

Project Name:	Summer Lane, Pagham
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Document Name:	Addendum Transport Note (15 Dwelling Uplift)
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1. INTRODUCTION

- 1.1 This Addendum Transport Note (ATN) has been prepared by Paul Basham Associates on behalf of Drew Smith in relation to an increase in dwellings at their Summer Lane, Pagham development, which received reserved matters approval for 90 dwellings in February 2020 (P/70/19/RES) following outline consent in 2016 (P/58/16/OUT). The site layout as approved in 2020 is shown in **Figure 1**, which identifies that the site is split into a western and eastern parcel, each served with their own access point off Summer Lane. The layout as now proposed is attached as **Appendix A**.



Figure 1: Site Location

- 1.2 The revised proposals seek to adjust the dwelling mix on the western parcel only (eastern parcel remaining unaltered), such that within the same red line a total of 15 additional dwellings would be created (as demonstrated within **Appendix A**). This Addendum TN therefore focuses solely on those elements which have changed since the outline/RM approvals, with consideration specific to access, the additional traffic generation and change in parking provision. This Addendum TN also makes reference to the approved Travel Plan for this site, submitted with the reserved matters application. All other aspects including principle of development, accessibility by sustainable modes and off-site highways improvements remain unchanged.

2. ACCOMMODATION SCHEDULE, LAYOUT AND PARKING

- 2.1 The revised accommodation mix is demonstrated within **Table 1**, relative to the consented scenario. Where the eastern parcel remains unchanged from the approved scenario, this has not been duplicated here.

Unit Type	Consented Number of Dwellings	Proposed Number of Dwellings (net difference)
2 Bedroom House (Affordable Rent)	8	11 (+3)
3 Bedroom House (Affordable Rent)	2	4 (+2)
2 Bedroom House (Private)	4	6 (+2)
3 Bedroom House (Private)	18	37 (+19)
3 Bedroom Bungalow (Private)	10	0 (-10)
4 Bedroom House (Private)	2	1 (-1)
Total	44	59 (+15)

Table 1: Western Parcel Accommodation Schedule

- 2.2 All internal roads remain unaltered, and as such no amendments have been made to the internal tracking drawings for refuse and fire tenders, which we found acceptable with the previous application.

Car and Cycle Parking Provision

- 2.3 The proposed development's car parking provision has been calculated in accordance with Arun District Council's (ADC) Parking Standards Supplementary Planning Document (January 2020) for the western parcel as a whole.

- 2.4 The site is located within 'Parking Behaviour Zone 2' and a summary of the expected level of provision for new residential developments is detailed in **Table 2**. In addition, visitor parking should be provided at a ratio of 20% of the total number of residential units.

Number of Bedrooms	Number of Habitable Rooms	Parking Behaviour Zone '2' Standards	Number of Dwellings	Expected Level of Provision for New Developments	Visitor Parking	Total
1	1 to 3	2	0	0	20% of total number of residential units	
2	4	2	17	34		
3	5 to 6	2	41	82		
4	7 or more	3	1	3		
Total	-	-	59	119	12	131

Table 3: ADC Expected Level of Parking Provision Output Summary

- 2.5 The proposed development allocates 2 spaces per dwelling for all 2 and 3 bedroom properties, whilst the 4 bedroom unit is provided with three spaces, resulting in a total parking provision in the western parcel of 119 residential parking spaces plus an additional 12 visitor spaces. The proposed parking provision is therefore considered sufficient to serve the development.
- 2.6 As per the previous application, each unit would be provided with one EV charging space (active if a garage is provided on plot, passive if just a driveway space). Cycle parking is also provided for each dwelling (1 space per 2 bedroom, 2 spaces per 3+bedroom), with either a shed or space within the garage where applicable.

3. ADDITIONAL TRAFFIC IMPACT

- 3.1 For consistency with the previous applications on this site, by utilising the approved trip rates considered at the outline application stage, the impact of the additional 15 dwellings is demonstrated within **Table 3**.

	AM Peak (0800-0900)		PM Peak (1700-1800)	
	Arrivals	Departures	Arrivals	Departures
Trip Rate (per house)	0.134	0.370	0.347	0.203
Additional 15 Homes	2	6	5	3

Table 3: Proposed Additional Vehicular Trip Generation

- 3.2 In accordance with the NPPF paragraph 109 relating to residual cumulative impacts, and indeed West Sussex guidance relating to traffic impact of fewer than 30 peak period trips not requiring further assessment, the additional impact of 8 additional trips in each of the

AM and PM peak periods is not considered to have a material or severe impact on the operation of Summer Lane or the junction with Pagham Road (especially considering that this junction was identified to be operating well within capacity when the previous application was assessed and found acceptable to WSCC highways).

4. ACCESS

- 4.1 Whilst the proposals do not result in any change to the internal road alignments, the increase in dwellings does lead to an increase in the number of culverted access points (including the main access) over the frontage ditch from 5 to 9. This does not change the principle of these accesses, which require reversing onto or from Summer Lane, which was found to be acceptable with the previous application. Widening works to Summer Lane (as approved previously) will progress as already approved, and visibility from these accesses onto Summer Lane remains unobstructed.

5. TRAVEL PLAN

- 5.1 A Travel Plan was submitted as part of the RM application for 90 dwellings and found acceptable. The proposed increase by 15 dwellings to 105 in total does not change any of the strategy associated with the previously submitted Travel Plan, with the additional dwellings to be subject to that strategy, measures and monitoring.

6. SUMMARY AND CONCLUSIONS

- 6.1 This Addendum TN has been prepared by Paul Basham Associates of behalf of Drew Smith to support an application to increase the number of dwellings at Summer Lane in Pagham by 15, over and above those consented through outline (P/58/16/OUT) and reserved matters planning (P/70/19/RES) applications.
- 6.2 This Addendum TN has utilised the approved principles, trip rates and parking strategy for the wider development and applied this to the uplift in dwellings. Overall the development would have a negligible impact relative to the consented scenario, whilst delivering further homes within Arun District, and we would therefore encourage WSCC Highways to look favourably upon this application.

Appendix A

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1. This drawing is the copyright of Kenn Scaddan Associates Ltd and may not be copied, altered or reproduced in any form or passed on to a third party without written consent. If in doubt ASK.
2. This drawing has been produced as a guide, and is subject to further detailed information being provided, including but not limited to a full topographical survey, service enquires and an arboriculture study.

Schedule of Accommodation

WESTERN PARCEL - (36 units)

- 2no. 3 Bed Houses (TYPE A) 93m² - 97m²
- 2no. 2 Bed Houses (TYPE C) 79m²
- 27no. 3 Bed Houses (TYPE G) 98m² - 100m²

Sub Total - 33 Units

AR - Affordable Rent

- 2no. 3 Bed Houses (TYPE A) 93m² - 95m²
- 3no. 2 Bed Houses (TYPE C) 79m²

Sub Total - 5 Units

P3	07.05.20	Amended as per client note	CG	
P2	07.05.20	Schedule of Accommodation amended as per client notes	CG	
P1	06.05.20	Plots 55-59 indicated as affordable rent as per client note. Drawing Status updated	CG	
A	02.04.20	First Issue	CG	DRK
Rev	Date	Description	Rev By	Ckd By

KSA The people orientated placemakers.

Client **DREW SMITH**

Project
Land off Summer Lane
Pagham

Drawing Title
Proposed Site Plan
105 Unit Scheme

Drawing Status PLANNING	Scale 1:500 @ A1
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	Drawn By CG

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