

Stuart Wilson
Wilson Designer Homes Ltd
PO Box 305
Waterlooville
Hampshire
PO7 9AR

Milestone Guildford Office:
7 Wey Court, Wey Road
Guildford, Surrey GU1 2JY

Milestone Gateshead Office:
Gateshead IBC, Mulgrave Terrace
Gateshead, Tyne and Wear
NE8 1BN

MTP Ref: pjc/15/089

t: 0191 338 7220

3rd May 2017

Dear Stuart,

Proposed Residential Development at 90 Rose Green Road, Aldwick, PO21 3EQ

Further to our recent discussions regarding the above site, I am pleased to set out below a summary of the highways and transport planning history of the above site and the anticipated changes to local highway condition related to the current planning submission.

The site has historically been occupied by a single residential dwelling with a number ancillary outbuildings being used for smallholding, storage and workshops. In December 2015 a planning application was submitted to Arun District Council for the demolition of the existing dwelling and outbuildings and the construction of 4 detached residential dwellings. The planning application was made under Planning Ref: AW/363/15 as an Outline Application with all matters reserved apart from access.

The application was granted in April 2016, securing the principle of using the existing access to serve a small residential mews. I understand that Wilson Designer Homes have purchased the site with a view to submitting a revised application making some minor amendments to the site layout and composition of the site.

The current application retains the use of the existing access as a shared use access for all movements associated with the site. However, the revised proposals would see the site developed to provide a total of 5 residential dwellings in the form of 3 detached dwellings and a pair of semi-detached dwellings.

From the highways and transportation perspective, the proposals would include minor amendments to the internal access and parking layout to provide for adequate parking to meet the anticipated demand. The content of this letter sets out the highways and transportation implications of these amendments and concludes that there would remain no material impact on conditions of highway safety or capacity as a result of the proposals.

Milestone Transport Planning prepared a Transport Planning Statement supporting the proposed 4 dwelling scheme under MTP reference 15-098, which was submitted and assessed as part of the original application. West Sussex County Council (WSCC), as Local Highway Authority, concluded that the extant permission for 4 residential dwellings was acceptable in relation to the sustainable

access credentials of the site, vehicle and person access, visibility and the shared use status in using the existing private drive serving the site together with the negligible level of vehicle trip generation and associated local highway impact.

WSSCC were also satisfied with the parking and servicing requirements of the extant permission with parking provision and layout designed to reflect the WSSCC Parking Demand Calculator and supporting guidance and the site layout capable of accommodating the turning requirements of a Fire and Rescue Vehicle with refuse collection via a communal refuse collection point.

Consideration is given to the key points of access, trip generation and parking associated with the current proposals and these should be reviewed in regard to the currently proposed layout (Architects Proposed Site Layout Plan – 100 Rev E) and the material appended to this letter.

Access:

Access to the site will be retained via the current private drive access with Rose Green Road served by a dropped kerb crossover as per the consented development. No changes are proposed in relation to the geometry of the access however, the current proposals would include some minor landscaping work and would include the requirement for minor widening of the dropped kerb as required by Condition on the outline consent.

Vehicle Trip Generation:

The submitted Transport Planning Statement set out the anticipated person and vehicle trip generation that could be associated with the consented development.

On the basis of accepted TRICS based trip rate assessments, the Transport Planning Statement concluded that the extant permission would be likely to generate in the order of 5 person trips in the AM peak and 3 person trips in the PM peak which would comprise up to 4 car driver movements during the AM peak and 3 in the PM peak. WSSCC accepted the trip rate assessment and concluded that vehicle trips associated with the extant permission would not result in a material impact on the operation of the local highway network.

Based on the same person trip rates set out in the Transport Planning Statement, the current proposals for 5 residential dwellings would be likely to result in negligible change in the level of person or vehicle trip generation. The proposal for 3 detached dwellings and a pair of semi-detached dwellings would be likely to generate in the order of 6 person trips in the AM peak and 4 person trips in the PM peak which would comprise up to 5 car driver movements during the AM peak and 3 in the PM peak.

This increase in person and vehicle trips would be considered negligible and would not result in any material impact on the operational capacity or safety of the local highway network.

Parking Provision

The current methodology for calculating the parking requirement for residential development within West Sussex is based on the 2010 West Sussex County Council Parking Standards and their supporting Car Parking Demand Calculator. The calculator provides an indication of the anticipated residential car parking demand based on local car ownership data and 2011 Census Data amongst other local survey data to assess the likely parking requirement for residential development of specific unit type, tenure and size by locality.

The permitted layout for the 4 unit scheme was supported by the appropriate level of parking to reflect the anticipated demand, as set out in the Transport Planning Statement and accepted by WSCC.

The current development mix of 5 x 3 / 4 bed dwellings would attract a total parking demand of 10 spaces for residential use (2 per dwelling) together with a single shared / visitor space, equating to a total of 11 spaces on site. A copy of the Car Parking Demand Calculator is appended to this letter.

The current proposals provide for a total of 11 parking spaces with each dwelling being provided with two allocated spaces (at least on on-curtilage) together with a single visitor space. All spaces are provided with a minimum dimension of 2.4m x 4.8m and sufficient space to the rear of the bays for safe manoeuvring. Cycle parking would also be provided in accordance with the current standards.

Vehicle tracking plots for the parking spaces are appended to this letter.

Emergency Vehicle Access

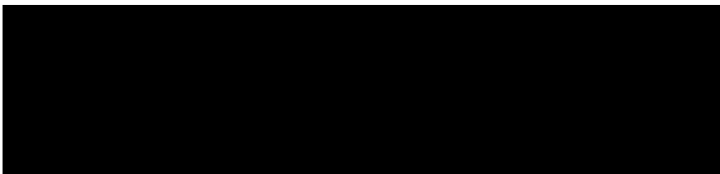
The extant permission required access for a fire and rescue vehicle in line with current building regulations to ensure emergency vehicles can access all parts of a new dwelling. In order to achieve this, the permitted layout allowed for a fire and rescue vehicle to enter and safely turn within the site as demonstrated within the original Transport Planning Statement.

The current proposed layout has also been assessed for access and turning for a fire and rescue vehicle demonstrating the layout is able to safely accommodate the manoeuvre. Vehicle tracking plots for the turning are appended to this letter.

Based on the areas assessed above, in reflection of the NPPF and supporting Local Policy, it is evident that the proposed development of 5 dwellings on the site would continue to provide safe and convenient access for all, allow for sustainable travel patterns and would not result in any material cumulative impact in relation to highway capacity and safety.

Therefore, in the context of the guidelines within para. 32 of the NPPF it is considered that there are no residual cumulative impacts in terms of highway safety or operational capacity of the local transport network and therefore planning permission should not be withheld on transport grounds.

Yours sincerely



Paul Jackson-Cole
for Milestone Transport Planning Limited

- Appn. 1 - Output of West Sussex County Council Car Parking Calculator
2 - Vehicle Tracking Plots (private cars and Fire & Rescue Vehicle)

Appendix 1

WEST SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Pagham & Rose Green
District	Arun
Ward 2	Aldwick East
District	Arun
Ward 3	Aldwick West
District	Arun
Ward Tempro Factor 2009-2026	1.062716
District Tempro Factor 2009-2026	1.067644



west
sussex
county
council

Ward Finder

Postcode		Ward	
----------	--	------	--

Note:

No special provision need be made for visitors where at least half of the total parking provision is with a development is unallocated. In other circumstances, it may be appropriate to allow for a demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and n Bedrooms is used this will need to be converted. A general guide for conversion is as follows but in some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

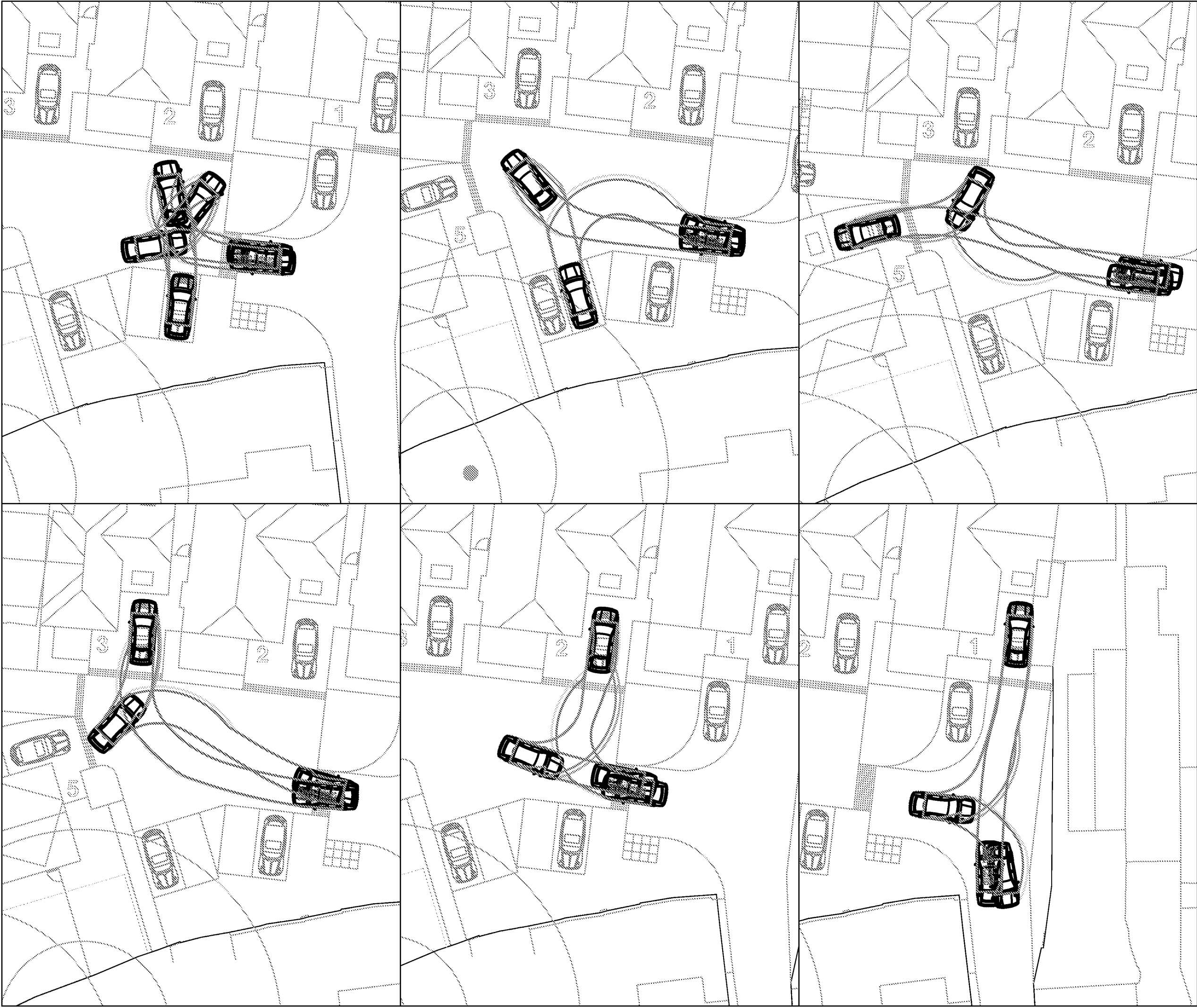
Ward data used can be checked by the user by referring to the District-Ward Data Tables. The W Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases ownership values have been obtained using the nearest sized dwelling with same tenure and where example, if no data is available for a private house with 1 room then data for a private house with has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where Census data contains small samples for certain sized dwellings this is highlighted in red if green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve sample size.

Report Summary Table

DEVELOPMENT MIX				
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)
A	Houses	Private	5	5
B				
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				
Total				5

ALLOCATED PARKING
Spaces (Per Unit)
2

Appendix 2



Notes

4.572



0.951 2.578

Skoda Octavia

Overall Length4.572m

Overall Width1.769m

Overall Body Height1.488m

Min Body Ground Clearance0.249m

Max Track Width1.713m

Lock-to-lock time4.00s

Curb to Curb Turning Radius5.100m

Drawing Revisions		
Rev:	Date:	Details

Client

WILSON DESIGNER HOMES LTD

Project

90 ROSE GREEN ROAD, BOGNOR REGIS

Title

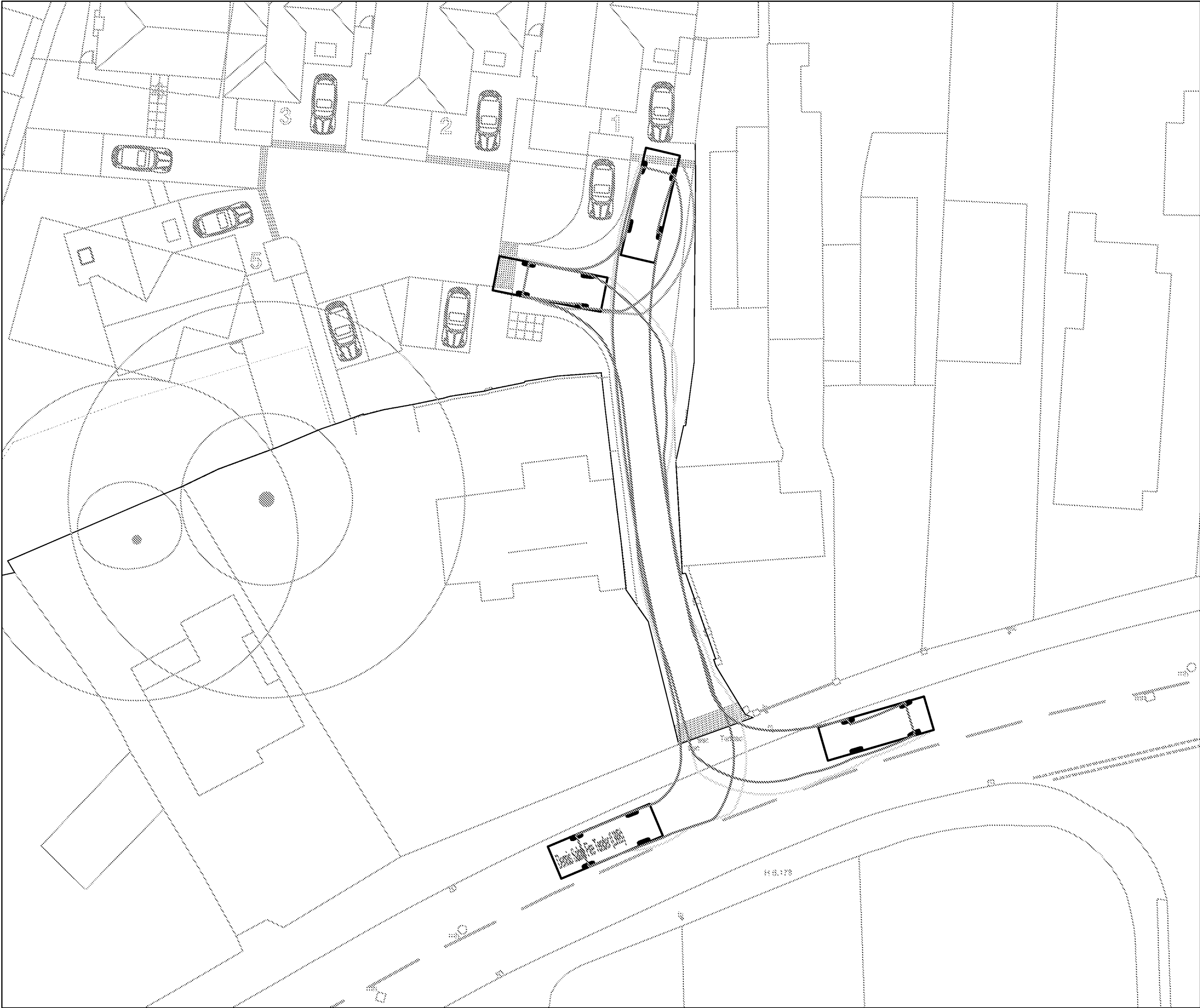
SWEPT PATH ANALYSIS - PRIVATE CAR

MILESTONE

TRANSPORT PLANNING

Heritage House, 7 Wey Court, Mary Road
Guildford, Surrey, GU1 4QU
Tel: 01483 397888
web: www.milestonetp.co.uk

Status:		Scale:
Status		1:250 @ A3
Drawn:	Checked:	Date:
DC	PJC	May 17
Drawing Number:		Revision:
15089 / TK02		-



Notes

7.7

1.3824.2

Dennis Sabre Fire Tender (LWB)
Overall Length7.700m
Overall Width2.430m
Overall Body Height3.512m
Min Body Ground Clearance0.397m
Track Width2.380m
Lock-to-lock time5.00s
Curb to Curb Turning Radius7.400m

Drawing Revisions		
Rev:	Date:	Details
A	10/08/2015	Moved turning head
B	11/08/2015	Dwelling design
C	04/09/2015	Dwelling design
D	15/19/2015	Relocation of bin storage
E	03/05/2017	Revised site layout

Client

WILSON DESIGNER HOMES LTD

Project

90 ROSE GREEN ROAD, BOGNOR REGIS

Title

SWEPT PATH ANALYSIS - FIRE TENDER

MILESTONE
TRANSPORT PLANNING

Heritage House, 7 Wey Court, Mary Road
Guildford, Surrey, GU1 4QU
Tel: 01483 397888
web: www.milestonetp.co.uk

Status:		Scale:
Status		1:250 @ A3
Drawn:	Checked:	Date:
DC	PJC	MAY 17
Drawing Number:		Revision:
15089 / TK01		E