

PAGHAM PARISH COUNCIL

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CLERK

Nicola Swann

CHAIRMAN

Cllr R Radmall

All correspondence to be addressed to the Clerk

Chichester District Council
East Pallant House
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4th February 2019

Dear Sirs

RE: Local Plan Review 2035 – Preferred approach consultation

Pagham Parish Council wishes to comment on the Local Plan Review 2035 Preferred Approach consultation. Whilst Pagham does not lie within the Chichester district, it is significantly influenced by housing and infrastructure provision proposed there, being only 6 miles from Chichester itself. We would therefore ask you to take the following points into account:

It is noted that an allocation of 50 homes is proposed for North Mundham, and Policy AL11 will allocate a minimum of 200 homes for Hunston parish.

The B2166 and Pagham Road are the primary route for traffic travelling from Pagham to Chichester and the A27. The road network between Pagham and North Mundham and Hunston is already congested for much of the day. Traffic from these three villages meets at a small roundabout for the B2166 and B2145 via which access is gained to the A27 and wider strategic road network. There are already delays due to the recent opening of Chichester Free School, mitigation measures for which have not been implemented. To increase the number of homes in this area will exacerbate the problems already encountered by local traffic, which are already at an unacceptable level. The B2166 and Pagham Road are narrow, rural roads which are unsuitable for the current traffic load and it is dangerous to increase this further.

It is noted that there are proposals to mitigate the impact of these developments on the A27 strategic road network, namely

- Stockbridge Link Road / A286 Birdham Road: New roundabout to form southern junction of Stockbridge Link Road
- Fishbourne Roundabout A27 Chichester ByPass Roundabout: Hamburger Roundabout with Terminus Road arm removed and new arm added for Stockbridge Link Road connection. Traffic Signals at all arms
- Stockbridge Junction A27 Chichester ByPass Roundabout: Traffic Signals junction with ban right turns from A27 only

- Whyke Junction A27 Chichester ByPass Roundabout: Traffic Signals junction with ban right turns from A27 only
- Bognor Road Roundabout A27 Chichester ByPass Roundabout Hamburger Roundabout with Vinnetrow Road Arm removed
- Bognor Road / Vinnetrow Road Wider Chichester Plan Area N/A New signalised junction between Bognor Road and Vinnetrow Road
- Portfield Roundabout A27 Chichester ByPass Roundabout Mitigation proposed in 2029 Local Plan.
- Oving Junction A27 Chichester ByPass Signalised Upgraded Signals, dedicated left turn lane from A27 northbound and right turn ban from A27 southbound. Bus only access to Oving Road east.

The Parish Council is not in favour of these proposals. For those wishing to leave the A27 and head towards Pagham, the option is to use the hamburger roundabout then a further 4 way junction between Bognor Road and Vinnetrow Road. This will add to journey times, as the previous option was to take the Whyke roundabout or use the existing Vinnetrow Road junction without the need to access A259. The alternative here is to leave the A27 via the new Stockbridge Link road and use the local road network. As stated previously, these roads are unsuitable for large volumes of traffic and are regularly congested. For those wishing to access the city, there are no right turns at Stockbridge and Whyke. This means that all traffic joining from A259 looking to access will need to cross straight over or travel down the A27 to the new Fishbourne roundabout, therefore encountering signalised junctions and a hamburger roundabout to access Via Ravenna into the city. This is a reduction of 4 access points to 2 and will inevitably lead to additional traffic on these routes. The additional journey time for those using Via Ravenna will not only be inconvenient, it will inevitably cause additional pollution as cars are held at the various traffic lights. This is particularly inappropriate given the existing issues at Stockbridge in terms of Air Quality.

The estimates given to complete these works will mean years of misery for those who use the A27 and local roads which relieve it when there are works or delays for accidents or events at Goodwood. These are unacceptable. In addition, this proposal appears to be for the advantage primarily of through traffic rather than local traffic. It is therefore not effective mitigation for the 1000+ new homes planned for the Manhood Peninsula, and in fact bears a striking resemblance to Option 3 from the Chichester ByPass Improvement Scheme consultation undertaken by Highways England in 2016. This was roundly rejected by the local community following the consultation.

The Parish Council would urge Chichester District Council to reconsider these plans.

Yours faithfully



Nicola Swann
Clerk & RFO
Pagham Parish Council