

that South End, the sole means of vehicular access is unsuited to accommodating additional traffic the Council would expect any additional development to be car free”.

Lastly it acknowledges that “At present vehicle access is via South End, which is not of sufficient size to withstand a significant increase in traffic. Traffic generation and parking on site will be a prime consideration for any future use of the site”.

4. Policy Context

The following policies within the Council’s adopted Consolidated Local Plan are of direct and specific importance to the determination of the Applications:

Policy CT1 Improving alternatives to car use

“The Council will

c. require it to be demonstrated that development will not result in any material increase in traffic congestion.....

h. require new development to incorporate measures to improve road safety and.....resist development that compromises road safety”

Policy CR7 Servicing

“The Council will require servicing facilities....to be well designed....and sensitively integrated into the development and the surrounding townscape. In particular servicing activities and coach pick-up and drop-off should not give rise to traffic congestion, conflict with pedestrians or be detrimental to residential amenity”

Policy CL1 Context and Character

“The Council will require all development to respect the existing context, character and appearance, character and appearance.....”

Policy CL5 Living Conditions

“the Council will require all development ensures good living conditions for occupants of new, existing and neighbouring buildings.

To deliver this the Council will:

- a. Require applicants to take into account the prevailing characteristics of the area;*
- e. Require that the reasonable enjoyment of the use of buildings, gardens and other spaces is not harmed due to increases in traffic, servicing, parking, noise, disturbance, odours or vibration or local microclimatic effects”*

Policy CL7 Basements

“The Council will

- k. ensure that traffic and construction activity do not cause unacceptable harm to pedestrian, cycle, vehicular and road safety.....significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working and visiting nearby”*