

Redwood Partnership Transportation Limited

Maritime House
Basin Road North
Portslade
Brighton
BN41 1WR

REDWOOD PARTNERSHIP
Consulting Engineers
Transportation Planners



**MIXED-USE DEVELOPMENT
A259 NEW ROAD
RUSTINGTON
WEST SUSSEX**

**TRANSPORT ASSESSMENT
VOLUME 2 OF 2**

On behalf of
**COMMERCIAL DEVELOPMENT PROJECTS LIMITED
&
MARKS AND SPENCERS PLC**

PMcL/3167d3/Dec 2016

Registered in England No. 7289530
Registered Office: The White House, 2 Meadow, Godalming, Surrey, GU7 5HT



CONTENTS

VOLUME 1 of 2

Report Section	Page
1.0 Introduction	1
2.0 Existing Highway & Accessibility	3
3.0 Development Proposals	9
4.0 Traffic Assessment	17
5.0 Planning Policy	40
6.0 Summary and Conclusions	45

APPENDIX A

Figure A1-Site Location Plan
 Figure A2-Local Bus Services Plan
 Figure A3-Walking Catchment Plan
 Figure A4- Cycling Catchment Plan
 Figure A5- Ward Location Plan
 Figure A6- Location plan for other local foodstore operators

APPENDIX B

Application for Departure from Standard
 Planning permission A/23/15/OUT

APPENDIX C

Figure C1-Base Traffic Flows, Friday PM Peak Hour, March 2013
 Figure C2- Base Traffic Flows, Saturday Peak Hour, March 2013
 Figure C3- Base Traffic Flows, Friday PM Peak Hour PCUs, March 2013
 Figure C4- Base Traffic Flows, Saturday Peak Hour PCUs, March 2013
 Figure C5-Base traffic growthed to Year of Opening 2016, Friday PM Peak Hour
 Figure C6-Base traffic growthed to Year of Opening 2016, Saturday Peak Hour
 Figure C7-Base traffic growthed to Future Year 2020, Friday PM Peak Hour
 Figure C8-Base traffic growthed to Future Year 2020, Saturday Peak Hour
 Figure C9-Committed development excluding Mill Lane Development, Friday PM Peak Hour
 Figure C10- Committed development excluding Mill Lane Development, Saturday Peak Hour
 Figure C11-Committed Development Mill Lane Development, Friday PM Peak Hour
 Figure C12- Committed Development Mill Lane Development, Saturday Peak Hour
 Figure C13- Public House Traffic Distribution
 Figure C14- Public House Total Trips, Friday PM Peak Hour
 Figure C15- Public House Total Trips, Saturday Peak Hour
 Figure C16- Simply Food New Trips Traffic Distribution
 Figure C17- Simply Food New Trips, Friday PM Peak Hour
 Figure C18- Simply Food New Trips, Saturday Peak Hour



Figure C19- Simply Food Pass-by Trips, Friday PM Peak Hour
Figure C20- Simply Food Pass-by Trips, Saturday Peak Hour
Figure C21- Simply Food Transfer Trips for sites west of Mill Lane Friday arrivals
Figure C22- Simply Food Transfer Trips for sites west of Mill Lane Friday departures
Figure C23- Simply Food Transfer Trips for sites west of Mill Lane Saturday arrivals
Figure C24- Simply Food Transfer Trips for sites west of Mill Lane Saturday departures
Figure C25- Simply Food Transfer Trips for sites east of Mill Lane Friday arrivals
Figure C26- Simply Food Transfer Trips for sites east of Mill Lane Friday departures
Figure C27- Simply Food Transfer Trips for sites east of Mill Lane Saturday arrivals
Figure C28- Simply Food Transfer Trips for sites east of Mill Lane Saturday departures
Figure C29- Simply Food Transfer Trips Friday
Figure C30- Simply Food Transfer Trips Saturday
Figure C31- Total Development Trips Friday
Figure C32- Total Development Trips Saturday
Figure C33- Base traffic growthed to 2016 + committed development-Friday PM
Figure C34 Base traffic growthed to 2016 + committed development-Saturday
Figure C35 Base traffic growthed to 2020 + committed development-Friday PM
Figure C36 Base traffic growthed to 2020 + committed development-Saturday
Figure C37- Total Traffic Flows, Friday PM 2016
Figure C38 Total Traffic Flows, Saturday PM 2016
Figure C39 Total Traffic Flows, Friday PM 2020
Figure C40 Total Traffic Flows, Saturday PM 2020
Figure C41-Base traffic growthed to Future Year 2025, Friday PM Peak Hour
Figure C42-Base traffic growthed to Future Year 2025, Saturday Peak Hour
Figure C43- Base traffic growthed to 2025 + committed development-Friday PM
Figure C44 Base traffic growthed to 2025 + committed development-Saturday
Figure C45 Total Traffic Flows, Friday PM 2025
Figure C46 Total Traffic Flows, Saturday PM 2025

VOLUME 2 of 2

REDWOOD PARTNERSHIP'S DRAWINGS

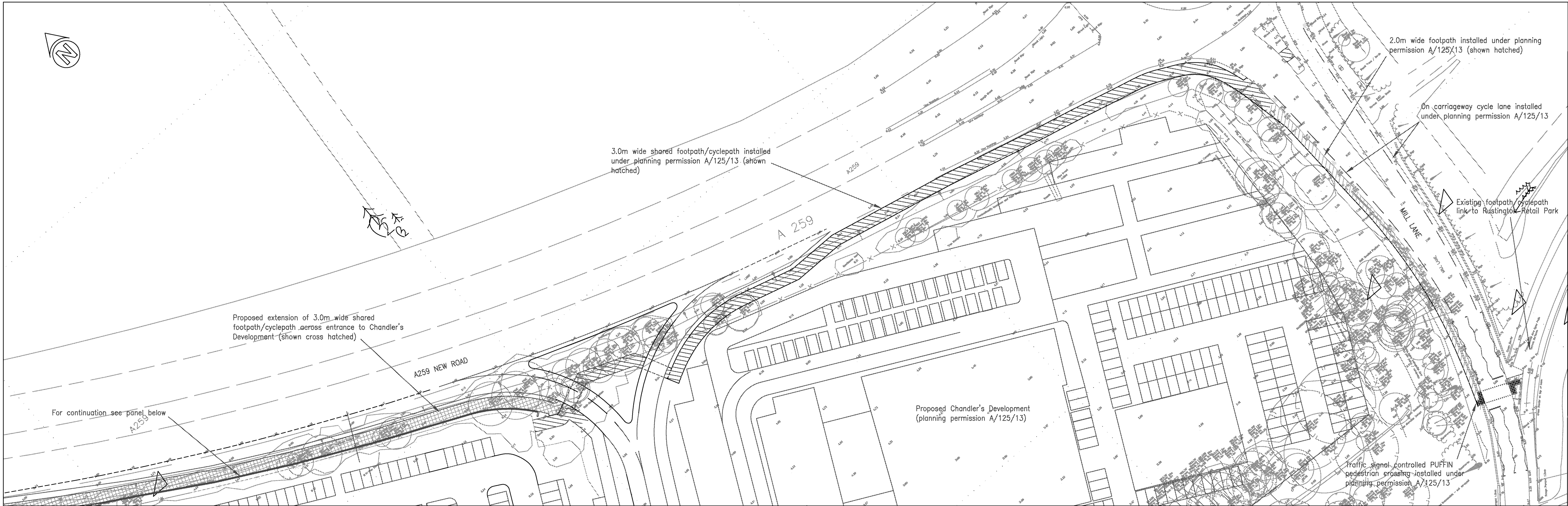
Drawing No. REDW-3167-120 – Pedestrian/Cycle Route from Mill Lane
Drawing No. REDW-3167-121 – New Road Site Access
Drawing No. REDW-3167-122 – Articulated lorry access to M&S
Drawing No. REDW-3167-123 – Rigid lorry access to pub
Drawing No. REDW-3167-124 – Articulated lorry access to pub
Drawing No. REDW-3167-125 – Large fire tender access to site
Drawing No. REDW-3167-130 – Off-site cyclepath/footpath cross sections

ADD ARCHITECT'S DRAWINGS

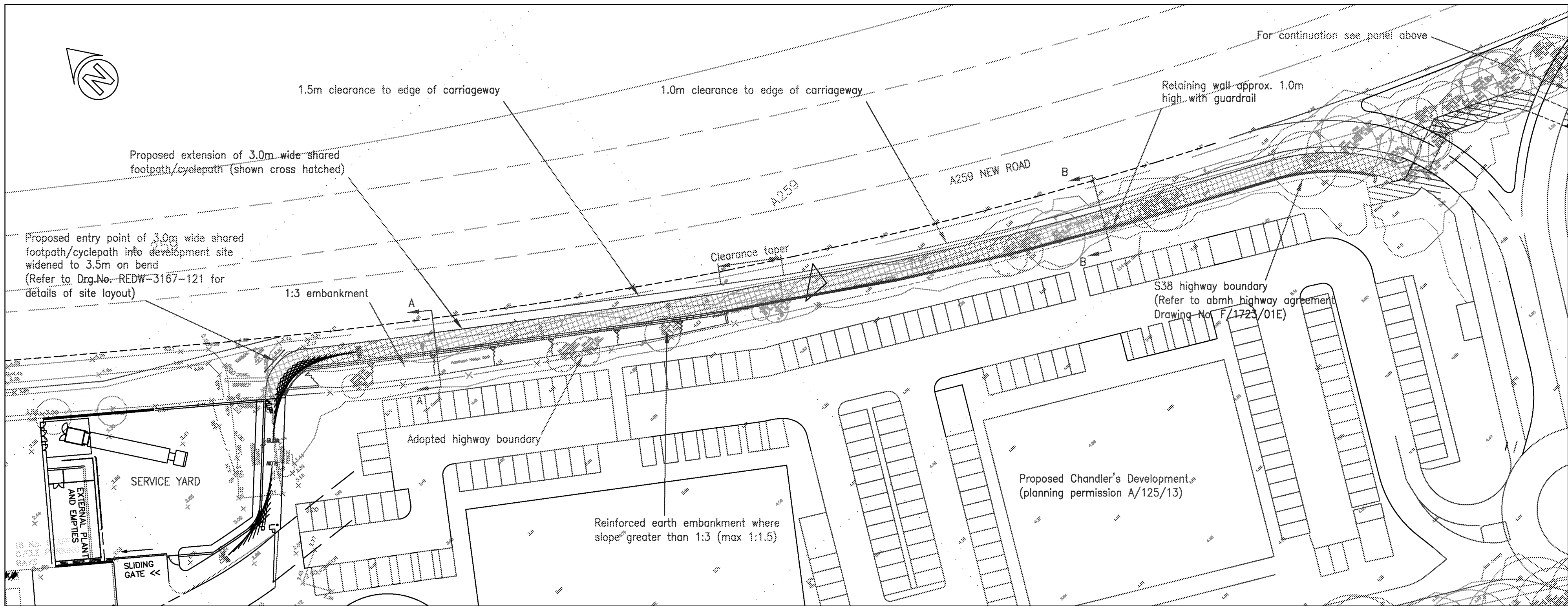
Add Architect's site layout Drawing No. 1117-P-11- Rev G

DRAWINGS

- NOTES
1. All dimensions are in metres unless otherwise stated
 2. Refer to Drawing No. REDW-3167-130 for details of cross sections

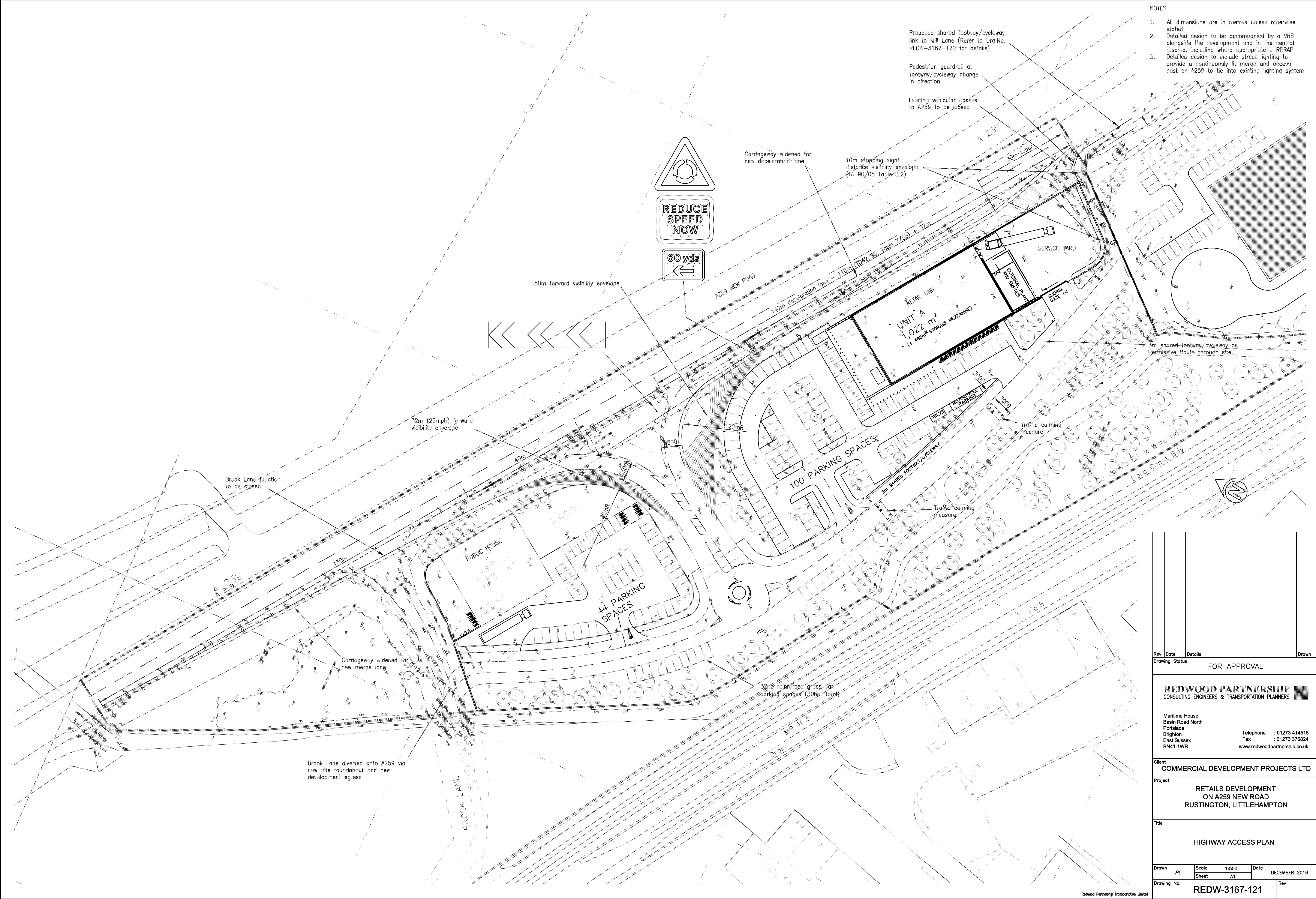


CHANDLERS DEVELOPMENT OFF-SITE FOOTPATH/CYCLEPATH LINK



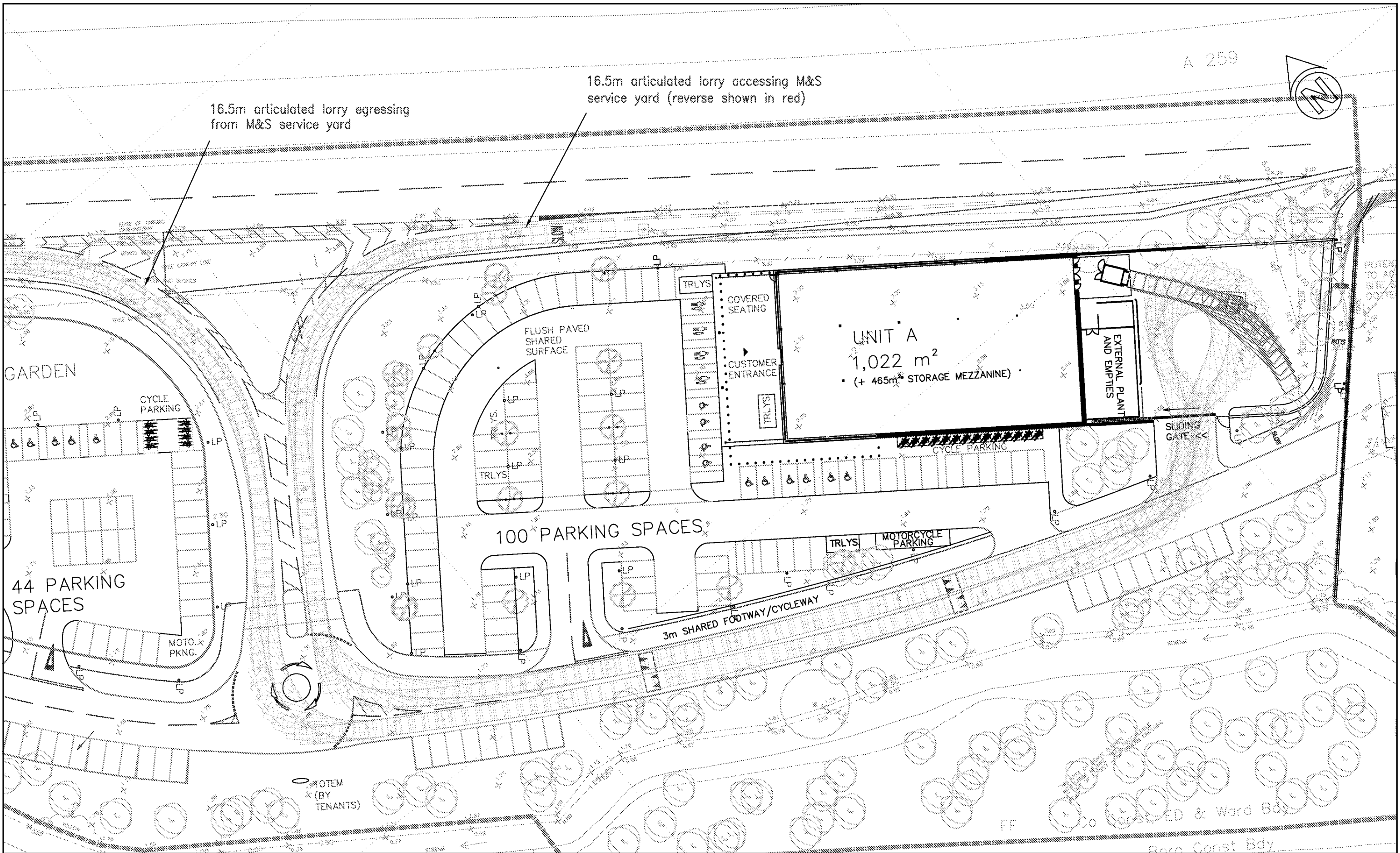
PROPOSED OFF-SITE FOOTPATH/CYCLEPATH LINK

Rev	Date	Details	Drawn
Drawing Status			
FOR APPROVAL			
REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS 			
Maritime House Basin Road North Portslade Brighton East Sussex BN41 1WR		Telephone : 01273 414515 Fax : 01273 376824 www.redwoodpartnership.co.uk	
Client			
COMMERCIAL DEVELOPMENT PROJECTS LTD			
Project			
RETAILS DEVELOPMENT ON A259 NEW ROAD RUSTINGTON, LITTLEHAMPTON			
Title			
HIGHWAY ACCESS PLAN OFF-SITE FOOTPATH / CYCLEPATH			
Drawn	PL	Scale Sheet	Date DECEMBER 2016
Drawing No.		A1	Rev
REDW-3167-120			



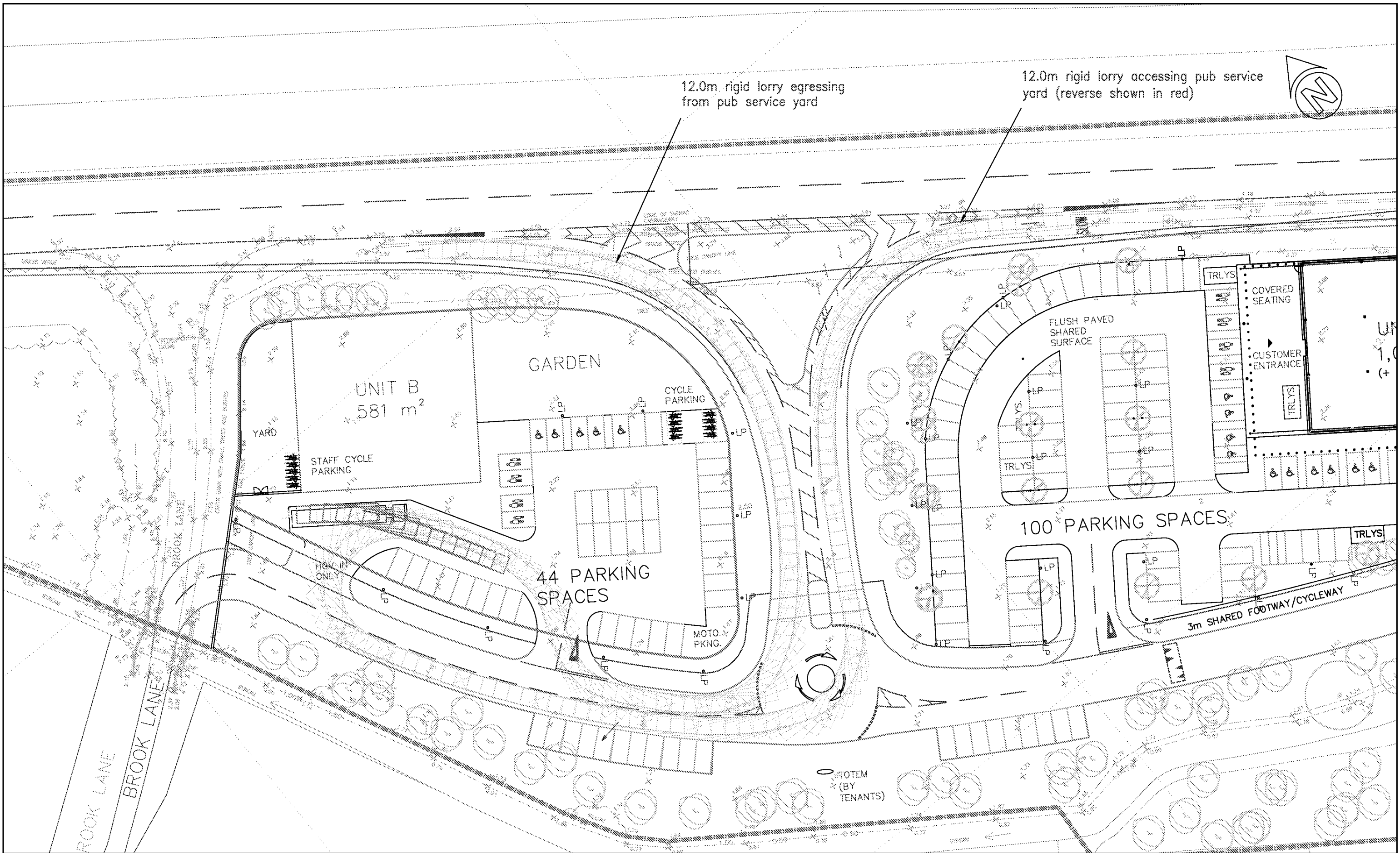
- NOTES
1. All dimensions are in metres unless otherwise stated
 2. Detailed design to be accompanied by a VRS alongside the development and in the central reserve, including where appropriate a RRRAP
 3. Detailed design to include street lighting to provide a continuously lit merge and access east on A259 to tie into existing lighting system

Rev	Date	Details	Drawn
Drawing Status			
FOR APPROVAL			
REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS			
Maritime House Basin Road North Portslade Brighton East Sussex BN41 1WR			
Telephone : 01273 414515 Fax : 01273 376824 www.redwoodpartnership.co.uk			
Client: COMMERCIAL DEVELOPMENT PROJECTS LTD			
Project: RETAILS DEVELOPMENT ON A259 NEW ROAD RUSTINGTON, LITTLEHAMPTON			
Title: HIGHWAY ACCESS PLAN			
Drawn	PL	Scale Sheet	1:500 A1
Drawn No.	REDW-3167-121	Date	DECEMBER 2016
Rev			



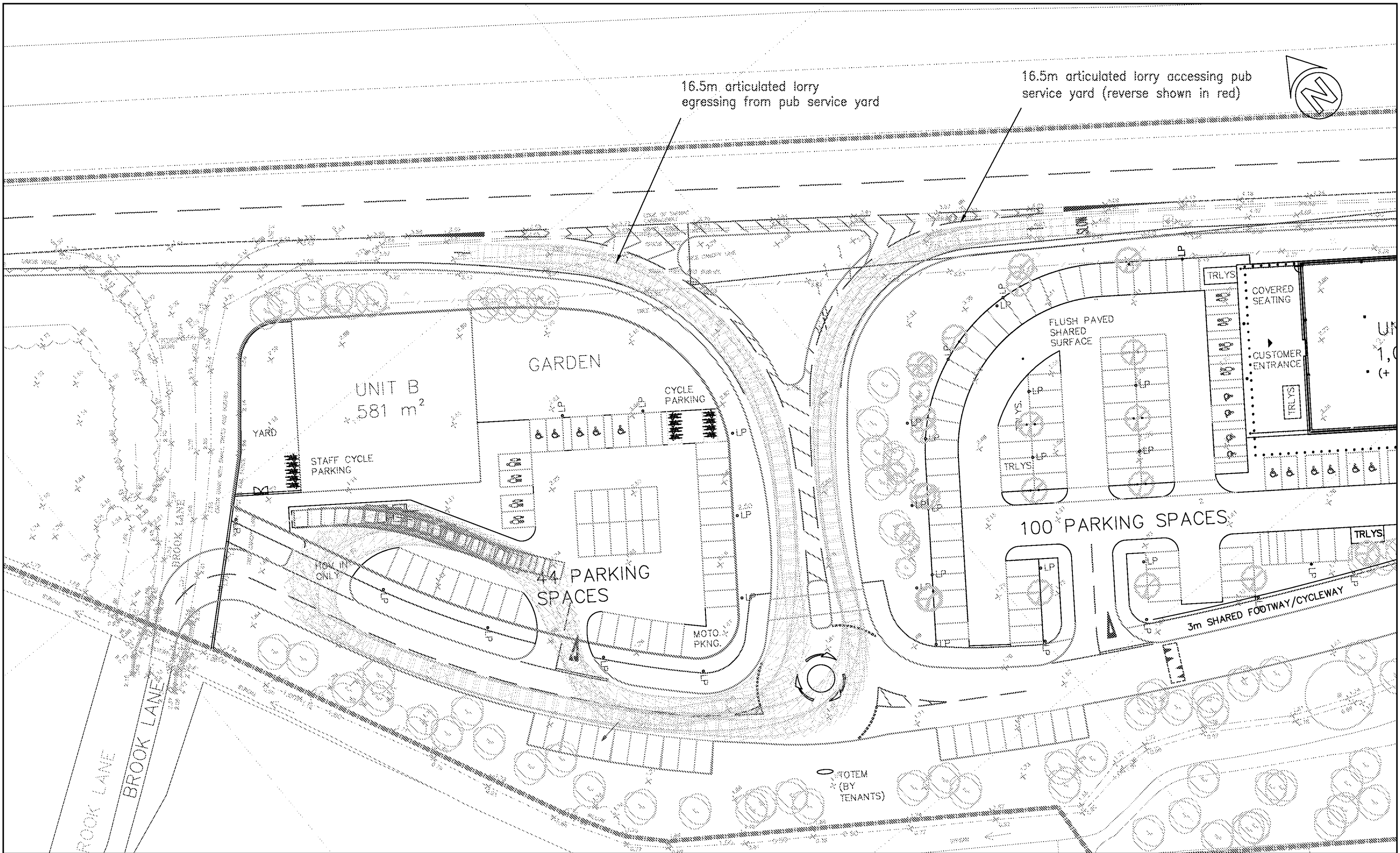
Client COMMERCIAL DEVELOPMENT PROJECTS LTD			Project MIXED USE DEVELOPMENT, A259 NEW ROAD, RUSTINGTON, WEST SUSSEX			REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS 	
			Title 16.5m ARTICULATED LORRY TRACK SWEEP PATH TO M&S UNIT				
Status FOR APPROVAL	Drawn PL	Scale 1:500	Sheet Size A3	Date DEC 2016	Drawing No. REDW-3167-122	Rev	Maritime House, Basin Road North, Portslade, Brighton, BN41 1WR Telephone: 01273 414515 www.redwoodpartnership.co.uk

DISTRICT COUNCIL A414701T



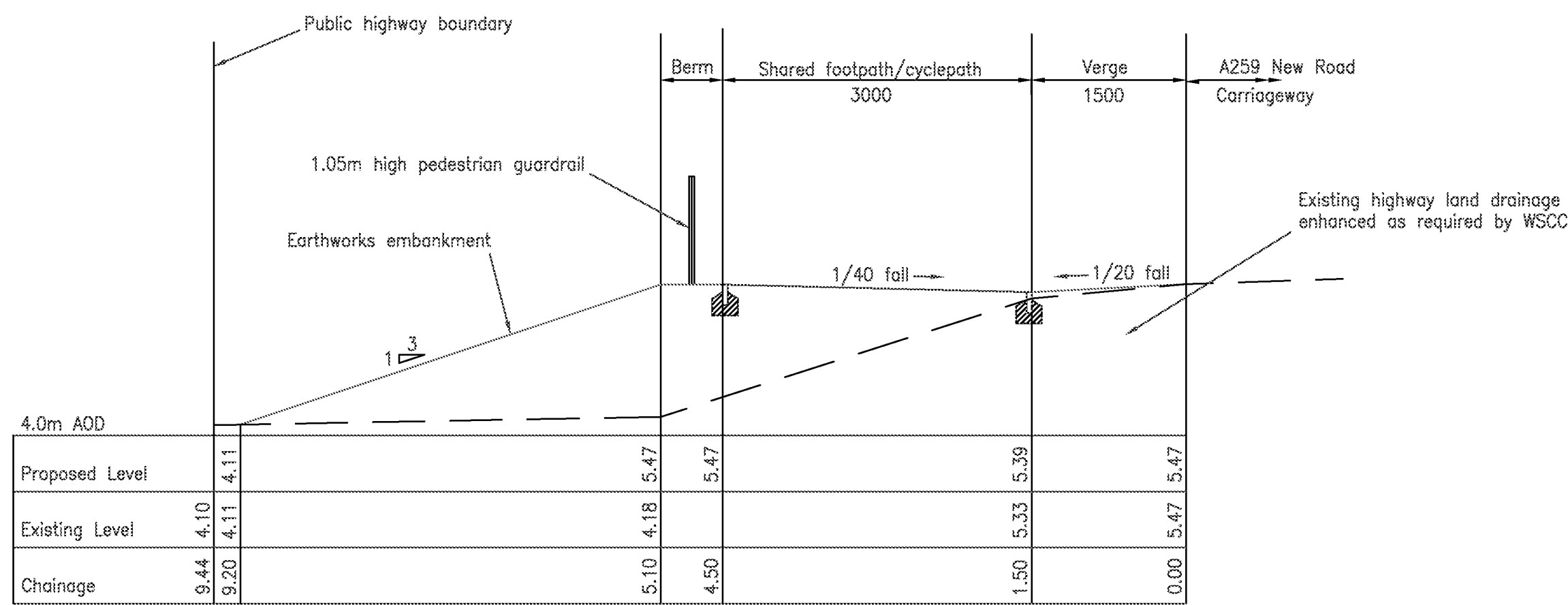
Client COMMERCIAL DEVELOPMENT PROJECTS LTD			Project MIXED USE DEVELOPMENT, A259 NEW ROAD, RUSTINGTON, WEST SUSSEX			REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS 	
			Title 12.0m RIGID LORRY TRACK SWEEP PATH TO PUB				
Status FOR APPROVAL	Drawn PL	Scale 1:500	Sheet Size A3	Date DEC 2016	Drawing No. REDW-3167-123	Rev	Maritime House, Basin Road North, Portslade, Brighton, BN41 1WR Telephone : 01273 414515 www.redwoodpartnership.co.uk

DISTRICT COUNCIL A414701T

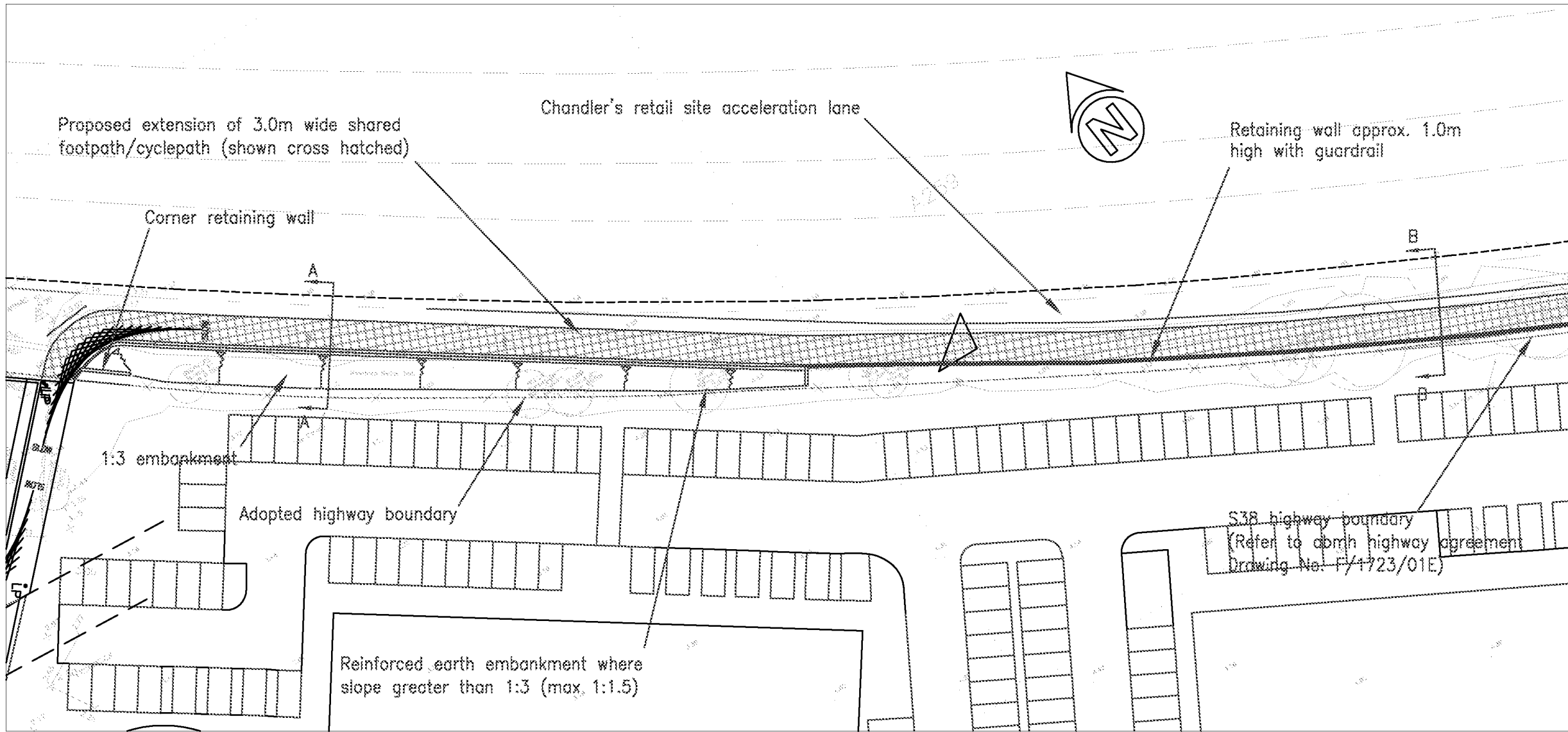


Client COMMERCIAL DEVELOPMENT PROJECTS LTD			Project MIXED USE DEVELOPMENT, A259 NEW ROAD, RUSTINGTON, WEST SUSSEX			REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS Maritime House, Basin Road North, Portslade, Brighton, BN41 1WR Telephone : 01273 414515 www.redwoodpartnership.co.uk	
			Title 16.5m ARTICULATED LORRY TRACK SWEEP PATH TO PUB				
Status FOR APPROVAL	Drawn PL	Scale 1:500	Sheet Size A3	Date DEC 2016	Drawing No. REDW-3167-124	Rev	

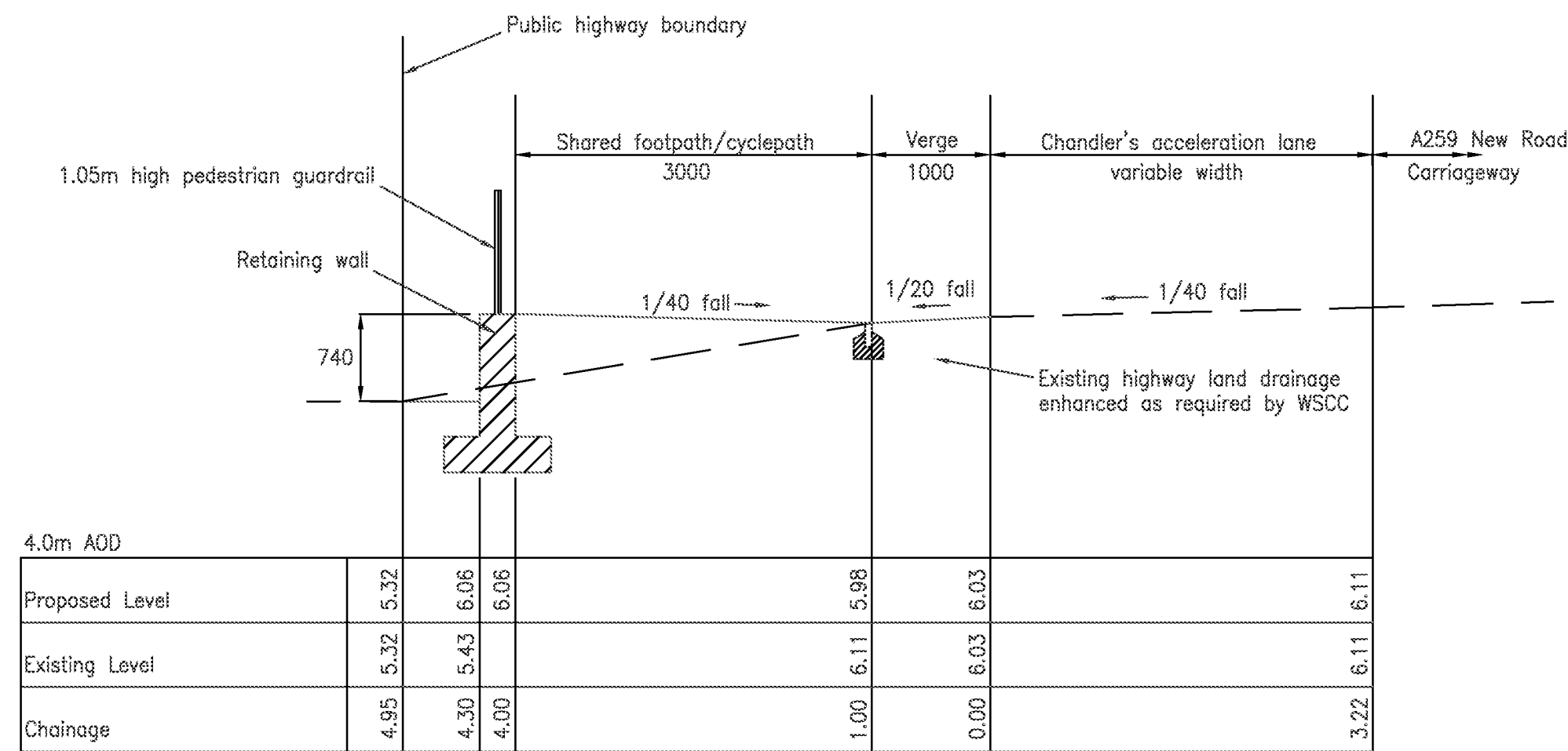
- NOTES
1. All dimensions are in metres unless otherwise stated



SECTION A-A (Scale 1:50)



LOCATION PLAN (Scale 1:500)



SECTION B-B (Scale 1:50)

Rev	Date	Details	Drawn
Drawing Status FOR APPROVAL			
REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS			
Maritime House Basin Road North Portslade Brighton East Sussex BN41 1WR			
Telephone : 01273 414515		Fax : 01273 376824 www.redwoodpartnership.co.uk	
Client COMMERCIAL DEVELOPMENT PROJECTS LTD			
Project RETAILS DEVELOPMENT ON A259 NEW ROAD RUSTINGTON, LITTLEHAMPTON			
Title OFF-SITE FOOTPATH/CYCLEPATH CROSS SECTIONS			
Drawn PL	Scale 1:500; 1:50 Sheet A1	Date SEPTEMBER 2015	Rev
Drawing No. REDW-3167-130			Rev

IMPORTANT
Do not work from reduced scale drawings. Please refer to scale and sheet size as indicated.
Dimensions are not to be scaled from this drawing. Use only written dimensions. Consultants and Contractors must verify all dimensions before starting work and any discrepancies are to be reported to Urban View.
This drawing is the property of Urban View and Copyright is reserved by them. This drawing is issued on condition that it is not copied or disclosed by or to any unauthorized persons without prior consent in writing of Urban View.

Revision, Date

C: 23.02.14

URGENT SITE LAYOUT

D: 30.06.15

LATE CROWN WAY ADJUSTED TO LEFT HAND PROPERTY ACCESS

E: 04.09.15

PROCA ADJUSTMENTS TO SUIT HIGHWAYS ACCESS

G: 07.12.16

HIGHWAYS ACCESS MOVED. SITE LAYOUT ADJUSTED TO SUIT.

0 10m 25m 50m 100m



A 259

A-259 'NEW ROAD'

NEW ACCESS

UNIT B
581 m²

GARDEN

STAFF CYCLE PARKING

CYCLE PARKING

44 PARKING SPACES

HGV IN ONLY

100 PARKING SPACES

FLUSH PAVED SHARED SURFACE

COVERED SEATING

CUSTOMER ENTRANCE

UNIT A
1,022 m²

43.000m

24.000m

2.400m

465m² STORAGE MEZZANINE

EXTERNAL PLANT AND BIFITE

SERVICE YARD

SLIDING GATE <<

REINFORCED GRASS PARKING SPACES (30No. TOTAL)

POTENTIAL LINE

FOR PERMITTED SITE LAYOUT SEE ARUN PLANNING PERMISSION REFERENCE No. A12313

NOTE:
THICK RED DOTTED LINE DENOTES EXTENT OF DETAILED PLANNING APPLICATION.
RED HATCHED AREA DENOTES EXTENT OF OUTLINE PLANNING APPLICATION FOR UNIT B.

BROOK LANE

MP 16.5

Drain

Path

Track

Wr T

Postal Delivery Office

D3

D4

J1

J2

J3

J6

Posts

Posts

K1 to K9

Brookside Industrial Est.

SITE PLAN, 1:500@A1, 1:1000@A3

Client

cdp
Commercial Development Projects Ltd.
Huddersfield Road, Elland,
West Yorkshire, HX5 9BW

T 01422 376 821
E info@marshalldcp.com

add+ architects

Add Architects Ltd.
Studio 3, 46 Osmond Road,
Hove, Brighton, BN3 1TD.
Telephone: +44 (0) 1273 669 466
Website: www.addarchitects.co.uk

Project

NEW ROAD / BROOK LANE, RUSTINGTON, LITTLEHAMPTON, WEST SUSSEX.

Drawing Title

PLANNING:
SITE PLAN

Scale

AS SHOWN

Drawn by

DB

Date

OCT. 2014

Checked by

HD

Drawing Number

1117-P-11

Revision

G