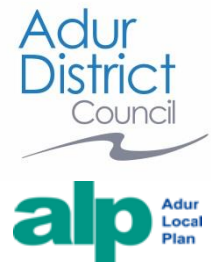


Proposed Submission Adur Local Plan 2014



Representation Form

Return Address:

planning.policy@adur-worthing.gov.uk


Or:

Planning Policy Team, Adur and Worthing Councils, Town Hall, Chapel Road,
Worthing, BN11 1BR

Or hand in at:

- Adur Civic Centre, Ham Road, Shoreham-by-Sea, BN43 6PR or
- Portland House, 44 Richmond Road, Worthing, BN11 1HS

**Please return to Adur District Council by 5pm on 1st December 2014
Late representations will not be considered.**

 **Use of your information** Respondent details and representations will be forwarded to the Secretary of State for consideration when the Adur Local Plan is submitted for examination. All documents will be held by Adur District Council and representations will be published including on the internet e.g. www.adur-worthing.gov.uk. Personal contact details (address, email and phone number) will be removed from published copies of representations. Your information will be handled in accordance with Data Protection Act 1998.

Contact details will be added to the Adur Planning Policy consultees database to keep you informed on the progress of the Adur Local Plan and other related documents.

Please tick if you do **not** want to be informed.

This form has two parts:

- Part A - Respondent Details. You only need to fill this in once.
- Part B - Your representation(s). Please fill in a separate sheet for each representation you make.

It is recommended that you read the Guidance Notes provided for an explanation of terms used in this form.

Part A – Personal Information
You only need to complete this section once

Personal Details

First name	<input type="text" value="Andy"/>	
Last name	<input type="text" value="Collins"/>	
Organisation (where applicable)	<input type="text"/>	
Address line 1	<input type="text" value="██████████"/>	
Address line 2	<input type="text" value="████████"/>	
Address line 3	<input type="text" value="██████████"/>	
Post Code	<input type="text" value="████████"/>	Telephone <input type="text" value="██████████"/>
Email address	<input type="text" value="████████████████████"/>	

Agent's Details (if applicable)

First name	<input type="text"/>	
Last name	<input type="text"/>	
Organisation	<input type="text"/>	
Job Title	<input type="text"/>	
Address line 1	<input type="text"/>	
Address line 2	<input type="text"/>	
Address line 3	<input type="text"/>	
Post Code	<input type="text"/>	Telephone <input type="text"/>
Email address	<input type="text"/>	

Part B – Representation

Please use separate sheets for each representation

1. Which part of the Adur Local Plan does this representation relate to?

Policy No.	<input type="text" value="6 : West Sompting"/>	Paragraph No.	<input type="text" value="2.67, 2.68, 2.69"/>
Map	<input type="text"/>	Other section (please specify)	<input type="text"/>

2. Do you consider the Adur Local Plan to be: (tick as appropriate)

- 2.1 Legally Compliant Yes No
- 2.2 Sound Yes No

Please read the Guidance Note for guidance on legal compliance and soundness.

If you have ticked no to 2.1, please continue to Q4.

If you have ticked no to 2.2, please continue to Q3.

If you have ticked yes to 2.1 and 2.2 please go to Q7.

3. Do you consider the Adur Local Plan to be unsound because it is not: (tick as appropriate)

- 3.1 Positively Prepared
- 3.2 Justified
- 3.3 Effective
- 3.4 Consistent with National Policy

4. If you consider the Adur Local Plan to be unsound or not legally compliant, please explain why in the box below:

Whilst the plan acknowledges pre-existing traffic issues on the stretch of the A27, access to the West Sompting site will be predominantly by car.

Its proximity to the A27 will in most cases be the primary appeal for residents, especially as it has also been identified in the plan that 87% of all in-migrants are from the Brighton area, strongly suggesting that these are property-value related moves, and people will commute on the A27 to Brighton.

This stretch of the A27 does not just have traffic issues, it has, daily, traffic issues that feature in national traffic reports, and the location of the West Sompting Development, and proposed vehicular access to it, will mean the majority of traffic will be either using the already choked A27, or using the backstreets as a way of 'beating' the queues, these are quiet residential streets not fit for this use. The traffic calming measures already in use in West Street do slow traffic, but increase congestion in this area, making access for local residents extremely hard at peak times. Increasing the traffic calming measures, as proposed, will only increase congestion, and resident frustration, both for existing, and potentially new residents.

Historically, for longer distance movement along the south coast, the M25 in combination with the M2, M20, M23 / A23, A3 / A3(M) and M3 has provided an attractive alternative to the actual south coast route of A259, A27 and M27. In 2002 an offpeak journey between Margate and Southampton via the M25 was 2 hours 30 minutes, and via the coastal route using the A259, A27 and M27 was 3 hours 50 minutes. The reason why the coastal route is so much slower than the M25 alternative, is largely due to a series of bottlenecks on the A27. These include Chichester, Arundel, Worthing and Polegate. [South Coast Corridor Multi-Modal Study](#)

The possibility of a bypass has often been discussed since 1967, even getting as far as passing the inspector's report at a public inquiry, the plan was dropped in 1996 due to costs.

Because of all the delays along its route, according to West Sussex County Council, the A27 is the most unreliable all purpose trunk road in England. See [West Sussex Transport Plan 2011-2026](#)

The success of the plan in this area depends entirely on the road network surrounding it, and the slim acknowledgement of these issues underplays its importance. This should be the first consideration, not the last. For example, the proposed main access

from Dankton Lane is referred to as 'The A27/ Dankton Lane junction will require further investigation'. How can this be counted as a considered evaluation?

Long standing issues with this stretch of the A27 mean that the development will cause detrimental effect, without question, and measures to resolve this need to be considered and approved for the plan to be viable. This plan does nothing to resolve this; in fact it covers it in only the vaguest terms.

It is because of this failure to clearly state what traffic management will be implemented, and its effects, that I believe this plan is unsound

(Continue on a separate sheet if necessary)

5. Please explain in the box below what change(s) you consider necessary to make the Adur Local Plan legally compliant and sound having regard to the reason you identified above.

(You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested or revised wording of any policy or supporting text. Please be as precise as possible).

Whilst an incredibly complex subject in itself, the traffic conditions on this specific stretch of the A27 need to be resolved.

http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/roads_and_pathways/plans_and_projects/major_projects/chichester_are_a_and_a27_transp.aspx

As identified in the above, before this development proceeds in West Sompting, The Department for Transport needs to complete its study first on the A27 Corridor Feasibility Study, taking place between 2015-2019.

(Continue on separate sheet if necessary)

6. If your representation concerns soundness or legal compliance and is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick as appropriate)

No, I wish to communicate through written representations

Yes, I wish to speak to the Inspector at the hearing sessions

Please note: The Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the hearing part of the examination.

7. If you wish to participate at the hearing part of the examination, please outline why you consider this to be necessary.

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8. Please tick if you do not wish to be informed of the following:

When the Plan has been submitted for Examination

When the recommendations from the Examination have been
Published

When the Local Plan has been adopted

What happens next?

Representations made to the Council will be passed to the Inspector for consideration.

Once this has happened, the Inspector will commence the examination and give notice of the start of the hearing sessions.

Interested parties will be informed of the start date of the hearing sessions and the matters to be considered.

Thank you for making representations.