

Lynnyrd Wolfe

From: Anita Gardner
Sent: 01 April 2019 10:37
To: Lynnyrd Wolfe
Subject: FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Highways
Attachments: 4 - Junction 10 Dualling Works WSCC.pdf; 5 - Phasing Works.pdf; 6 - Approved Access Layout.pdf; 3a - Transport Assessment Appendices.pdf; 3b - Transport Assessment.pdf; 1 - Comprehensive Site Plan.pdf; 2 - 3480-SK01A Site Plan.pdf; WSCC Highways Comments.pdf

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From: Antonia Catlow [REDACTED]
Sent: 21 March 2019 14:57
To: Anita Gardner
Subject: A/175/18/PL - Caffyns Temporary Car Park Extension - Highways

Hi Anita,
Additional Highways information.

FAO: Debbie Farrell WSCC Planning Services

Please find enclosed additional information required following WSCC consultation note dated 7th March and phone call on the 20th March.

Caffyns made the decision to implement the new showroom/workshop at Roundstone Lane, despite the knowledge that soon after its opening, the site frontage and business could be compromised by the A259 dualling works. Given their heavy investment, it is imperative that Caffyns retain suitable space for the sale of their used cars and for customer car parking, set away from the noise and dust of the highway works. This is an important establishment phase for the dealership in this location and will help to ensure the success of the business in the District. It makes practical sense to create the proposed temporary parking area to the rear of the site, to compensate for the compromised of the use of the parking area to site frontage during the A259 dualling works.

- 1) The attached site plan shows the layout of the previously approved parking. Based on the information provided so far by WSCC, Caffyns have identified that the parking area adjacent to the A259 and roundabout will be compromised during the dualling works. This area consists of 13 customer spaces and 38 used car spaces. It would be impractical to use this area as a forecourt for customers to park and view used cars due to the impacts of the roadworks including; clearance works, dirt, dust and noise etc. Caffyns anticipate the need to constantly move and clean the cars in a less than satisfactory environment for customer parking and viewing. Caffyns therefore do not intend to use this area for these purposes during the main phase of the WSCC dualling works between junction 10 and 11, and would re-direct customers to park and view cars at the rear of the site. The compromised area is annotated on the plan by red hatching. The proposed temporary parking area to the rear of the site is indicated by blue hatching.
- 2) There would be a total of 51 spaces compromised adjacent to the A259 and a further 2 spaces removed to create access into the temporary car park. The block plan shows the provision of 67 spaces in the proposed

extended temporary car park. Due to the nature and surfacing of the car park, the proposed number of spaces were not fixed on a one to one replacement basis, but rather have been dictated by the retention of existing landscape features and existing fencing line.

- 3) The previously approved transport assessment completed on site for the original Caffyns application indicates the nature of each access and how it will be used in the long term. The access off Roundstone Lane has always been intended to be used by service vehicles and goods transporters (indeed, it continues to form the service access to Haskins' store). The transport assessment provides TRICs data for the anticipated movements of vehicles on site. It is not clear at this point whether the A259 dualling works would result in the public needing to use the secondary access. WSCC have previously indicated that access to the site from the A259 would remain open whenever possible.
- 4) We attach the latest plan version for the dualling works proposed at Junction 10 issued to us by WSCC.
- 5) We also provide the latest plan we have been provided with showing the phasing of works. This indicates that the site will be principally affected during phase 2 of the works. The layout of the southern access onto the A259 is currently unknown for the period during the works.
- 6) We attach the approved access plan with frontage parking to be implemented on completion of the A259 works. At present we have been unable to obtain a more detailed timetable for the roadworks (due to start this year) or information on how the current access will be comprised. We have therefore suggested a 3 year time period for the temporary car park due to the uncertainty of WSCC's timetabling.

Please let us know should you require any more information. It would be useful if WSCC could issue to us any updates they may have on the schedule and timetabling of the dualling works between junction 10 and 11.

Kind regards,

Antonia

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