

[REDACTED]

From: paul collins [REDACTED]
Sent: 22 December 2018 18:24
To: Karl Roberts; Neil Crowther; David Easton; [REDACTED]
'Bowie, David'; 'Tim Townsend'
Cc: Cllr. Dawn Hall; Cllr. John Charles; Cllr. Gillian Brown; Cllr. Ashvin Patel; Cllr. Richard Bower; Planning.Responses; [REDACTED]
Subject: P/140/16 OUT,P/134/16 OUT,P/6/17 OUT,P/25/17 OUT 1000+ dwellings at Pagham,, the A27 and all roads/junctions in between

Dear All

Please see the news at the following link: <http://www.chichester.gov.uk/article/30999/Highways-England-rejects-new-A27-options>

It should be self-evident to you all from this news that the cumulative transport assessment work undertaken to support the Local Plan allocations SD1 and SD2 consisting of 1200 houses at Pagham and that undertaken in respect of all the above applications is not only out of date but is also unreliable as a basis for any decisions and that the currently suggested solutions for the key A27 and other road junction improvements in Chichester District necessary to accommodate the traffic generated by the proposed Pagham Developments are not currently achievable or deliverable.

As you are aware Chichester District Council, Pagham Parish Council, Oving Parish Council, North Mundham Parish Council, Aldwick Parish Council and many residents have made numerous representations regarding the unacceptable traffic Impacts of locating 1000+ dwellings at Pagham on the already inadequate roads and junctions between Pagham and those on the A27 in Chichester District and their concerns about the ability for Arun District Council to put in place any lawful or effective mechanisms for securing the improvements required to mitigate those impacts and professionally I share those concerns as it is clear to me that there has to date been a lack of any meaningful joined up strategic thinking on the part of all responsible in these regards.

What is now clear is that contrary to any previous advice that Arun District Council may have received from WSCC as the LHA and/or Highways England such cross border impacts cannot be addressed or resolved in the way envisaged by these applications and their prospective and in the case of P/140/16 OUT agreed s106 agreements.

Therefore I can only suggest on behalf of Pagham Parish Council that Arun District Council Officers review these matters with the applicants, WSCC Highways, Chichester District Council and Highways England before issuing the decision and finalising the S106 agreement in respect of P/134/16 OUT and before placing it and applications P/6/17 OUT and P/25/17 OUT before the DCC for determination at its meeting on 23 January 2018 (as intended) so that members may have the opportunity to consider this material consideration further in the light of the most up to date, accurate and correct Transport and Highways information and advice regarding the impact of such development at Pagham alone and in combination with planned development in Chichester District on the already inadequate roads and junctions between Pagham and the A27 in Chichester District as if and when this is done we consider that (contrary to the previous advice of ADC Officers) this will indicate decisions on the undetermined applications P/134/16 OUT, P/6/17 OUT and P/25/17 OUT otherwise than in accordance with the development plan for the purposes of S38 (6).

Furthermore it may also point to the need for Arun District Council to remove Strategic Allocations SD1 and SD2 from the Local Plan altogether given that the allocations seem to be undeliverable in transport terms and the housing they propose is no longer required to meet district wide needs in any case as such housing can now be accommodated on other subsequently identified sites elsewhere in Arun district where such cross border transport impacts will not arise. (See HELAA 2018 and existing commitments)

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