

Planning Application Planning Portal Ref PP-08452138

Full planning application for proposed development of terrace of five dwellings, Golden Cross.

Transport Report

This report has been prepared in the context of the East Sussex Transport Development Control requirements set out in their "Guidance for Development Proposals in East Sussex". It follows the headings and requirements as set out in that document and comments on the specific concern set out in the original consultation on application WD2018/0407 relating to car parking. The submission was found to meet the concerns expressed in the final consultation response on that refused application.

General development planning context.

This is set out in the planning statement which accompanies the planning application. The site is within an unclassified settlement at Golden Cross within which there is a range of other active uses. The application site was previously in use as a car park serving the former public house.

Proximity and accessibility to jobs and services.

This is again addressed in the planning statement. In particular, reference is made to the recent determination of an appeal relating to a proposal for four dwellings. on the western side of the former public house. The Inspector concluded that the location is sustainable in these terms.

Accessibility by all transport modes, in particular sustainable modes including public transport (bus/train), walk and cycle.

We would refer again to the previous nearby appeal decision. Access to good quality bus links exists on the passing road as detailed in the planning statement.

Site access arrangements.

The proposals rationalise and improve the current informal access introducing appropriate and properly formed accesses. The roads in the immediate vicinity limit vehicle speeds – the bend when approaching from the south, although good sight lines are still achieved and the 'Give Way' junction to the east which limits speed in both directions.

Road class for highway access.

The site accesses onto Deanland Road and would be considered a classified unnumbered or minor road as it links settlements and other development to one another and major routes.

Parking provision and layout (including for cycles as appropriate).

Provision is made according to standards for each dwelling for both vehicles and cycles with visitor provision also. The site will also accommodate existing spaces on the application site which are available for residents of the converted former public house. The initial consultation response referred specifically to car parking. Existing spaces provided for residents will not be displaced but are accommodated as indicated within the scheme.

Internal road layout.

This provides appropriate access to parking spaces.

Transport generation.

This will be lower than the permitted car park use although peak hour movements are more likely. However, given the scale of the proposal – five dwellings – the generation is not material, noting particularly the restrictions on traffic speeds which arise from the junction to the east and the visibility to the south.

Transport impacts.

No significant transport impacts are expected to arise given the circumstances of the proposals.

Mitigation measures.

Given the circumstances described, no mitigation in addition to that proposed (Electric vehicle charging points) is considered to be required.