

TRANSPORT TECHNICAL NOTE

Project Title: Land off Hook Lane, Pagham

Report Reference: JNY11279-01B

Date: 9 February 2022

1 INTRODUCTION

- 1.1 RPS Transport has been instructed by Vistry Group to advise on the transport planning matters associated with a section 73 planning application linked to the Outline planning permission P/30/19/OUT and Reserved Matters planning permission P/132/20/RES.
- 1.2 Vistry's s73 planning application maintains the 88 residential units for the northern part of the Outline planning permission site, and as approved by P/132/20/RES, with the only relevant changes (from a transport planning perspective) being some relatively minor changes to the road layout and car parking. The development description for this s73 application is as follows:
- 'Section 73 Variation of Condition Application: Proposed Variation of Condition 1 pursuant to Reserved Matters Planning Permission P/132/20/RES (Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping) for the substitution of 88no. units in the northern parcel to amend the layout, mix, appearance, car and cycle parking provision and landscaping at Land north of Hook Lane, Pagham.'**
- 1.3 P/132/20/RES site layout is attached at **Appendix A**, Vistry's proposed site layout and accommodation schedule are attached at **Appendix B**.

2 SITE LAYOUT

- 2.1 The changes can be summarised as follows with reference to Vistry's proposed site layout.

Main access road with units 21 to 23, 32 to 37, 51, 58 to 60, and 75 to 78

- Road geometry generally remains as permitted
- Car parking reconfigured for units 21, 22, 34 to 36, 59, 60, 75 to 78

Secondary Access Road (east) with units 01 to 05, 18 to 20, 46, and 52 to 57

- Road geometry generally remains as permitted
- Car parking reconfigured for units 01, 02, 03, 18 to 20, 46, 52, 53, 56 and 57

Local residential road with units 06 to 17, 28 to 31, and 38 to 41

- Road geometry generally remains as permitted
- Car parking reconfigured for units 28, 29, and 41, and in parking square

- Slight changes to on-street car parking alongside units 28, 29, 38 to 41

Local residential road with units 24 to 27, 32, 42 to 45

- Road geometry generally remains as permitted
- Car parking reconfigured for units 24 and 32
- Slight changes to on-street visitor car parking alongside unit 42

Local residential road with units 47 to 50, and 65 to 74

- Road geometry generally remains as permitted
- Slight changes to on-street car parking alongside unit 51

Local residential road with units 61 to 64, 79 to 88

- Road geometry has slight change at turning head alongside unit 64
- Car parking reconfigured for units 79, 80 to 82, and 87

3 PARKING

- 3.1 The proposals provide car and cycle parking in accordance with Arun District Council Parking Standards Supplementary Planning Document (SPD) dated January 2020.
- 3.2 For residents' car parking this consists of:
 - 1 bed flats – all have two allocated spaces, some with a car port
 - 2 bed houses – all have two allocated spaces
 - 3 bed houses or bungalows – all have at least two allocated spaces, other than units 10 and 11 which have one garage and one space on their driveways (1.5 allocated spaces in total)
 - 4 bed houses – all have one garage and at least two allocated spaces (2.5 allocated spaces in total), except unit 41 which has 3.5 allocated car parking spaces
- 3.3 To complement the allocated car parking spaces, there are also 14 unallocated spaces for residents of the 25 houses with 1.5/2.5 allocated car parking spaces. This is to address the SPD counting a garage as a 0.5 car parking space, presumably because the Council believes that many garages (circa. 50%) are used for storage rather than car parking. All of these unallocated spaces are in close proximity to the houses with the garages.
- 3.4 This approach to addressing the garage factoring is considered sustainable by not overly providing for the private car, but still providing safe accessible parking for those residents who choose to use their garages for storage rather than parking their cars.
- 3.5 In addition there are 18 visitor car parking spaces spread across the site, which represents 20 percent of the total number of residential units.
- 3.6 All units with a driveway or garage will provide an active electric vehicle (EV) charging point. For all other units, there will be EV charging provided at the SPD 20 percent rate, which will be accommodated within the car ports.

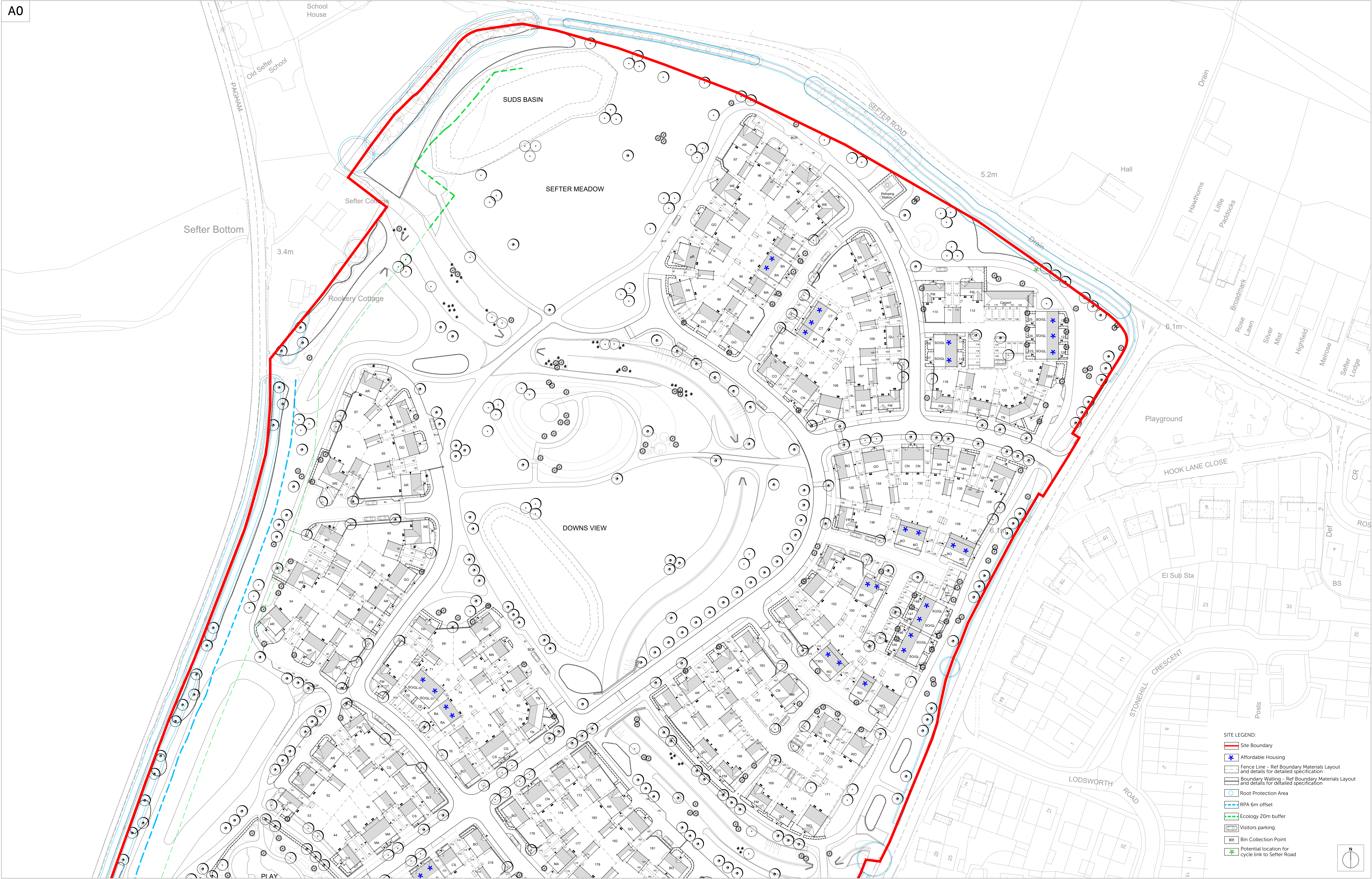
- 3.7 Cycle parking will be provided with 1 space in communal storage for the flats, and 2 spaces within the curtilage of the houses and bungalows, in accordance with Arun District Council Parking Standards Supplementary Planning Document (SPD) dated January 2020.

4 CONCLUSIONS

- 4.1 RPS has reviewed the proposed site layout and accommodation schedule, and conclude that the proposed road geometry generally accords with previously approved layouts, and that parking is accords with adopted standards and is sustainable.
- 4.2 As such, there are no transport planning reasons why the development should not be permitted.

Appendices

Appendix A – Approved Site layout



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This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359 DO NOT scale from this drawing. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect. Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

Rev	Description	Date	Au	Ch	Rev	Description	Date	Au	Ch
A	Issued for Planning	27.12.20	MWP	CAW					
B	Major amendments to dwellings positions, trees added	20.04.21	AS	CAW					
C	Paving to plots 270-181, 212-213 gardens, plots 152, 164 & 165 nudged back. Bin store, sheds updated.	09/05/05	CAW	CAW					
D	Plots 14-30, 141-148 gardens revised.	11/05/05	AS	CAW					
E	Landscape proposals added in, minor amendments to paths, Plot 5 moved forward 1m.	14/05/21	AS	CAW					
F	Minor amendments to road junctions and bin collection points due to vehicle tracking received, 55 and GG added.	21/05/21	AS	CAW					

scale 1:500
0 10m 20m 30m

Project	Hook Lane, Pagham	Date	June 2020
Drawing	Site Layout Northern	Rev.	F
Client	Halton Land	Author	AS
Job no.	HALL200505	Checked	GR/CW
Dwg no.	SL-01-N	Scale	1:500 at A0
Status	PLANNING	Office	Romsey
Client ref.			



Appendix B – Proposed Site Layout



Residential Accommodation Schedule	
Open Market - 56 Dwellings	
8no.	2-Bed Houses - Holly
3no.	3-Bed Bungalow
14no.	3-Bed Houses - Spruce
6no.	3-Bed Houses - Cypress
5no.	4-Bed Houses - Chestnut
1no.	4-Bed Houses - Chestnut (CT)
12no.	4-Bed Houses - Aspen
3no.	4-Bed Houses - Mulberry
4no.	4-Bed Houses - Maple
Affordable - 32 Dwellings	
9no.	1-Bed Apartments - Souter
9no.	1-Bed Apartments - Glover
4no.	2-Bed House - Baker
7no.	2-Bed House - Romney
1no.	3-Bed House - Ploughwright
2no.	4-Bed House - Cartographer
Total 88 Dwellings	
Car Parking	2 spaces per 2/3 bedroom houses 2.5/3 spaces per 4 bedroom houses 32 Unallocated spaces which includes 20 Visitors spaces
Cycle Parking	2 spaces per House in rear garden stores or garages
Gross Site Area: 3.64Ha (9.00Ac)	
Net Site Area: 2.73Ha (6.76Ac)	

D	04.02.2022	Revised garages, Chestnut CT house type added, Bay added to Maple house type	NK	NF
C	28.01.2022	Revised Site Plan to Consultant comments, colour underlay added.	NK	NF
B	13.01.2022	Revised Site Plan to client comments.	NK	NF
A	05.01.2022	Revised Site Plan to client comments.	NK	NF
Rev	Date	Revision Details	Dr	Ch

R



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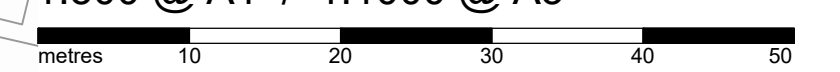
ECE Architecture
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Client's Name
Vistry Group

Job Title
Land Off Hook Lane
Pagham

Drawing Title
Proposed Site Layout

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
NK	NE	17.12.2021

Job No	Drawing No	Rev
7134	PL-01	D

Status _____

PRELIMINARY