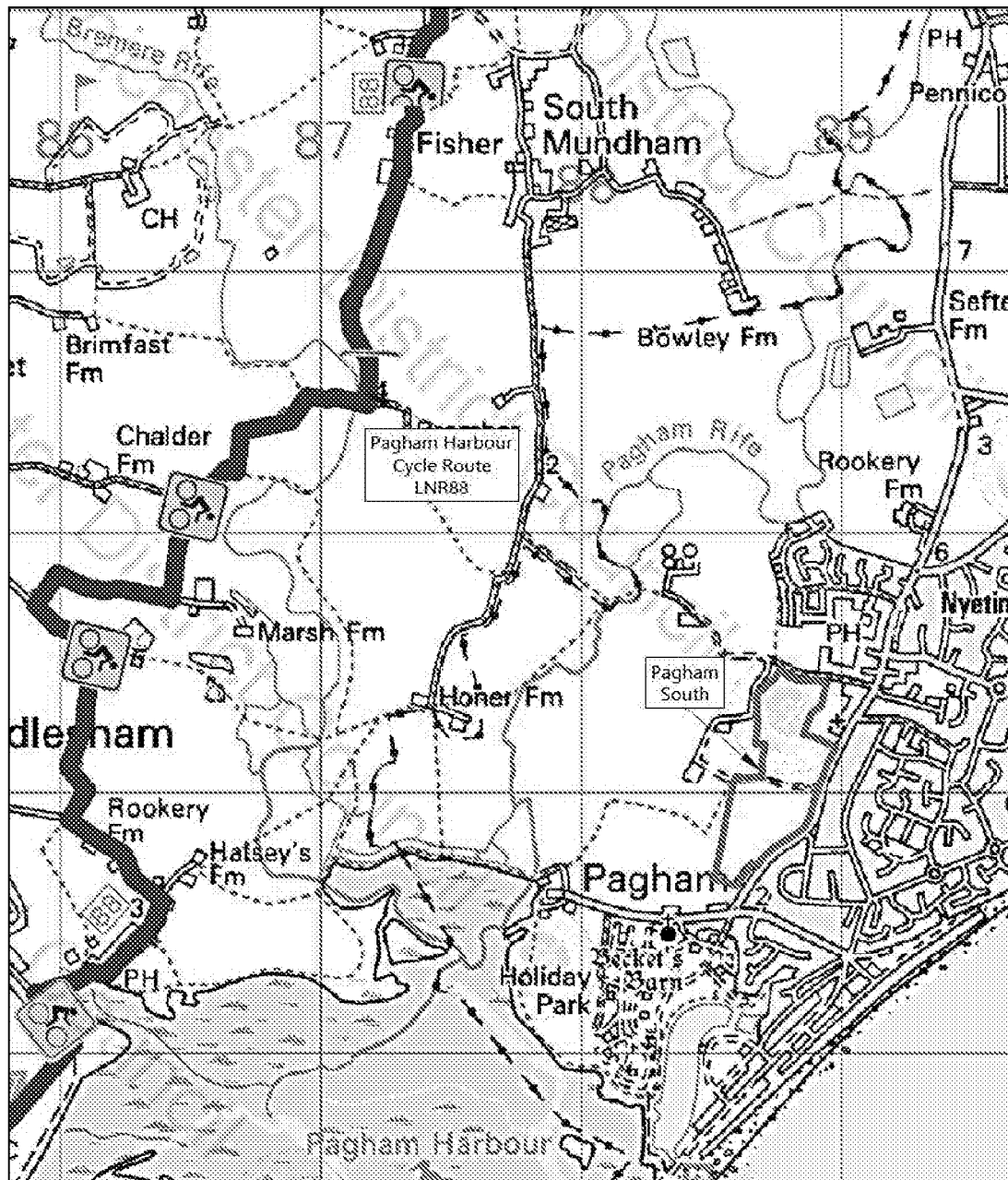
Figure 2.2 – Pagham South and local highway network



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- 2.10 The Pagham Harbour cycle route is classified as LNR 88 and links Pagham Harbour with Chichester via North Mundham and provides an alternative to the B2145 and B2166 route which is narrow in places. It is located approximately 1.2 kilometres from the Pagham South site.
- 2.11 The Pagham Harbour Cycle Route plan is contained in **Appendix 3** and an extract also showing the location of the Pagham South site forms **Figure 2.3** below.

Figure 2.3 – Pagham Harbour Cycle Route extract

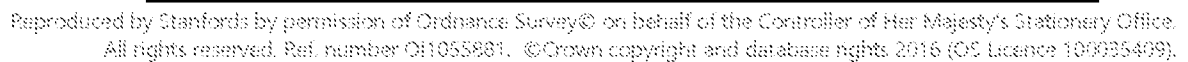


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Public Transport Network

- 2.12 Pagham Road is a bus route with existing bus stops close to the junction with Summer Lane as well as south of the Village Hall and north of the junction with Sea Way, as shown on **Figure 2.4** below. These bus stops are served by route number 600, operated by Stagecoach as a new, comprehensive and high quality service between Chichester and Bognor Regis. A route plan and timetables are contained in **Appendix 4**. Service 600 operates from early morning into the evening at 20 minute intervals Monday to Saturday, with an hourly service after 1900 hours. It also operates as an hourly service on Sundays.

Figure 2.4 – Existing bus stops on Pagham Road in the vicinity of the site frontage (shown blue):



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Accident Records

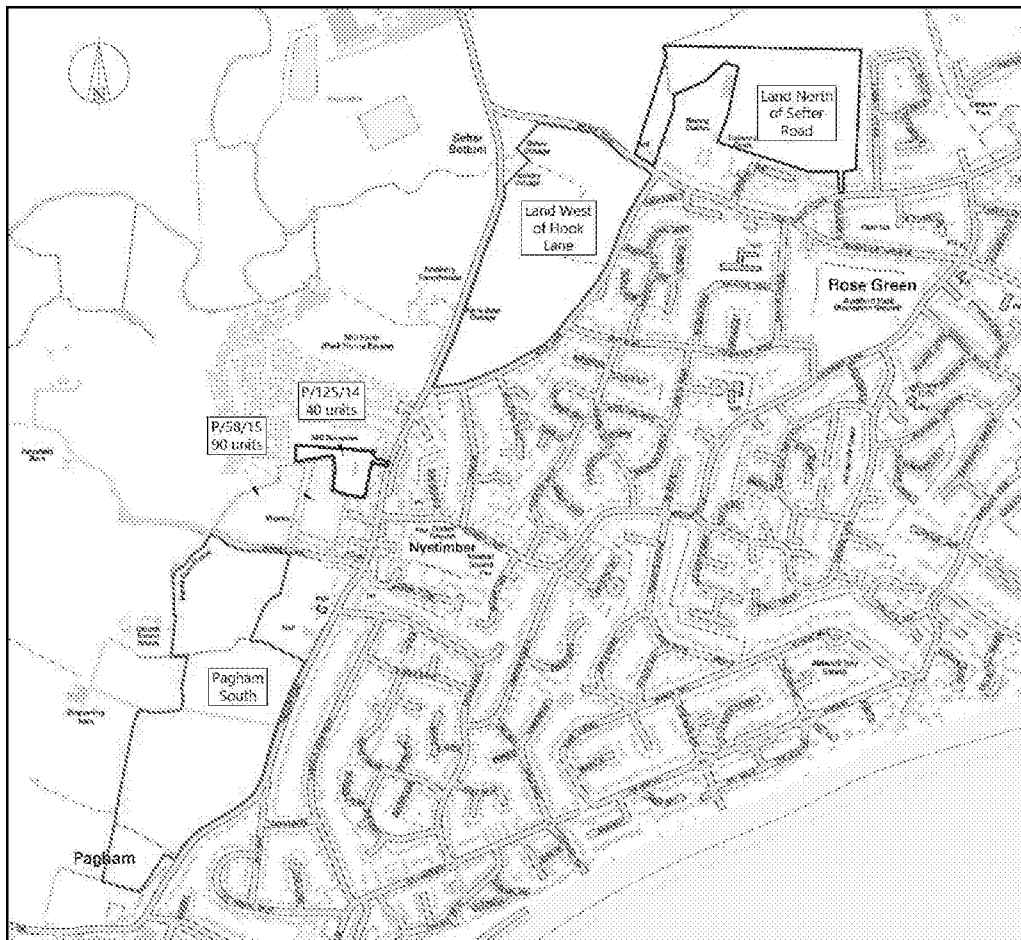
- 2.15 **Appendix 5** contains a copy of the accident records, which have been obtained for the whole study area for the latest five year period available (July 2011 – June 2016). This shows that there were 173 collisions recorded (with 223 casualties), 83% of which were slight and only one accident (2011) was recorded as a fatal (1 casualty). A further summary is provided as follows:
- i. Of the 173 collisions, 72% occurred at a junction (70% at a Give Way arrangement).
 - ii. 7% of collisions involved pedestrians.
 - iii. The weather was recorded as 'fine' in 87% of collisions.
 - iv. 81% of collisions occurred during daylight hours.
 - v. 12% of casualties were pedal cyclists.
- 2.16 No vehicle collisions have been recorded along the site frontage on Pagham Road.
- 2.17 The fatal accident occurred on the A27 approximately 125 metres west of the roundabout junction with the B2145 in December 2011 during the hours of darkness, when a vehicle travelling westbound hit a pedestrian crossing the dual carriageway. The report states that the pedestrian was impaired by alcohol and wearing dark clothes.
- 2.18 Two collisions occurred at the junction of Nyetimber Lane and Pagham Road, one serious and one slight, both involving pedestrians.
- 2.19 Two collisions occurred at the junction of Hook Lane and Pagham Road, both recorded as slight; one when a northbound vehicle collided with the rear of a stationary vehicle waiting to turn right into Hook Lane, and one when a vehicle turned right into Hook Lane into the path of a southbound vehicle.
- 2.20 Two collisions occurred at the junction of Hook Lane with Sefter Road, one recorded as slight when a vehicle turned right out of Hook Lane onto Sefter Road into the path of an oncoming vehicle, and the other was serious where the driver of a car experienced a medical episode at the wheel and lost control of the vehicle.
- 2.21 One collision was recorded at the junction of Sefter Road with Pagham Road, which was slight and involved a vehicle loss of control following a failure to stop for a police car.
- 2.22 Four collisions have been recorded at the junction of Sefter Road with Rose Green; three slight collisions (one medical episode) and one serious collision involving a pedestrian, when a young child ran into the road from between parked vehicles.
- 2.23 Three (slight) collisions have been recorded at the junction of Nyetimber Lane with Gossamer Lane, one involving a pedestrian who walked out into the road into an oncoming car.

- 2.24 Eight collisions occurred on the roundabout junction of Gossamer Lane with Aldwick Street, three of which were recorded as serious. The majority of collisions recorded at this roundabout junction involved a vehicle hitting a pedal cyclist.
- 2.25 Three collisions occurred at the junction of Aldwick Road and Lower Bognor Road, one recorded as serious, and all involved a pedal cyclist. It is recognised that there may be an issue with awareness of pedal cycles at this roundabout junction and that of Aldwick Street with Aldwick Road to the southwest.
- 2.26 Six collisions occurred at or near the Lower Bognor Road junction with Pagham Road generally through loss of control type incidents; one of which was recorded as serious resulting from a head-on collision. One of the slight injury accidents was as a result of a medical episode and one involved a pedal cyclist.
- 2.27 Twelve collisions were recorded on Pagham Road (B2166) near Runcton and were related to right-turning vehicle manoeuvres at side roads/accesses or loss of control type collisions.
- 2.28 Five (slight) collisions occurred at the Pagham Road junction with Vinnetrow Road resulting from misjudged vehicle speeds and paths, one of which involved a pedal cycle.
- 2.29 Two collisions have been recorded at the junction of the B2166 with the B2145, one of which was serious and involved a motorcycle stationary at the roundabout hit by a vehicle from behind. A further eight accidents were recorded on the B2145 between the B2166 and the A27, three of which was recorded as serious and three involved pedestrians.
- 2.30 The accidents occurring on the A27 will be analysed further in the Addendum TA.
- 2.31 It is considered that the accident record detailed above is typical for this type of highway network during a five year period, and that generally no patterns highlighting an accident black-spot or underlying road safety issue are evident. It is noted in **paragraphs 2.24** and **2.25** that there may be an issue with awareness of pedal cyclists at some junctions. This may require education and advertising to tackle the road safety issue, rather than hard engineering measures.
- 2.32 Therefore, it is considered that the proposed development at Pagham South should not be refused on the grounds of road safety within the wider highway network.

Committed Development

- 2.33 Planning approval was recently obtained for the following developments in Pagham, which are shown on **Figure 2.5**:
- i. P/58/15 – Land at Summer Lane (90 residential units).
 - ii. P/125/14 – 251 Pagham Road (42 residential units).

Figure 2.4 – Location of committed developments and other Local Plan housing sites within Pagham



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Other Local Plan Housing Sites in Pagham

- 2.34 There are two other housing sites within Pagham identified in the emerging Local Plan which are Hook Lane and Seftor Road and are also shown in **Figure 2.5**. Both sites and their cumulative impact are assessed in the Addendum Transport Assessment as discussed in **paragraph 1.3**.

Future Road Schemes A27 (T) - Chichester Bypass

- 2.35 Future road schemes are proposed for the A27 (T) Chichester Bypass between Fishbourne in the west and Tagmere in the east. The two junctions on the A27 bypass that are likely to be used directly by Pagham South development traffic are the B2145 Whyke junction directly north of the site and the A259 Bognor Road junction to the east of this.
- 2.36 At present Highways England are in the process of developing their proposals, but at this stage there are no specific proposals approved or funding allocated.

3.0 Traffic Survey Results and Existing Highway Conditions

Traffic Survey Results - Pagham Road along the Site Frontage

- 3.1 An automatic traffic survey was carried out on Pagham Road to the south of Summer Lane in June 2014 and this showed peak hour weekday two-way traffic flows of around 450 vehicles and 85th percentile speeds of around 33mph. **Table 3.1** below summarises the survey results.

Table 3.1 – ATC survey results at Pagham Road south of Summer Lane

	0800-0900 (vehicle flow)	1700-1800 (vehicle flow)	85 th Percentile Speeds
Northbound	258	182	33mph
Southbound	159	346	33mph
Two-way Total	417	528	-

- 3.2 In addition, an automatic traffic survey was carried out on Pagham Road to the south of Sea Way in June 2016 and this also showed peak hour weekday two-way traffic flows of around 450 vehicles and 85th percentile speeds of around 33mph. **Table 3.2** below summarises the survey results.

Table 3.2 – ATC survey results at Pagham Road south of Sea Way

	0800-0900 (vehicle flow)	1700-1800 (vehicle flow)	85 th Percentile Speeds
Northbound	218	243	33mph
Southbound	159	282	33mph
Two-way Total	377	525	-

- 3.3 The results of these surveys are contained in **Appendix 6**.

Traffic Survey Results – The Wider Study Area

- 3.4 Traffic conditions are typically free flowing on the wider highway network with congestion sometimes occurring within the peak periods at the A27 Chichester Bypass junctions and within Bognor Regis.
- 3.5 As part of the scoping discussions with officers it was agreed to have peak period turning count surveys carried out at the following junctions:
- Pagham Road j/w Nyetimber Lane.
 - Pagham Road j/w Hook Lane.
 - Pagham Road j/w Sefter Road.
 - Sefter Road j/w Hook Lane.
 - Nyetimber Lane j/w Gossamer Lane/Gossamer Gardens.

- vi. Gossamer Lane j/w Aldwick Road/Barrack Lane.
- vii. Aldwick Road j/w B2166 Lower Bognor Road.
- viii. B2166 Lower Bognor Road j/w Pagham Road.
- ix. B2166 j/w Vinnetrow Road.
- x. B2166 j/w B2145.
- xi. A27 j/w B2145.
- xii. A27 j/w Vinnetrow Road/Bognor Road.
- xiii. Nyetimber Lane j/w Tabard Gate/Cardinal's Lane.

3.6 This study area is shown on **Figure 1.3** above.

3.7 The surveys were carried out in July 2016 and the results of the AM and PM peak hour flows are summarised in **Table 3.3** below. The survey data is contained in **Appendix 7** for reference and peak hour turning movement diagrams for each of the 13 junctions are contained in **Appendix 8**.

Table 3.3 – Traffic flow data within the study area (2016)

Road	Peak Hour Two-Way Flow			
	AM 0800-0900		PM 1700-1800	
	Total 2-Way Flow	HGV & PSV	Total 2-Way Flow	HGV & PSV
Pagham Road south of Nyetimber Lane	401	27	952	22
Nyetimber Lane west	136	5	278	1
Pagham Road north of Nyetimber Lane	439	28	910	21
Pagham Road south of Hook Lane	510	23	694	22
Hook Lane west	309	7	361	5
Pagham Road north of Hook Lane	401	16	433	16
Pagham Road south of Sefter Road	401	16	433	17
Sefter Road	332	9	432	9
Pagham Road north of Sefter Road	717	23	839	26
Sefter Road west of Hook Lane	332	8	432	14
Hook Lane east	334	6	437	11
Sefter Road east of Hook Lane	622	12	799	15
Gossamer Lane north	737	22	796	19
Nyetimber Lane east	631	29	607	19
Grosvenor Gardens	394	5	514	8
Rose Green Road (eastbound only)	218	5	167	4
Gossamer Lane south	877	24	966	22
Aldwick Road west	553	29	604	20
Aldwick Street	569	18	695	13
Barrack Lane	307	15	301	7
Pagham Road south of Lower Bognor Road	707	21	799	22
Lower Bognor Road	546	6	711	6
Pagham Road north of Lower Bognor Road	1,249	27	1,502	26

Table 3.3 Continued

Road	Peak Hour Two-Way Flow			
	AM 0800-0900		PM 1700-1800	
	Total 2-Way Flow	HGV & PSV	Total 2-Way Flow	HGV & PSV
B2166 Lagness Road east of Vinnetrow Road	1,361	60	1,502	37
Vinnetrow Road	591	27	610	18
B2166 Lagness Road west of Vinnetrow Road	1,310	52	1,371	43
Mill Lane	78	1	69	0
Junctions:				
Aldwick Road j/w Lower Bognor Road	932	32	1,097	24
B2166 j/w B2145	2,072	99	2,105	57
B2145 j/w A27 - Whyke Roundabout	4,224	431	4,304	187
Bognor Road j/w A27 - Bognor Road Roundabout	4,285	311	4,521	189

Existing Highway Conditions

- 3.8 From the above surveys and from observation, existing local highway conditions close to the site can generally be described as not busy during traditional highway network peak times, but get busier further away from the site.

4.0 Local Services and Amenities

- 4.1 A range of services and amenities are found close to the application site and these are set out in **Table 4.1** below and shown in the plan that forms **Appendix 9**.

Table 4.1 – Services and amenities

Amenities/Facilities	Distance
The Village Pre-School	280m
Pagham Village Hall	280m
Pagham United Reformed Church	340m
The Lamb Inn	450m
Crown Racing (bookmakers), Post Office, Nyetimber Stores (newsagents)	500m
Indian and Chinese Takeaway	530m
The Bear Inn	550m
Tesco Express, Hair Salon, Tea Shop	610m
The Lion	620m
Pagham Cricket Club	630m
The Co-operative food, Dentist, Barber, Cafe	650m
Inglenook Hotel	680m
Pagham Football Club	700m
Fish and Chip Cafe	900m
Rose Green Primary Schools	1.9km
Craigweil News (newsagents), Hair Studio, Beauty Salon	2.4km
The Southern Co-Operative, Florists	2.5km
The Co-operative food, Lloyds Pharmacy, Rose Green Post Office	2.5km
Vaaru Cycles	4.7km
Bognor Regis Rail Station	5.9km
Chichester Rail Station	9.8km

- 4.2 It can be seen from **Table 4.1** that there is a wide range of services within walking and cycling distance of the application site. Walking and cycling isochrones are provided in **Appendix 10** and **Appendix 11** respectively.
- 4.3 From this it can be concluded that the site is well served by local services and amenities.

5.0 Proposed Development and Access Strategy

- 5.1 For the purposes of this Transport Assessment study the proposed development and access strategy at Pagham South is assumed to comprise:
- i. 400 residential dwellings.
 - ii. A care home with 70 beds which will form the remainder of the retirement village.
 - iii. A Local Centre comprising 2,000sqm GFA with food sales limited to a 500sqm GFA convenience store. The other local centre uses are typically expected to include a doctor's surgery, a day nursery, a restaurant/café and other small retail units. However, as the small retail units are most likely to give the highest trip rates during the traditional highway network peak hours, the remaining 1,500sqm will be assumed to be small retail units (A1, A2, A3) for the purpose of the transport assessment work.
 - iv. A single form entry primary school (210 pupils).
 - v. Other community uses – one sports pitch and Scout Hut.
 - vi. An area for allotments with 20 plots.
 - vii. Access to the development from two new priority junctions with Pagham Road that includes a right turn lane and associated pedestrian refuges.
 - viii. The safeguarding of land to help link the existing cycle route between Pagham Harbour and Chichester with Pagham Road via the site.
 - ix. An access strategy that is a Manual for Streets based development which includes a high level of permeability through the site for pedestrians and cyclists and good connections to the existing footway and PROW network as well as an internal layout that encourages walking and cycling.
 - x. An access strategy that also includes a local centre, primary school and other facilities as part the proposals to encourage walking and cycling trips from within the development and from the adjacent residential area.
- 5.2 The proposed northern site access junction is located to the south of Summer Lane and will provide vehicular access to the land to the north of footpath 101. It is assumed to serve 170 dwellings including the 40 dwellings that will form part of the retirement village, the 70 bed care home, the local centre, the primary school and the sports pitch.
- 5.3 The proposed southern site access junction is located to the south of Sea Way and will provide vehicular access to the land south of footpath 101. It is assumed to serve 230 dwellings, the scout hut and the allotments.
- 5.4 It should be noted that apart for pedestrian, cycle and emergency access there will be no vehicular access from the development to footpath 101.
- 5.5 The planning application is submitted in outline with all matters reserved except for access.
- 5.6 The illustrative masterplan is illustrated forms **Appendix 1** and for ease of reference **Figure 1.2** is repeated below.

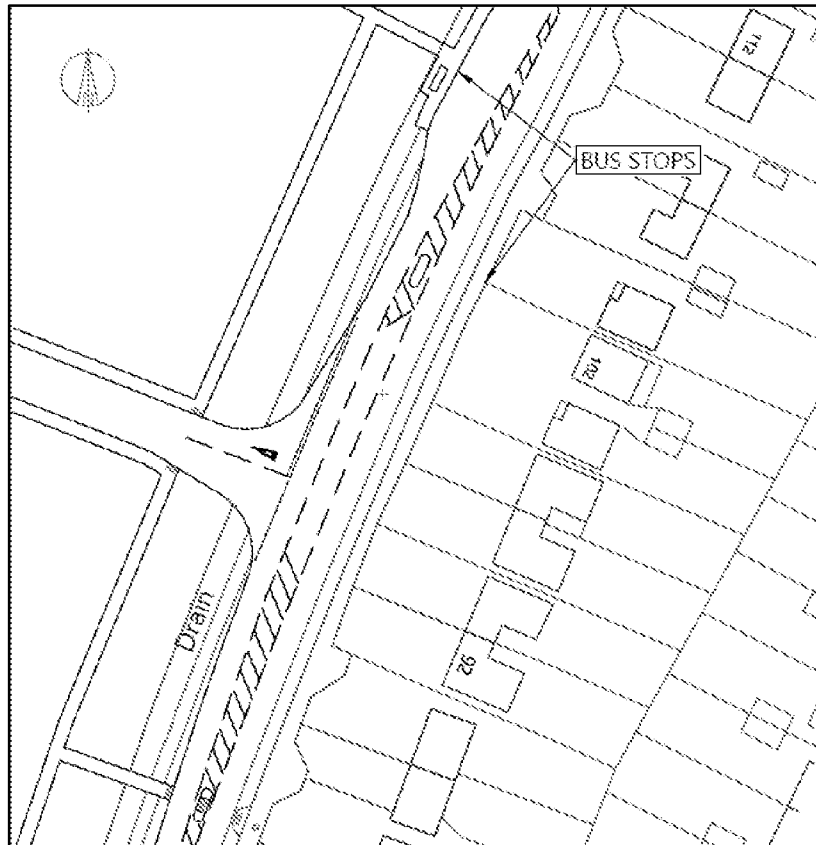
Figure 1.2 – Illustrative masterplan extract



- 5.7 From this it can be seen that the internal layout follows the guidance set out in Manual for Streets to ensure a development that encourages walking and cycling.
- 5.8 One of the guiding principles during its preparation of the masterplan has been to ensure that the development has an appropriate level of connectivity between the proposed and the adjacent uses and this is evident from the layout.

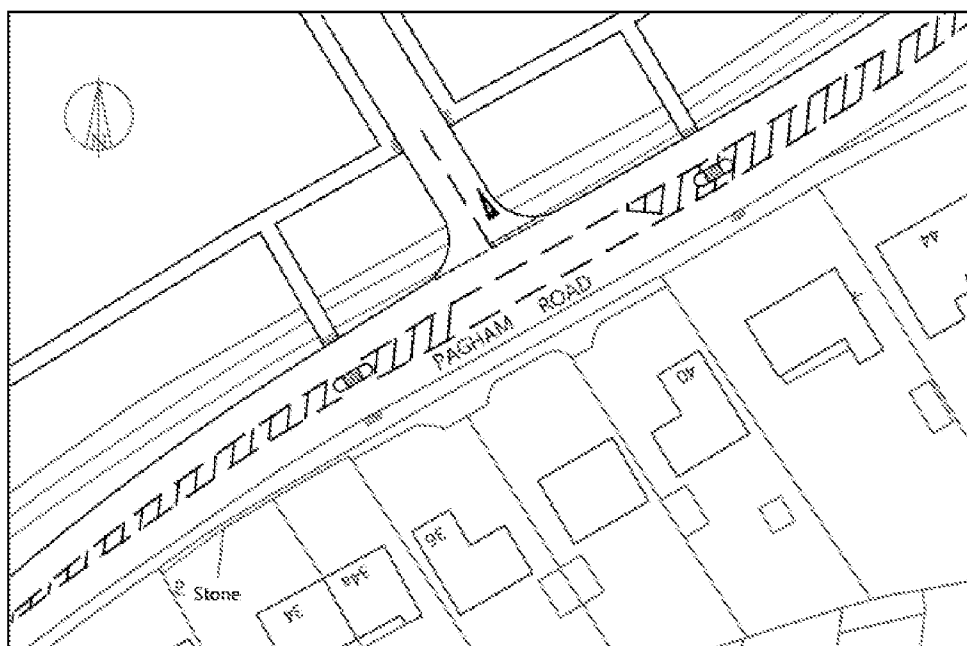
- 5.9 **Appendix 12** contains plans showing the layout of the proposed site access junctions with Pagham Road and the associated pedestrian facilities and **Figures 5.1** and **5.2** show extracts below.

Figure 5.1 – Proposed northern site access junction



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Figure 5.2 – Proposed southern site access junction



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5.10 The access junction plans show:

i. Pagham Road (North)

This priority junction has been designed with a ghost island right turn lane and to accommodate the HGV manoeuvres that would be associated with a convenience store. The site access road is provided with a width of 7.3 metres and two 2.0 metre footways. From this plan (**Appendix 12**) it can be seen that based on the measured speeds of 33mph as set out in **Table 3.1**, a visibility splay of 2.4 metres by 49 metres can be achieved, but also that visibility splays in excess of this could be achieved if required. The proposed pedestrian facilities are also shown.

ii. Pagham Road (South)

This priority junction has been designed with a ghost island right turn lane and the site access road is provided with a width of 6.1 metres and two 2.0 metre footways. From this plan (**Appendix 12**) it can be seen that based on the measured speeds of 33mph, as set out in **Table 3.2**, a visibility splay of 2.4 metres by 49 metres can be achieved, but also that visibility splays in excess of this could be achieved if required. The proposed pedestrian facilities are also shown.

iii. The plans contained in **Appendix 12** also show pedestrian linkages from the site to local bus stops.

5.11 The proposed site access junctions have been the subject of an independent Stage 1 Road Safety Audit, and this is contained in **Appendix 13** together with the designer's response. This has informed the design of the access junctions contained in **Appendix 12**, and the location and form of pedestrian facilities to be provided.

5.12 **Appendix 14** contains the swept path analysis of site access junctions including the modified bus layby at the northern junction.

5.13 Therefore it can be concluded that the proposed site access junctions are deliverable, can be provided with sufficient junction visibility, and are suitable for all users.

5.14 The safeguarding of land to help link the existing cycle route between Pagham Harbour and Chichester, with Pagham Road via the site, will comprise around an 800m length of the 1.8km gap as shown in **Appendix 15** and below (**Figure 5.3**). The route between the site and LNR 88 is via South Mundham.

North Hoker Farm

Sewage Works

Showering Barn

Proposed Safeguarded Land for a Cycle Link

Link Provided by Others

SUMMER LANE

5.15 As the planning application is in outline it is anticipated that one of the planning conditions will refer to the council's parking requirements. The development's parking strategy is to allow for these requirements and to have a local centre car park that is of sufficient capacity to allow for drop off and pick up for the primary school and for the sports pitch use.

5.16 Travel Plan Measures are discussed in detail in **Section 10.0**.

6.0 Trip Generation and Distribution

Trip Generation

- 6.1 The development trip generation has been identified for the following land uses:
- i. Residential - houses privately owned (400).
 - ii. A care home with 70 bedrooms.
 - iii. A single-form entry primary school (210 pupils).
 - iv. A convenience store of 500sqm GFA.
 - v. Small retail units (A1, A2, A3) of up to 1,500sqm.
- 6.2 The scouts hut, sports pitches and allotments have not been included in the trip generation assessment as they are not expected to generate trips on the local highway network during weekday peak hours.
- 6.3 As set out in **paragraph 1.3**, the trip rates used have been agreed with highway officers West Sussex County Council either as part of the cumulative traffic impact assessment work being carried out jointly by the three consultants, or as part of individual discussions where uses are particular to our individual site.
- 6.4 The full TRICS reports are contained in **Appendix 16** and the vehicular trip rates and resultant development traffic associated with each land use is summarised in **Table 6.1** below.
- 6.5 From the masterplan it is assumed that the local centre, school, care home and 170 houses will be accessed from the northern site access with Pagham Road, as set out in **Table 6.1**. The remaining 230 houses will be accessed via the southern site access junction with Pagham Road. There will be no vehicular through-route across the site, although pedestrian and cycle links will be created.

Residential

- 6.6 The trip rate agreed with highway officers is based on the following search criteria for privately owned houses:
- i. 03 – Residential, A – Houses privately owned.
 - i. All multi-modal weekday surveys in England, Scotland and Wales, excluding greater London.
 - ii. From 50 to 491 units.
 - iii. In Edge of Town Centre, Suburban Area and Edge of Town locations.
 - iv. One survey was excluded on the bequest of Highways England as it had an unrepresentative peak hour trip rate.
- 6.7 It was also agreed with WSCC to use the higher AM peak hour arrival trip rate of 0900-1000 in place of the surveyed 0800-0900 trip rate.

Care Home

- 6.8 The search criteria for the care home trip rates was:
- i. 05 – Health, F – Care Home (elderly residential).
 - ii. All multi-modal weekday surveys for sites in England, excluding Greater London.
 - iii. For care homes with between 40 and 90 bedrooms.

Primary School

- 6.9 The trip rate agreed with highway officers is based on the following search criteria for privately owned houses:
- i. 04 – Education, A – Primary.
 - ii. All multi-modal weekday UK surveys excluding Greater London.
 - iii. For schools with up to 447 pupils.
 - iv. Sites in Suburban Area, Edge of Town and Neighbourhood Centre areas.

Convenience Store

- 6.10 The search criteria for the convenience store trip rates was:
- i. 01 – Retail, O – Convenience Store.
 - ii. Multi-modal weekday surveys for sites in England, excluding Greater London.
 - iii. For stores with up to 550sqm GFA.
 - iv. Sites in Suburban Area, Edge of Town and Neighbourhood Centre areas.

Small Retail Units

- 6.11 The search criteria for the small retail units trip rates was:
- i. 01 – Retail, I – Shopping Centre (Local Shops).
 - ii. All multi-modal weekday surveys for sites in England, excluding Greater London.
- 6.12 The resultant TRICS sites were then assessed for representative rates with reference to the person trip rates used in the Arun Transport Study. Survey TW-01-I-02 was therefore selected.

Table 6.1 – Vehicular trip assessment associated with each development access

Land Use		Units	Forecast Trip Attraction (per unit)			
			AM Peak Hour		PM Peak Hour	
			Arrival	Departure	Arrival	Departure
Northern access onto Pagham Road						
Proposed Houses	Trip Rates	/unit	0.144	0.359	0.299	0.179
	Total Trips	170	25	61	51	30
Local Centre - Convenience Store	Trip Rates	/100sq m GFA	8.382	7.666	11.415	10.826
	Total Trips	500sqm	42	38	57	54
Local Centre – small shops (A1/A2/A3)	Trip Rates	/100sq m GFA	4.074	3.519	3.333	5.926
	Total Trips	1,500 sqm	61	53	50	89
Care Home	Trip Rates	/bed	0.071	0.045	0.071	0.115
	Total Trips	70	5	3	5	8
Primary School – (210 pupils)	Trip Rates	/Pupil	0.267	0.195	0.071	0.076
	Total Trips	210	56	41	15	16
Total Northern Access			212	219	220	215
Southern access onto Pagham Road						
Proposed Houses	Trip Rates	/unit	0.144	0.359	0.299	0.179
	Total Trips	230	33	83	69	41
Overall Total (North + South)			245	302	289	256

- 6.13 From this it can be seen that development traffic is expected to be in the order of around 435 vehicles in the busiest peak hour (PM) for the access to the north and around 116 vehicles associated with access to the south (AM); with a combined total of around 547 vehicular movements during the busiest peak hour (AM).
- 6.14 Further to **Table 6.1** above, it is generally accepted that retail development generates very few new vehicular trips on the local highway network. For the purposes of this assessment, a reduction of 15% in trips associated with the local centre retail land uses (convenience store and local shops) will be allowed for to take account of containment within the development as well as the likely increase in walking and cycling modal share to/from these land uses from the residential areas on site. This is set out in **Table 6.2** below.

Table 6.2 – Reduction in retail traffic (15%)

Land Use	AM Peak Hour (0800-0900)		PM Peak Hour (1700-1800)	
	Arrival	Departure	Arrival	Departure
Convenience Store	42	38	57	54
Local Shops	61	53	50	89
(a) Total	103	91	107	143
(b) Discount (15%)	16	14	16	22
Total Trips (a)-(b)	87	77	91	121

- 6.15 Furthermore, the retail trips associated with this convenience store and small retail units will be contained locally within the Pagham area. It is considered that these retail trips will not travel north beyond the Hook Lane junction with Pagham Road.
- 6.16 For the purposes of this assessment, a reduction of 33% in trips associated with the on-site school will also be allowed for, as agreed with officers at WSCC, to take account of containment within the development and to ensure no double-counting with the residential trip rates, and this is set out in **Table 6.3** below.

Table 6.3 – Reduction in primary school traffic (33%)

Land Use	AM Peak Hour (0800-0900)		PM Peak Hour (1700-1800)	
	Arrival	Departure	Arrival	Departure
(a) Primary School	56	41	15	16
(b) Discount (33%)	19	14	5	5
Total Trips (a)-(b)	37	27	10	11

- 6.17 Further to the trip discounting set out in **Table 6.2** and **Table 6.3** above, the resultant forecast peak hour traffic flows for the proposed development are summarised in **Table 6.4** below.

Table 6.4 – Vehicular trip generation summary

Land Use	AM Peak Hour (0800-0900)		PM Peak Hour (1700-1800)	
	Arrival	Departure	Arrival	Departure
Northern access				
Residential (170 dwellings)	25	61	51	30
Local Centre - retail	87	77	91	121
Care Home (70 beds)	5	3	5	8
Primary School	37	27	10	11
Total Northern Access	154	168	157	170
Southern access				
Residential (230 dwellings)	33	83	69	41
Overall Total (North and South)	187	251	226	211

- 6.18 From applying a discount to the forecast development traffic for internal trips, it can be seen that development traffic associated with the site access junction to the north is expected to be in the order of around 322 vehicles in the AM peak hour and 327 in the PM peak hour.
- 6.19 Therefore, for Pagham South the development traffic is forecast to be around 438 and 437 vehicular movements associated with the proposed land uses on the north and south sections of the site in the AM and PM peak hours respectively.

Trip Distribution - Site Access Junctions

6.20 The trip distribution at each of the proposed site accesses has been based on the following, as represented diagrammatically below in **Figure 6.1** to **Figure 6.4**:

- i. Residential – as per the agreed methodology for the consented scheme to the north of Summer Lane, using the 2011 journey to work census data, with 98% of development trips to/from the north and 2% to/from the south during both AM and PM peak hours.
- ii. Care Home – it is considered that the trip distribution at the access points would reflect that of the residential distribution set out above.
- iii. Retail Use – due to the size and proposed nature of development at the proposed local centre, it is considered that the trip distribution during peak hours at the site accesses would broadly reflect the existing traffic flow distribution on Pagham Road past the site, as set out in **Section 3.0**, with an AM peak split of 58% north and 42% south and a PM peak split of 46% north and 54% south.
- iv. Primary School – in the immediate vicinity of the site, in consideration of the existing housing density in Pagham, it is considered that a split of 15% south and 85% north on Pagham Road is likely to be representative of trip generation for these land uses during both peak hours.

6.21 The relevant census data is contained in **Appendix 17** for reference.

Figure 6.1 – AM & PM residential peak hour distribution diagram

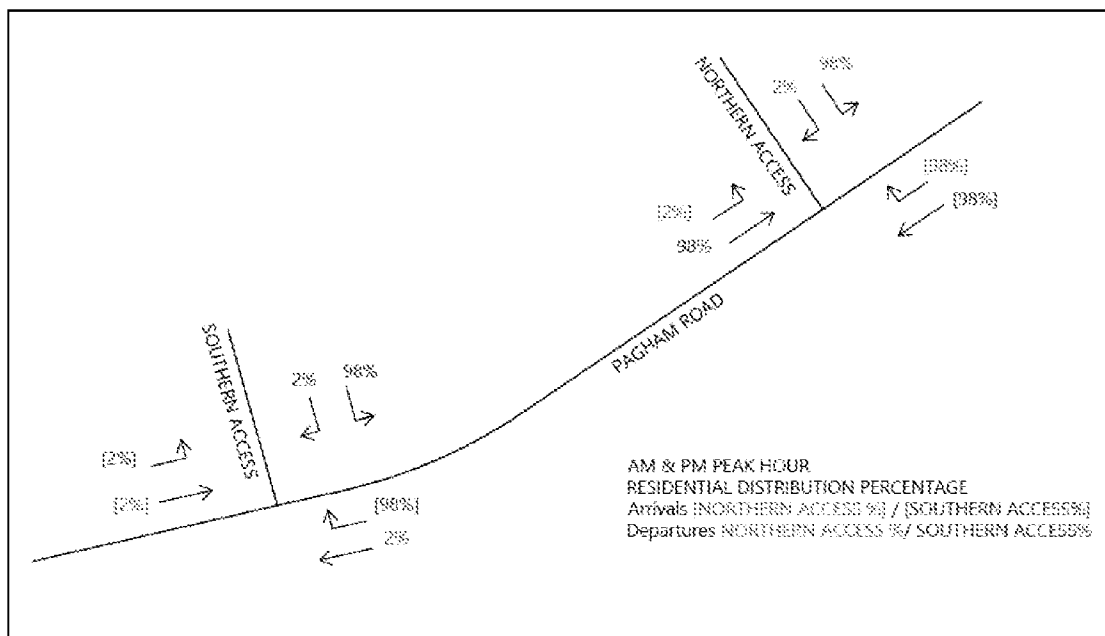


Figure 6.2 – AM & PM retail peak hour distribution diagram

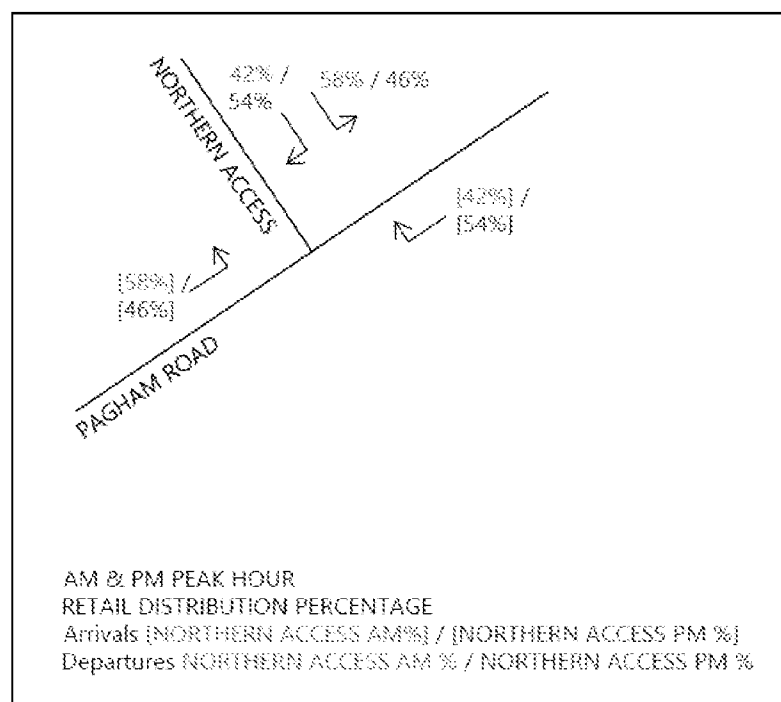


Figure 6.3 – AM & PM care home peak hour distribution diagram

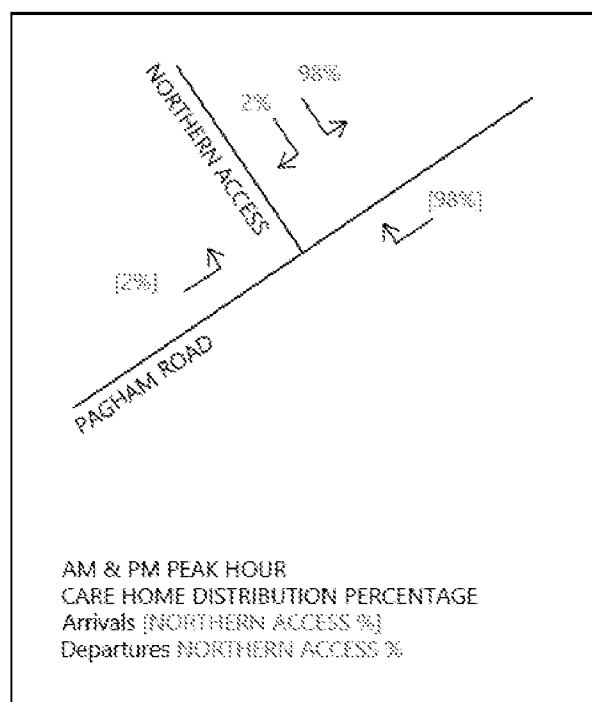
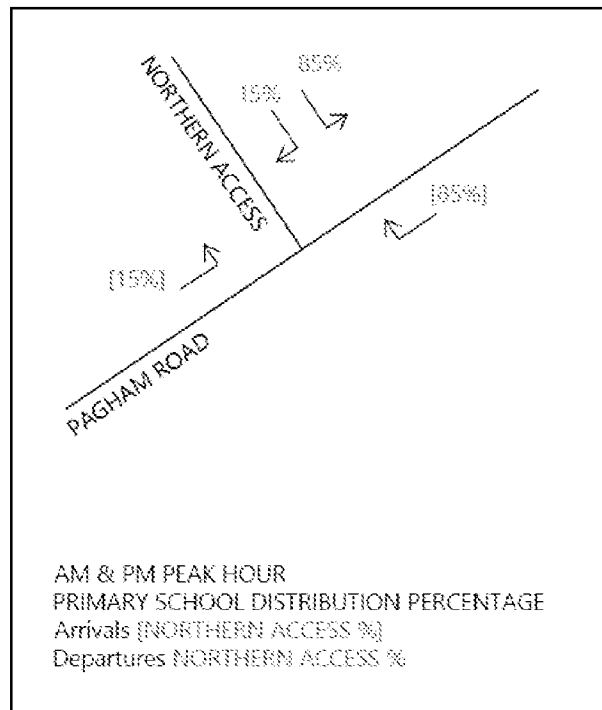


Figure 6.4 – AM & PM primary school peak hour distribution diagram



6.22 These distributions have been applied to the development traffic and illustrated in the following **Figure 6.5** to **Figure 6.8**.

Figure 6.5 – AM & PM residential peak hour traffic movements

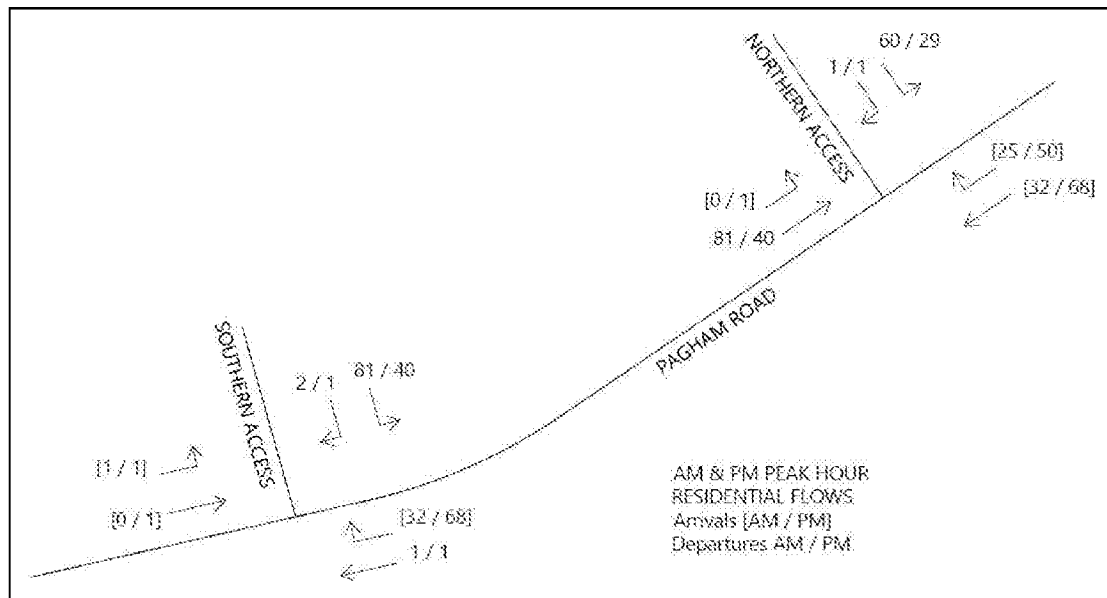


Figure 6.6 – AM & PM retail peak hour traffic movements

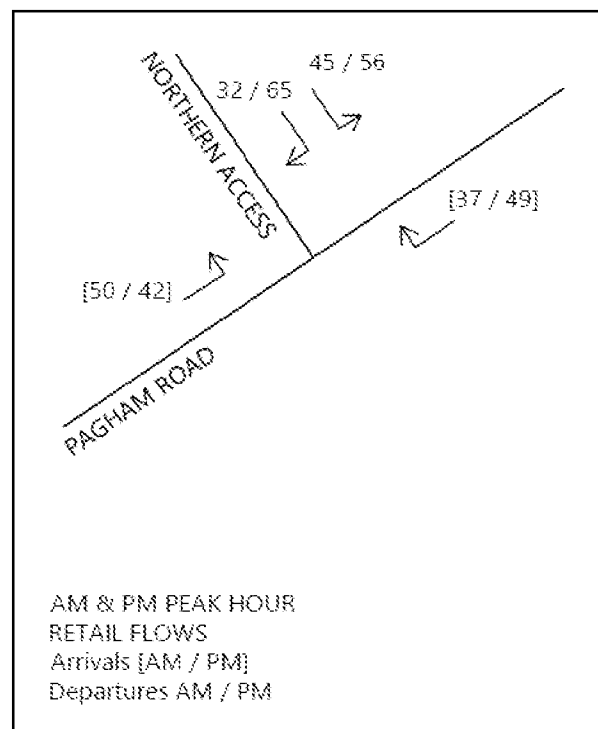


Figure 6.7 – AM & PM care home peak hour traffic movements

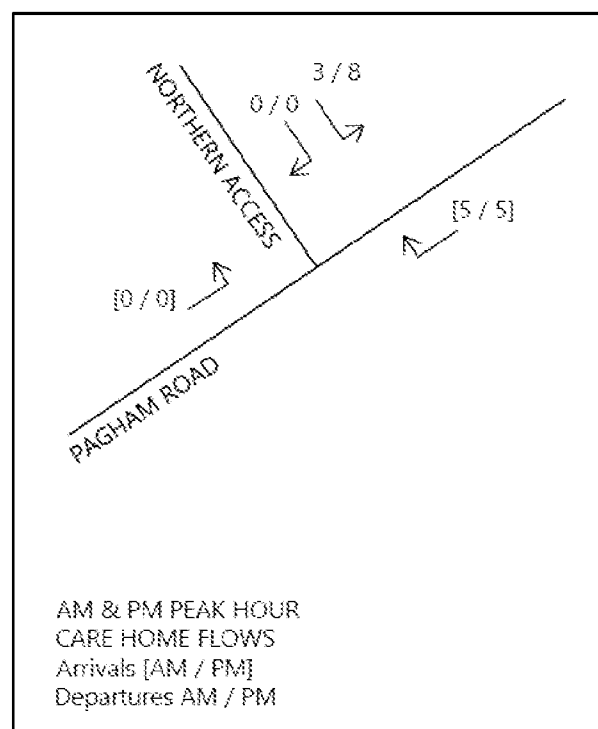
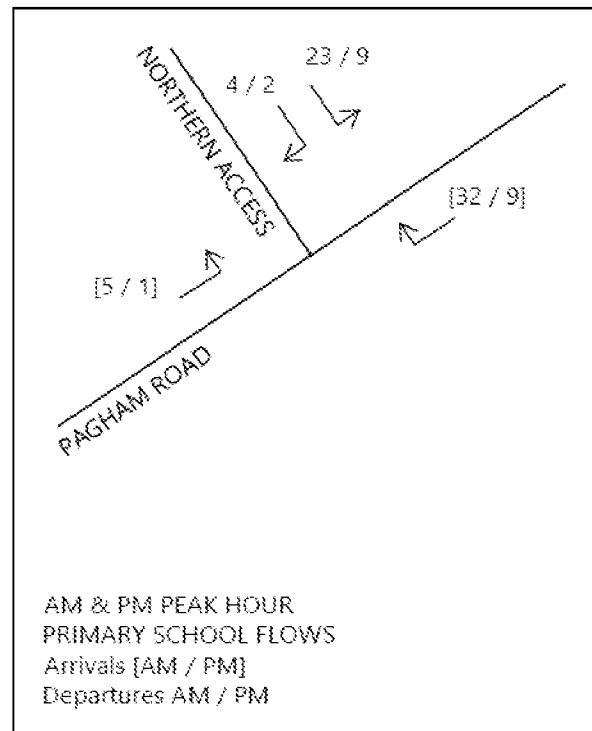


Figure 6.8 – AM & PM primary school peak hour traffic movements



6.23 These traffic flows have been combined to present development traffic diagrams for both site access junctions with Pagham Road in **Figure 6.9** and **Figure 6.10** below for the AM and PM peak hours respectively.

Figure 6.9 – AM development traffic turning movement diagram

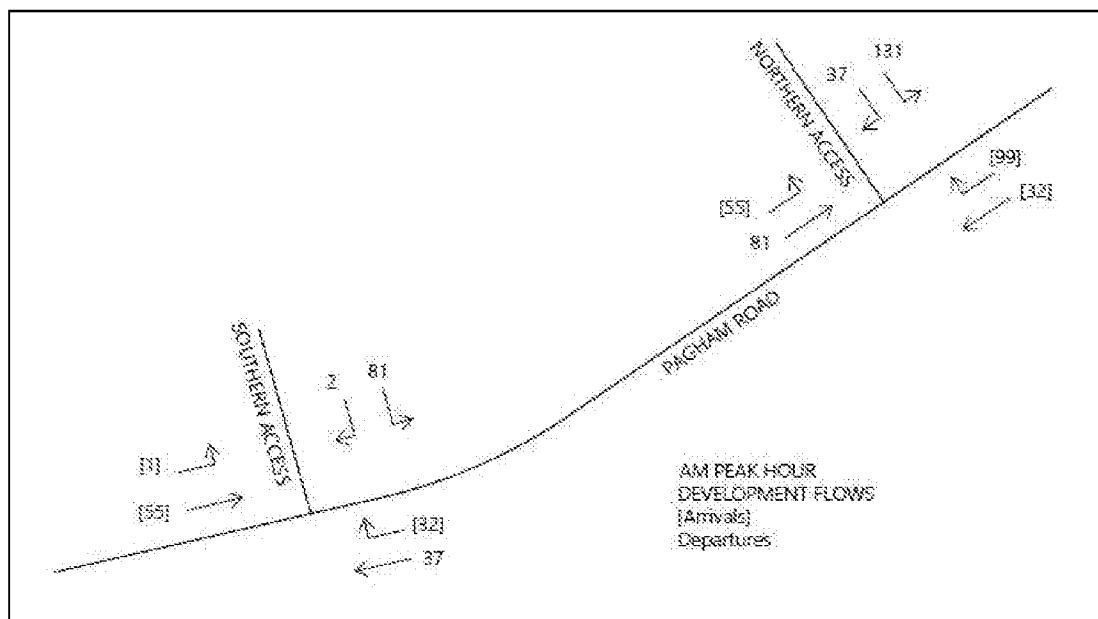
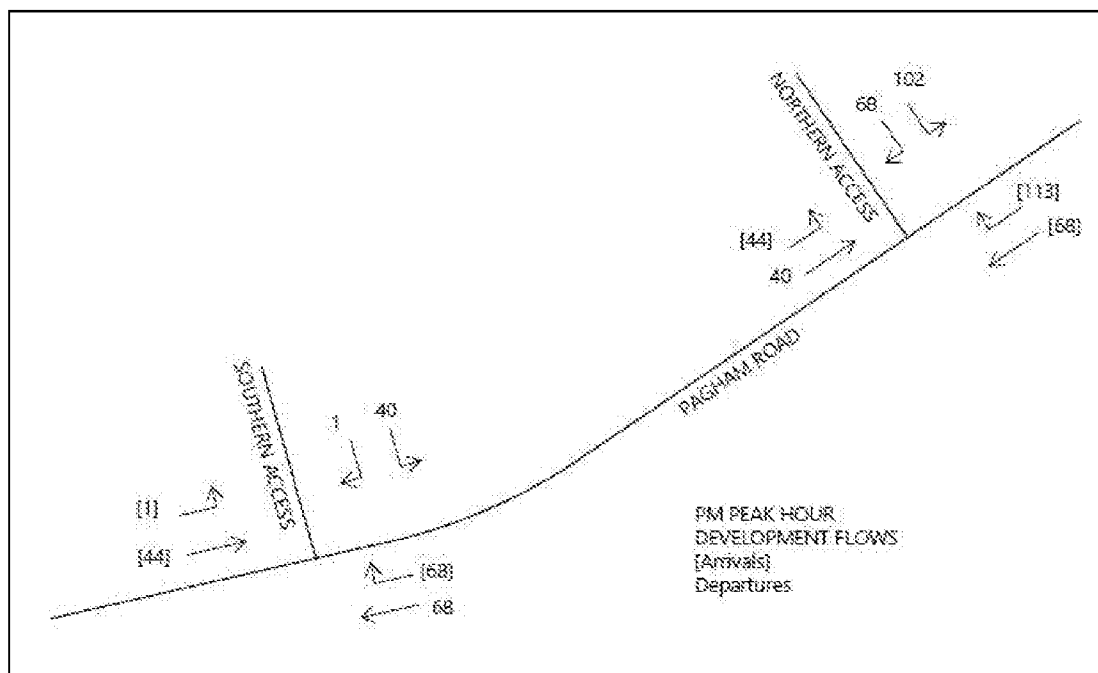


Figure 6.10 - PM development traffic turning movement diagram



Trip Distribution – Wider Highway Network

6.24 The distribution on the wider highway network is discussed in detail in **Section 9.0**.

7.0 Forecast Traffic Flows

Forecast Traffic Flows at the Proposed Site Access junctions

- 7.1 A growth factor has been applied to the peak hour traffic flow information for Pagham Road set out in **Tables 3.2** using the TEMPRO dataset (version 7.0) for Urban Principal roads in Arun 19 (E02006560) to forecast 2017 and 2022 traffic flows using the NTM Version AF15 2010-2040 for adjusted growth factors.
- 7.2 The local growth figures and traffic flows are set out in **Table 7.1** below. The TEMPRO data is contained in **Appendix 18** for reference.

Table 7.1 – Traffic growth factors and resultant traffic flows on Pagham Road

Traffic Growth Factors		2016 Measured Flows		Forecast Flows	
		Northbound	Southbound	Northbound	Southbound
2016-2017					
AM	1.0164	218	243	222	247
PM	1.0164	159	282	162	287
2016-2022					
AM	1.0976	218	243	239	267
PM	1.0981	159	282	175	310

- 7.3 For assessing the impact on A27 traffic flows, a growth rate for Urban Trunk Roads in West Sussex from the TEMPRO database has been used, which gives the following rates for 2016 to 2022:
- 1.1022 AM growth rate.
 - 1.1027 PM growth rate.

Committed development

- 7.4 The two committed development sites, Land at Summer Lane (90 dwellings, ref: P/58/15) and 251 Pagham Road (40 dwellings, ref: P/125/14), are to be added to the 2022 traffic flows for the purposes of this assessment. It is however recognised that these sites would have been included for within the background growth rates from TEMPRO. **Figure 7.1** below sets out the turning movements for the Land at Summer Lane site and **Figure 7.2** sets out those turning movements associated with the Land at 251 Pagham Road site (based on the trip rates set out in the Land at Summer Lane TA).

Figure 7.1 – Committed development P/58/15 turning movement diagram (AM/PM peak hour)

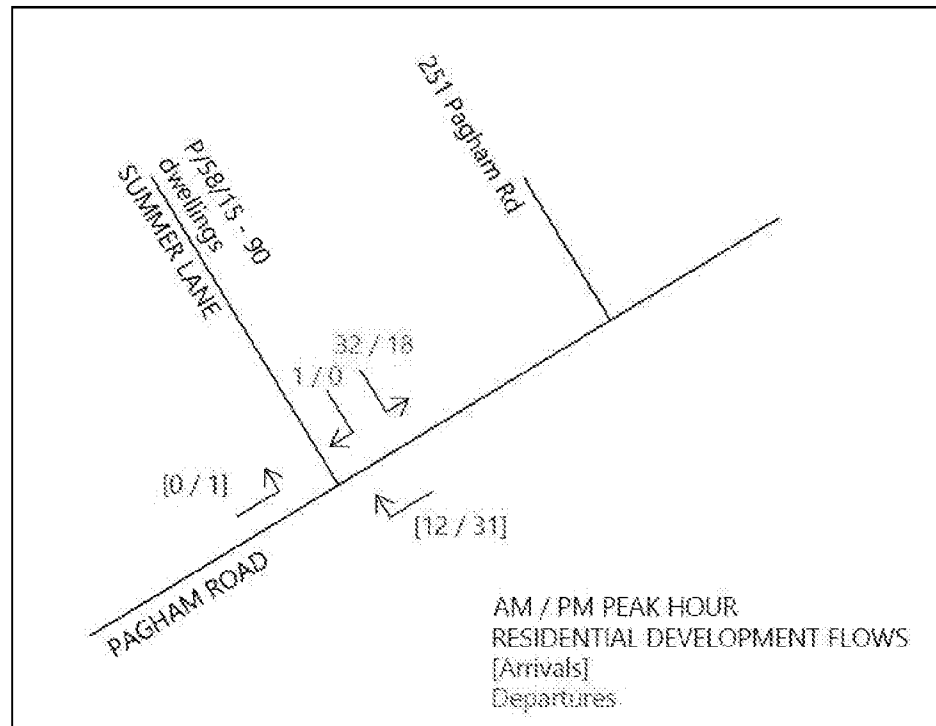
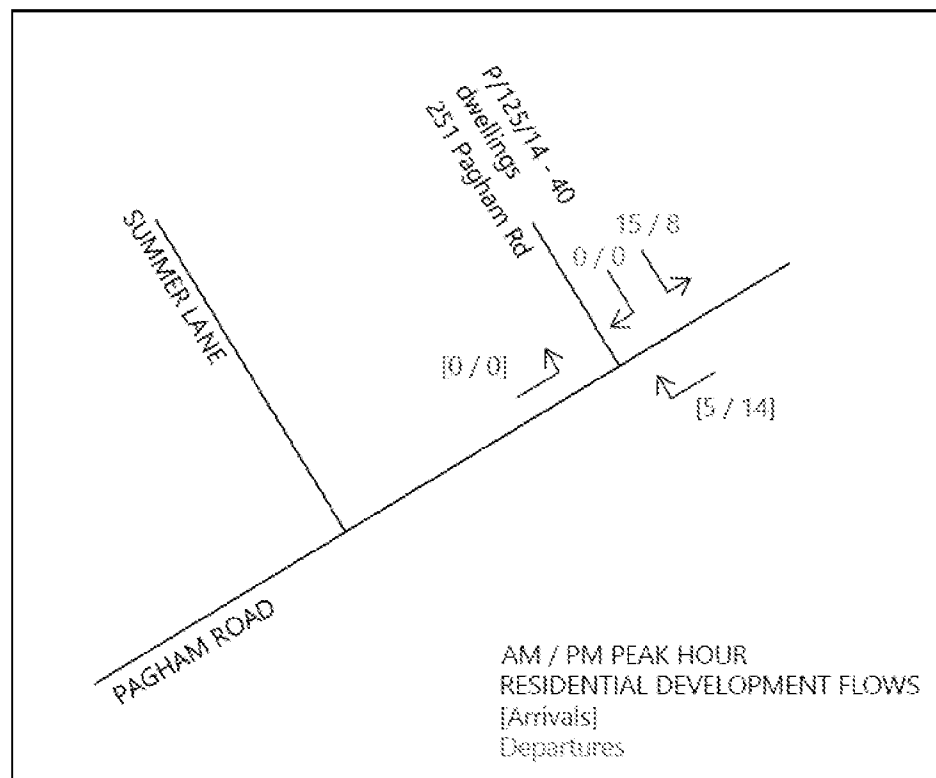


Figure 7.2 – Committed development P/125/14 turning movement diagram (AM/PM peak hour)



2022 Traffic Flows

- 7.5 The information for 2022 flows on Pagham Road from **Table 7.1** has been combined with the committed development trips shown in **Figure 7.1** and **Figure 7.2** above to provide 2022 forecast base flows.

Figure 7.3 – 2022 Forecast turning movement diagram (AM peak hour)

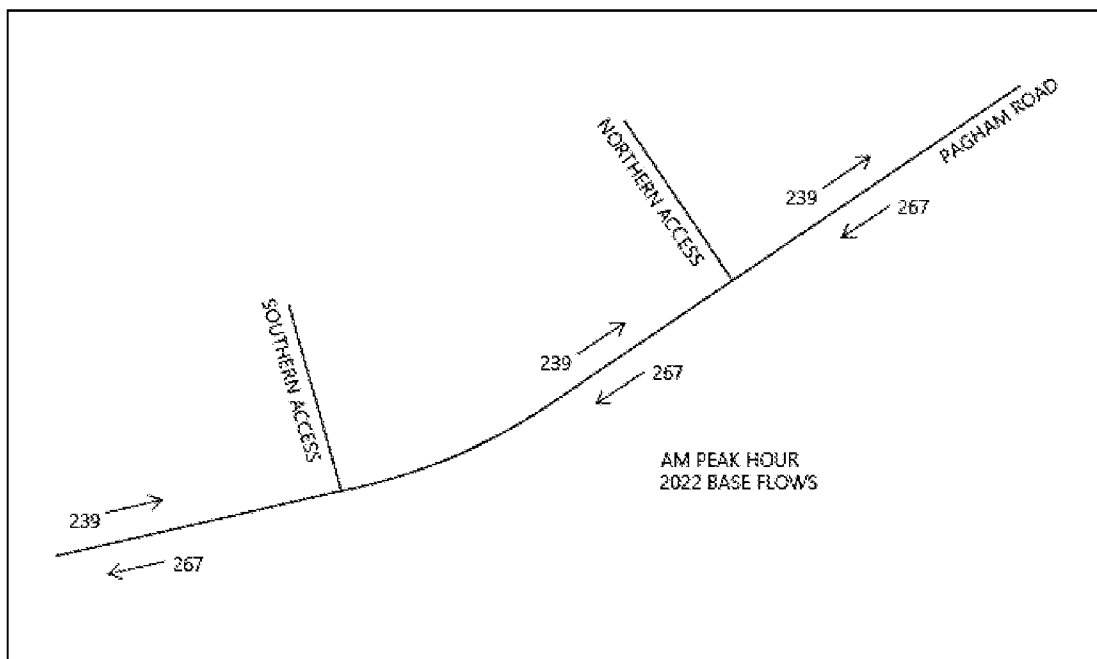
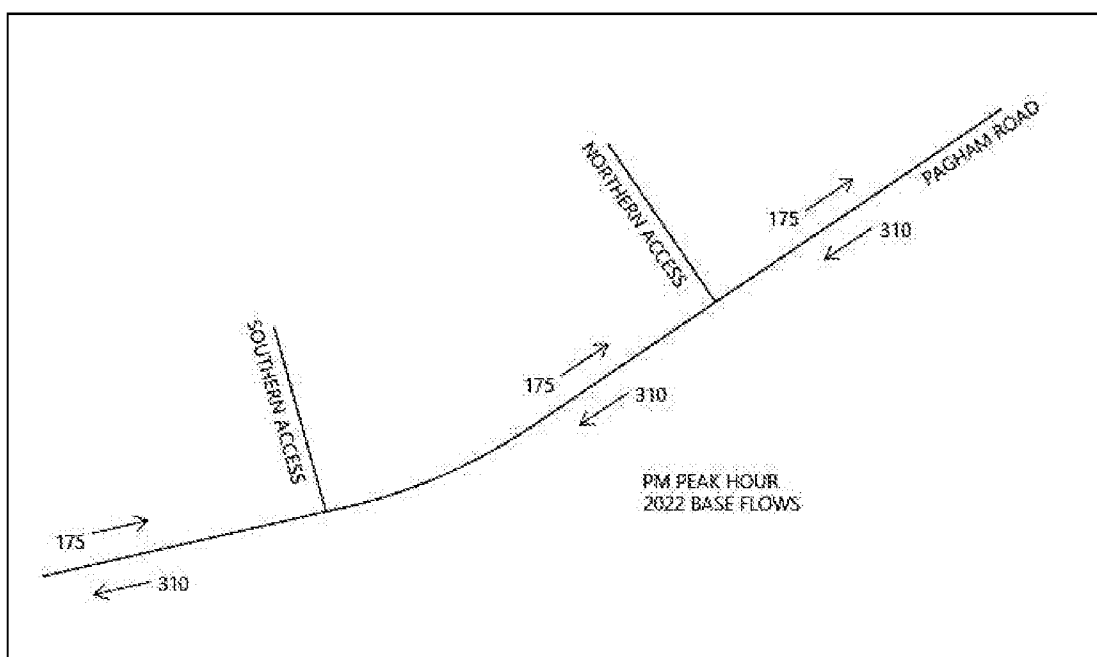


Figure 7.4 – 2022 Forecast turning movement diagram (PM peak hour)



2022 Traffic Flows with Development Traffic

- 7.6 The information from **Figure 7.3** and **Figure 7.4** has been combined with the development trip distribution figures shown in **Figure 6.9** and **Figure 6.10** to give the forecast traffic flows for a 2022 with development scenario. This is set out diagrammatically below for the AM and PM peak hours in **Figure 7.5** and **Figure 7.6** respectively.

Figure 7.5 – 2022 Forecast turning movement diagram (AM peak hour) with development

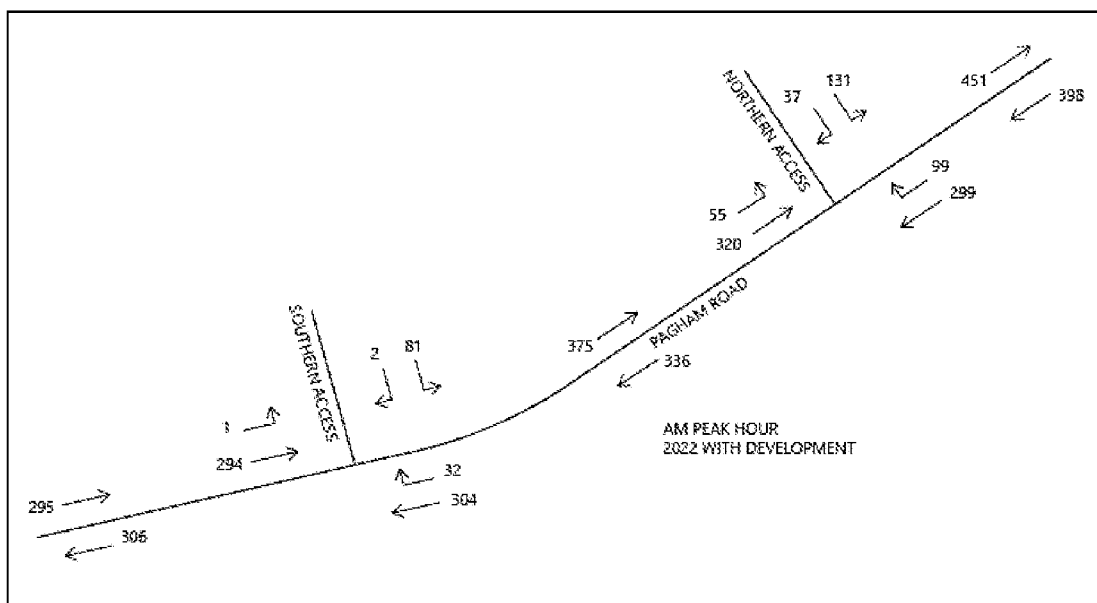
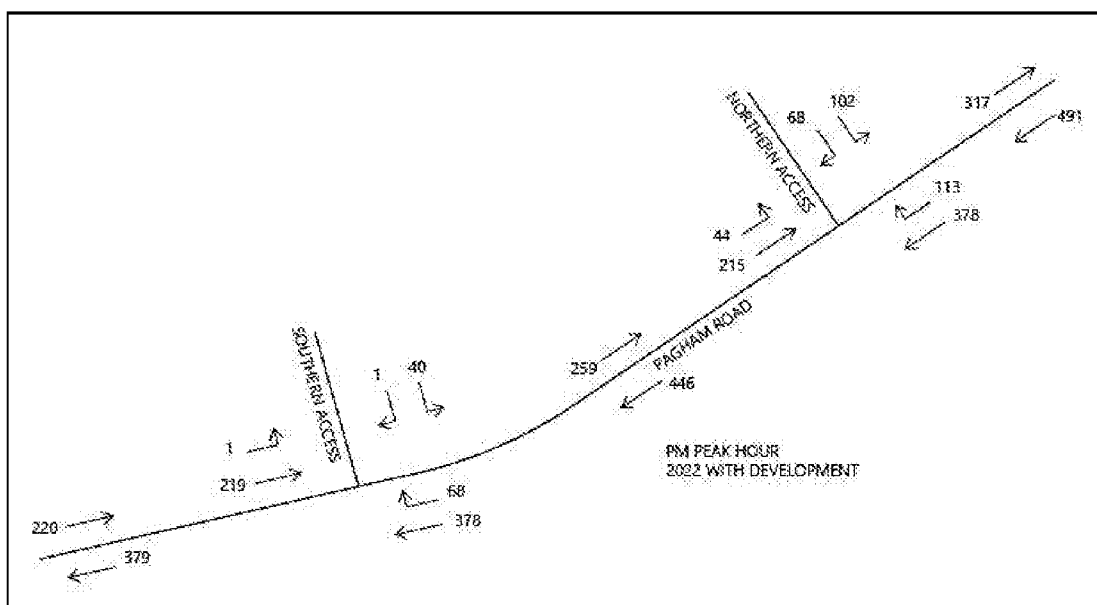


Figure 7.6 – 2022 Forecast turning movement diagram (PM peak hour) with development



Forecast Traffic Flows – Wider Highway Network

- 7.7 The forecast traffic flows on the wider highway network are considered in **Section 9.0**.

8.0 Impact Appraisal – Local Highway Network

- 8.1 The highway capacity of the proposed site access junctions has been assessed using PICADY software and the results are contained in **Appendix 19** and summarised for each junction in **Tables 8.1** and **8.2** below.

Table 8.1 – Northern site access ‘with development’ PICADY results 2022

Arm	AM Peak (0800-0900)			PM Peak (1700-1800)		
	RFC	Queue (Veh)	Delay (s)	RFC	Queue (Veh)	Delay (s)
Site Access	0.31	1	9	0.33	1	10
Pagham Road	0.16	0	6	0.17	0	6

Table 8.2 – Southern site access ‘with development’ PICADY results 2022

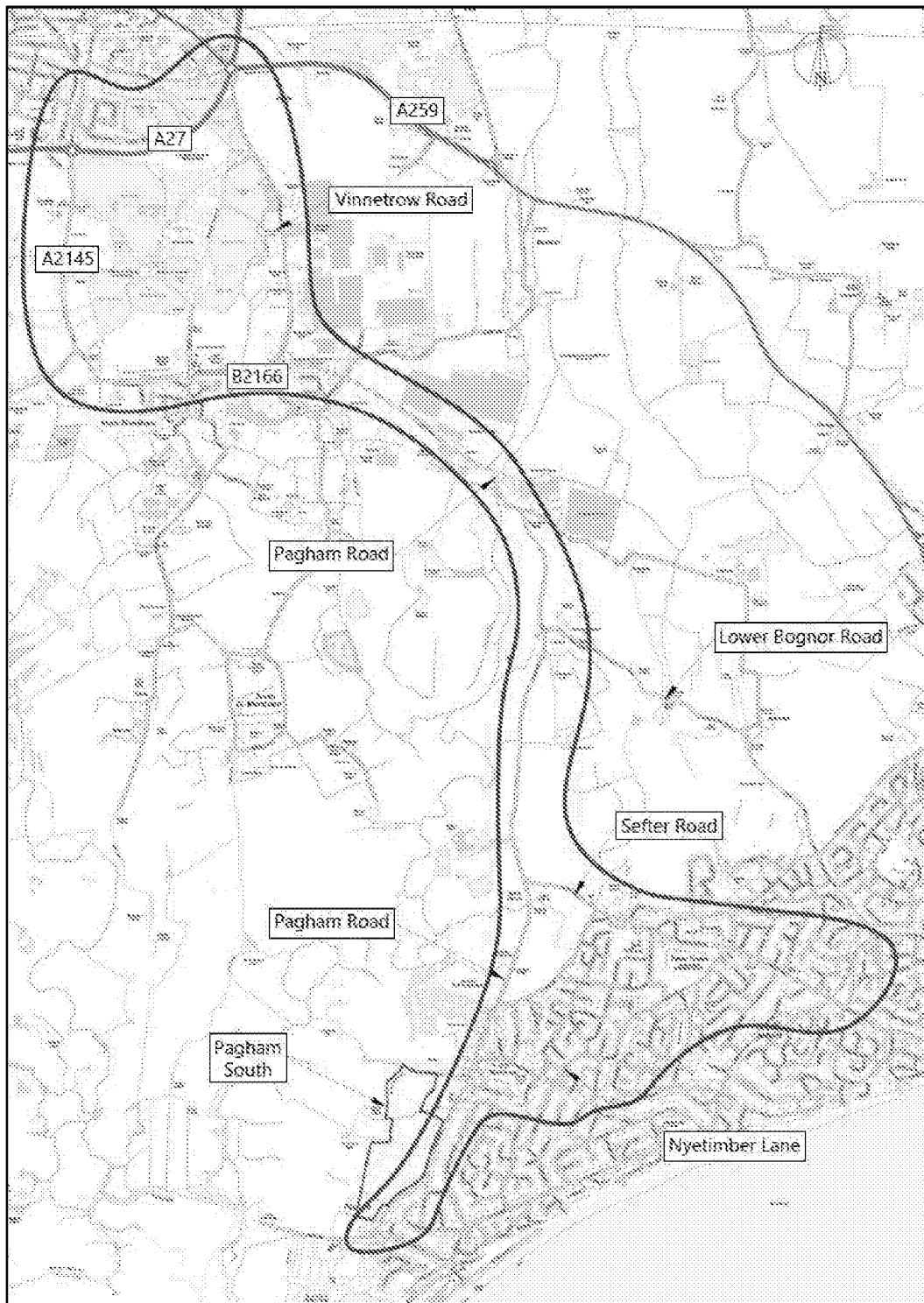
Arm	AM Peak (0800-0900)			PM Peak (1700-1800)		
	RFC	Queue (Veh)	Delay (s)	RFC	Queue (Veh)	Delay (s)
Site Access	0.14	0	7	0.07	0.1	6
Pagham Road	0.06	0	6	0.11	0.1	6

- 8.2 These tables show that both of the proposed site access junctions work well within capacity in a design year of 2022.

9.0 Impact Appraisal – Wider Highway Network

- 9.1 This section of the study considers the impact arising on the wider highway network identified within the study area shown in **Figure 1.3** which is replicated below for ease of reference.

Figure 1.3 – The study area



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- 9.2 In the first instance the trip generation and distribution figures discussed in **Section 6.0** have been expanded to cover the study area. A comparison has then been made with the existing traffic flows (growthed to the design year of 2022) at the junctions identified in **paragraph 3.7** in order to confirm the locations where the change in traffic flow due to the application proposals requires capacity analysis to quantify the impact.

Expanded Trip Distribution and Development Traffic Flows

- 9.3 The residential trip distribution has been based on 2011 journey to work census data, which sets out that 56% of work journeys travel northward on to Pagham Road towards and beyond Chichester, and 44% travel to/from the east towards the Bognor direction. It is agreed that an allowance of 10% can be made to account for an element of residential trips being retained in Pagham. As such, the distribution northward is proposed at 50%, with 40% to/from the east towards Bognor.
- 9.4 The wider trip distribution for the residential element can be summarised as follows:
- i. B2166 50%
 - ii. Nyetimber Lane 25%
 - iii. Hook Lane 25%
 - iv. Sefter Road East 20%
 - v. Gossamer Lane 20%
- 9.5 The wider trip distribution for the retail element is based on a review of housing numbers from census 2011 data (KS401UK for the 2011 super output area – lower layer Arun ward 019A-F), a breakdown of which is contained in **Appendix 17** for reference, and the percentage of traffic turning to/from the north at the site access is as follows:
- i. Pagham Road south of Nyetimber Lane 21.5%
 - ii. Nyetimber Lane 40%
 - iii. Hook Lane 38.5%
 - iv. Sefter Road East 19%
 - v. Gossamer Lane 21%
- 9.6 The wider trip distribution for the primary school element is also based on housing numbers, but includes the Arun 18A, D and E wards, and can be summarised as follows for all traffic (see data contained in **Appendix 17** for reference):
- i. South on Pagham Road 12.4%
 - ii. Nyetimber Lane 56.4%
 - iii. Hook Lane 20.2%
 - iv. Sefter Road East 9.9%
 - v. Gossamer Lane 22.8%
- 9.7 The wider peak hour traffic distribution diagrams are contained in **Appendix 20** and the resulting turning movement flow diagrams are contained in **Appendix 21** for reference for a 2022 scenario.

9.8 It can be seen from the flow diagrams contained in **Appendix 21** that development trips will result in the following during the traditional highway network peak hours:

- i. B2166 junction with B2145 (78/72 trips AM/PM respectively).
- ii. B2166 junction with Vinnetrov Road (103/107 trips AM/PM respectively).
- iii. Lower Bognor Road junction with B2166 (103/107 trips AM/PM respectively).
- iv. Nyetimber Lane (364/254 trips AM/PM respectively).
- v. Hook Lane (199/195 trips AM/PM respectively).
- vi. Sefter Road East (64/62 trips AM/PM respectively).
- vii. Gossamer Lane (59/66 trips AM/PM respectively).

Percentage Increase on Highway Network Due to Development Traffic

9.9 **Table 9.1** below shows the percentage change in traffic flow due to development traffic on the highway network in a forecast year of 2022 with committed development.

Table 9.1 – Forecast traffic flow data within the study area (2022)

Road	Peak Hour Two-Way Flow							
	AM 0800-0900				PM 1700-1800			
	Total 2-Way Flow	HGV & PSV	Devel. Traffic	% Impact	Total 2-Way Flow	HGV & PSV	Devel. Traffic	% Impact
Pagham Road south of Nyetimber Lane	504	29	364	72	1,117	24	254	23
Nyetimber Lane west	166	5	121	73	324	1	104	32
Pagham Road north of Nyetimber Lane	530	29	243	46	1,085	23	150	14
Pagham Road south of Hook Lane	607	25	199	33	816	24	195	24
Hook Lane west	355	7	95	27	414	5	95	23
Pagham Road north of Hook Lane	472	18	103	22	510	19	100	20
Pagham Road south of Sefter Road	472	18	103	22	510	19	100	20
Sefter Road	361	9	0	0	473	9	0	0
Pagham Road north of Sefter Road	817	38	103	13	955	28	100	11
Sefter Road west of Hook Lane	365	8	0	0	471	15	0	0
Hook Lane east	379	6	64	17	493	11	62	13
Sefter Road east of Hook Lane	694	12	64	9	888	16	62	7
Gossamer Lane north	820	24	59	7	887	21	66	7
Nyetimber Lane east	704	22	59	8	680	21	66	10
Grosvenor Gardens	431	5	0	0	564	8	0	0

Table 9.1 Continued

Road	Peak Hour Two-Way Flow							
	AM 0800-0900				PM 1700-1800			
	Total 2-Way Flow	HGV & PSV	Devel. Traffic	% Impact	Total 2-Way Flow	HGV & PSV	Devel. Traffic	% Impact
Rose Green Road (eastbound only)	239	5	0	0	183	4	0	0
Gossamer Lane south	963	26	48	5	1,061	24	42	4
Aldwick Road west	606	32	41	7	663	21	30	5
Aldwick Street	624	20	7	1	763	14	2	0
Barrack Lane	337	16	0	0	331	7	0	0
Pagham Road south of Lower Bognor Road	808	22	103	13	912	24	100	11
Lower Bognor Road	599	6	0	0	780	6	0	0
Pagham Road north of Lower Bognor Road	1,403	29	103	7	1,684	28	100	6
B2166 Lagness Road east of Vinnetrow Road	1,527	66	103	7	1,756	40	100	6
Vinnetrow Road	656	28	25	4	677	20	35	5
B2166 Lagness Road west of Vinnetrow Road	1,461	57	78	5	1,529	31	72	5
Mill Lane	86	1	0	0	74	0	0	0
Junctions:								
Aldwick Road j/w Lower Bognor Road	1,034	35	41	4	1,219	26	40	3
B2166 j/w B2145	2,298	109	78	3	2,349	63	72	3
B2145 j/w A27 - Whyke Roundabout	4,660	475	78	2	4,759	206	72	2
Bognor Road j/w A27 - Bognor Road Roundabout	4,711	343	25	1	4,965	208	35	1

9.10 From this it can be seen that the following junctions need to be considered for further impact appraisal due to the percentage impact of the development traffic on the operation of the junction (being greater than 5%):

- i. Nyetimber Lane priority junction with Pagham Road.
- ii. Sefter Road priority junction with Pagham Road.
- iii. Hook Lane priority junction with Pagham Road.
- iv. Lower Bognor Road priority junction with B2166.
- v. B2166 roundabout junction with Vinnetrow Road.
- vi. Gossamer Lane roundabout junction with Aldwick Street and Aldwick Road.

vii. Nyetimber Road signalised junction with Grosvenor Gardens.

9.11 Therefore these junctions have been modelled in the respective modelling programmes, PICADY, ARCADY (both Junctions 9) and LINSIG (version 3), and the results are tabulated below in **Table 9.2**. The modelling reports are contained in **Appendix 22** for reference.

Table 9.2 – Junction modelling results 2022 with development

Junction	Test Scenario	AM Peak (0800-0900)			PM Peak (1700-1800)		
		RFC (%)	Queue (Veh)	Delay (s)	RFC (%)	Queue (Veh)	Delay (s)
PICADY							
Pagham Road j/w Nyetimber Lane	2022	0.22	0	9	0.38	1	14
	2022 + Dev.	0.34	1	11	0.55	1	20
	Difference	+0.12	+1	+2	+0.17	0	+6
Pagham Road j/w Hook Lane	2022	0.43	1	12	0.47	1	12
	2022 + Dev.	0.52	1	15	0.58	1	15
	Difference	+0.09	0	+3	+0.11	0	+3
Pagham Road j/w Sefter Road	2022	0.66	2	24	0.40	1	16
	2022 + Dev.	0.69	2	28	0.42	1	18
	Difference	+0.03	0	+4	+0.02	0	+2
B2166 j/w Lower Bognor Road	2022	1.10	28	226	0.88	6	83
	2022 + Dev.	1.18	40	329	0.98	10	146
	Difference	+0.08	+12	+103	+0.10	+4	+63
ARCADY							
B2166 j/w Vinnetrow Road	2022	0.69	2	8	0.79	4	23
	2022 + Dev.	0.75	3	10	0.86	5	37
	Difference	+0.06	+1	+2	+0.07	+1	+14
Gossamer Lane j/w Aldwick Street	2022	0.51	1	6	0.46	1	6
	2022 + Dev.	0.54	1	7	0.48	1	6
	Difference	+0.03	0	+1	+0.02	0	0
LINSIG							
Nyetimber Lane j/w Grosvenor Gds	2022	0.92	12	68	0.80	11	45
	2022 + Dev.	0.98	18	96	0.89	13	58
	Difference	+0.06	+6	+28	+0.09	+2	+13

9.12 It can be seen from the above that:

- Nyetimber Lane junction with Pagham Road will continue to work well within capacity in the future year of 2022 with the addition of Pagham South traffic.
- The Hook Lane junction with Pagham Road will continue to work well within capacity in the future year of 2022 with the addition of Pagham South traffic.
- The Sefter Road junction with Pagham Lane will continue to operate well within capacity in 2022 with the addition of Pagham South traffic.

- iv. The Lower Bognor Road junction with the B2166 will operate over capacity in 2022. However, it can be seen that, with the development traffic added on, there is only a minimal increase in RFC of 0.08 and 0.10 during the AM and PM peak hours respectively.
 - v. B2166 junction with Vinnetrow Road will continue to operate within capacity in 2022 AM peak hour with the addition of Pagham South traffic, and will approach desirable capacity in the PM peak hour with and without development traffic.
 - vi. Gossamer Lane junction with Aldwick Street will continue to operate well within capacity in 2022 with the addition of Pagham South traffic.
 - vii. Nyetimber Lane junction with Grosvenor Gardens signalised junction will reach capacity in the future year of 2022 with and without the addition of Pagham South traffic. However, it can be seen that with the development traffic added on, there is only a minimal increase in RFC of 0.06 and 0.09 during the AM and PM peak hours respectively.
- 9.13 Therefore it is concluded that the Pagham South development traffic will not create a highway safety issue, and can be accommodated on the local and wider highway network without detriment.

10.0 Travel Plan Measures

- 10.1 It is proposed that travel plan measures will be included as part of the development proposals, in line with West Sussex County Council's Travel Plan guidance for the residential element of the site, such as:
- i. Cycle storage at a ratio to meet or exceed the Council's minimum parking ratio.
 - ii. Ensure the provision of good connectivity to walking and cycling links and permeability through the site to the wider highway network.
 - iii. Ensure the provision of good connectivity to public transport links in the surrounding area.
 - iv. Provision of up to date public transport timetable information on noticeboards in communal areas and in the Welcome Pack.
- 10.2 It is assumed that a residential Travel Plan will be developed further in collaboration with West Sussex County Council Officers during the planning application process to ensure the development of a good quality and effective document. A residential Travel Plan to accompany the development proposals is contained in **Appendix 23**.
- 10.3 Individual Travel Plans will also be required for the care home and primary school, and it is expected that an umbrella Travel Plan Statement will be sought to cover the local centre land uses. However, the developer will accept a planning condition for the provision of these documents; it is assumed that these Travel Plans will follow the same ethos as the residential Travel Plan.
- 10.4 Key elements of the Travel Plan documents will be to:
- i. Reduce the need to travel, especially by car.
 - ii. Sustainable accessibility.
 - iii. Dealing with residual trips.
 - iv. Mitigation measures.

11.0 Transport Policy Background

11.1 The policy background for development in Pagham is found in:

- i. National Planning Policy Framework (NPPF), March 2012.
- ii. West Sussex Local Transport Plan 2011 to 2026.
- iii. Arun Local Plan.
- iv. Pagham Neighbourhood Plan.

National Policies

11.2 The government have set out their planning policies for England, and how these are to be applied, in the National Planning Policy Framework (NPPF, 2012). In transport terms paragraph 32 of the NPPF sets out that, "Development should only be prevented where the residual cumulative impacts of development are severe".

11.3 This Transport Assessment has shown that committed development and development traffic from Pagham South can be accommodated on the highway network, and that the residual cumulative impacts are not severe.

11.4 The Addendum Transport Assessment will take account of development at the two other sites in the emerging Arun Local Plan and will show that the Pagham South development can be accommodated on the local highway network without detriment to local highway safety.

Local Policies

11.5 The main thrust of the West Sussex Local Transport Plan, the Arun Local Plan and the Pagham Neighbourhood Plan in respect of a development such as proposed at Pagham South include:

- i. Helping to reduce the need for travel.
- ii. Encouraging the use of sustainable modes of transport.
- iii. Locating development where it will be close to a range of services and facilities.
- iv. Supporting development with Travel Plan measures.
- v. Ensuring that access provision is safe for all users.
- vi. Ensuring parking provision is appropriate and facilities are available for delivery vehicles.

11.6 From **Sections 4.0, 5.0 and 6.0** it has been shown that the proposed development will promote sustainable travel and accessibility and safety for all.

Conclusions

11.7 It is therefore reasonable to conclude that:

- i. The proposed development at Pagham South is sustainably located and will provide future residents with a realistic alternative choice to the private car.
- ii. The proposals are compliant with national and local transport related planning policies.

12.0 Summary and Conclusions

Summary

- 12.1 This Transport Assessment has been prepared to support the planning application for residential development and creation of a community hub on land at Pagham South. The planning application is submitted in outline with all matters reserved except for access.
- 12.2 The transport assessment work has been prepared as two freestanding reports and this report (TA/01) should be read first as it considers the development impact arising from the proposals at Pagham South. This report is referred to as the Transport Assessment.
- 12.3 The second report (ATA/01) is referred to as the Addendum Transport Assessment. It takes account of the cumulative impact arising if the residential development proposed at the two other Pagham sites identified in the emerging Local Plan (Sefter Road and Hook Lane), as well as the Osborne site, come forward.
- 12.4 For the purposes of this Transport Assessment study the proposed development and access strategy at Pagham South is assumed to comprise:
- i. 400 residential dwellings.
 - ii. A care home with 70 beds.
 - iii. A Local Centre comprising up to 2,000sqm GFA, with food sales limited to a 500sqm GFA convenience store.
 - iv. A single form entry primary school (210 pupils).
 - v. Other community uses – one sports pitch and Scout Hut.
 - vi. An area for allotments with 20 plots.
 - vii. Access to the development from two new priority junctions with Pagham Road that includes a right turn lane and associated pedestrian refuges.
 - viii. The safeguarding of land to help link the existing cycle route between Pagham Harbour and Chichester with Pagham Road via the site.
 - ix. An access strategy that is a Manual for Streets based development which includes a high level of permeability through the site for pedestrians and cyclists and good connections to the existing footway and PROW network as well as an internal layout that encourages walking and cycling.
 - x. An access strategy that also includes a local centre, primary school and other facilities as part the proposals to encourage walking and cycling trips from within the development and from the adjacent residential area.
- 12.5 The purpose of this study is to:
- i. Confirm that the proposed site accesses can be provided with sufficient junction visibility and capacity and that they are suitable for all users.
 - ii. Show that the proposed development is permeable and has good connectivity with the surrounding transport network.
 - iii. Assess the impact of the proposed development at Pagham South on the wider highway network.

- iv. Confirm the Travel Plan measures that will support the proposed development.
- v. Identify if other mitigation measures are required as a result of development at Pagham South.

Conclusions

- 12.6 The proposed site access junctions can be provided with sufficient junction visibility and capacity, and are suitable for all users.
- 12.7 The masterplan demonstrates the new development is permeable for pedestrians and cyclists, and has good connectivity to the surrounding transport network.
- 12.8 The impact of the Pagham South development on the local highway network is not severe, and is able to be accommodated.
- 12.9 It is considered that the Travel Plan measures proposed to support the development are suitable, and will help to improve sustainability of the site by encouraging new and existing residents to walk, cycle and reduce car miles travelled.
- 12.10 This study confirms that no further mitigation measures are required.
- 12.11 This Transport Assessment concludes that there are no transport related reasons why the development at Pagham South should be refused planning permission.