

## TRANSPORT TECHNICAL NOTE

**Project Title:** Land off Hook Lane, Pagham

**Report Reference:** JNY11279-01C

**Date:** 23 February 2022

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### 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.

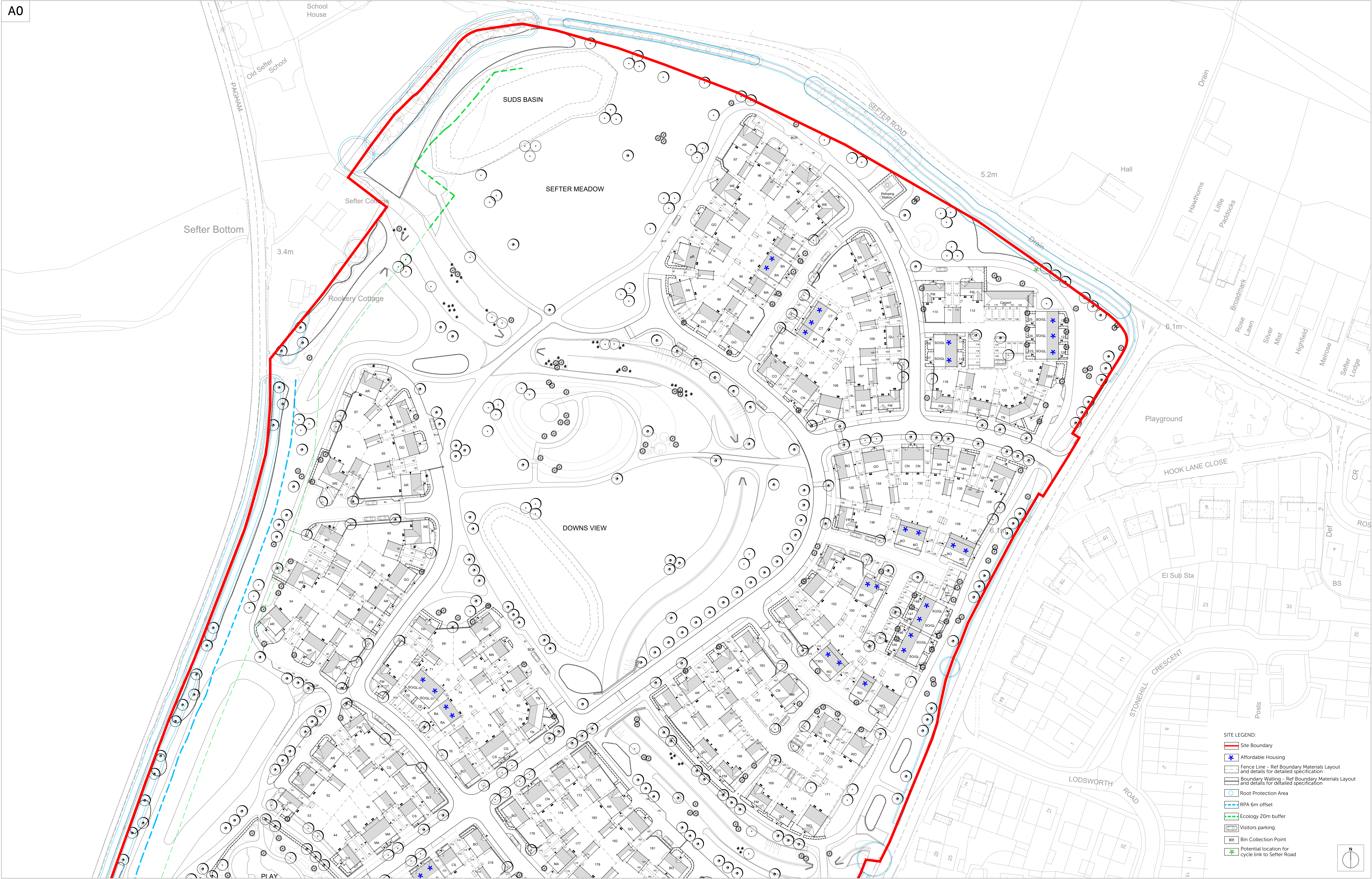
## **4 CONCLUSIONS**

- 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

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## Appendix A – Approved Site layout



- SITE LEGEND:
- Site Boundary
  - Affordable Housing
  - Fence Line - Ref Boundary Materials Layout and details for detailed specification
  - Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
  - Root Protection Area
  - RPA 6m offset
  - Ecology 20m buffer
  - Visitors parking
  - Bin Collection Point
  - Potential location for cycle link to Sefter Road

| 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

|             |                      |         |             |
|-------------|----------------------|---------|-------------|
| 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. |                      |         |             |

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## Appendix B – Proposed Site Layout

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

- 1) Conflict between construction traffic / work and pedestrians, cyclists and vehicles using Hook Lane. These are high traffic roads which could be impacted by the site works.
- 2) All site boundaries to be suitably fenced and provided with warning signage during construction works.
- 3) All Retained trees should be protected at all times in accordance with British Standards regarding trees and construction.
- 4) Prior to commencement of any works on site, a Refurbishment and Demolition Asbestos survey should be procured and any asbestos identified should be removed in accordance with current asbestos regulations by a specialist registered asbestos removal company.
- 5) All underground services and structures should be identified and surveyed prior to any on-site works with these clearly marked on the ground. These include Adfis, HV Cables, water mains and any other services currently unknown with appropriate protection measure in place.



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 - Romsey  
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)

|     |            |                               |    |    |
|-----|------------|-------------------------------|----|----|
| P2  | 15.02.2022 | Change to various housetypes. | LP | NF |
| P1  | 11.02.2022 | Planning Submission           | NK | NF |
| Rev | Date       | Revision Details              | Dr | Ch |

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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 NK Checked NF Date 17.12.2021

Job No 7134 Drawing No PL-01 Rev P2

Status  
**APPROVAL**