

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2018 09:35
To: Planning Scanning
Subject: FW: Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex
Attachments: 1811-18 Bluebird Cafe TN01.pdf

From: Anita Gardner
Sent: 29 November 2018 14:47
To: Planning.Responses
Subject: FW: Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex

Please scan as additional highway comments

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Andrew Wood
Sent: 20 November 2018 11:21
To: Anita Gardner
Cc: Neil Crowther
Subject: FW: Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex

Additional Highways Comments attached.

From: Nathan Hanks [REDACTED]
Sent: 19 November 2018 09:56
To: Andrew Wood
Subject: RE: Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex

Dear Andrew

Please find attached our review of this application.

Should you require further information or wish to discuss, please do not hesitate to contact me.

Kind regards

Nathan Hanks | Director
Transport Planning Associates

[REDACTED]

From: Andrew Wood [mailto:Andrew.Wood@arun.gov.uk]

Sent: 12 November 2018 16:43

To: Nathan Hanks [REDACTED]

Subject: RE: Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex [Filed 16 Nov 2018 15:08]

Mr. Hanks,

Highways advice appraisal request - Arun District Council - FG/159/18/PL - Bluebird Cafe, Ferring, West Sussex

On the basis of the quote in your email below Arun District Council would like to engage your services to provide highways advice on the above application.

Could you provide me with an invoice and confirm the date by which such a report could be provided.

Thank you,

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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Arun District Council

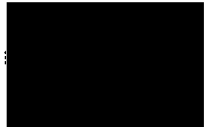
The Bluebird Cafe, South Drive
Ferring – Application ref. FG/159/18/PL

Project Reference: 1811-18/TN/01

Technical Note



25 Southampton Buildings
London
WC2A 1AL



1 INTRODUCTION

- 1.1 Transport Planning Associates has been commissioned by Arun District Council to review a planning application for an extension to the Bluebird Café in Ferring. The application proposes to increase the size of the café from 188m² to 462m² (based upon the figures in the planning statement). This will result in an increase in floor space to approximately 2.5 times its current size.
- 1.2 The application is supported by a Transport Statement which provides estimates of patronage and associated parking demand. The Transport Statement concludes that there would be no unacceptable highway or transportation impacts as a result of the proposals.
- 1.3 West Sussex County Council has provided a consultation response to the application, however have effectively advised that they do not consider that they should comment on any parking / traffic / road safety impacts on private roads or within privately owned sites. This is an approach which appears to be at odds with many other highway authorities.
- 1.4 This note considers the submitted information and provides a review of the proposals, their access and parking arrangements and highlights potential concerns, from a highways and transportation perspective, irrespective of whether those issues may arise on private or public land.

2 SCHEME REVIEW

Vehicular and Pedestrian Access

- 2.1 The site is accessed via a narrow private road, leading from South Drive to the shared car park area which serves the beach, beach huts, the application site and associated facilities. The access road is approximately 55m in length and its width allows for one way traffic only. The access road does not include any dedicated provision for pedestrians and is bound by walls on both sides.
- 2.2 Visibility splays at the junction with South Drive appear to be limited to the east and the Transport Statement does not provide any analysis of the available splays and their accordance, or otherwise, with current guidance.
- 2.3 Where the access road meets the car park it is bound by walls on either side which appear to limit visibility splays between traffic entering and exiting the car park. This is not reviewed in the Transport Statement provided with the application and it is considered that there is potential for collisions due to the limited visibility. The lack of any pedestrian facilities combined with limited visibility is a particular concern as the proposals will intensify the use of the access.

Traffic Generation and Parking Demand

- 2.4 The Transport Statement presents various estimates for parking demand associated with the proposals, however the estimates are not based upon any survey data of the current operation on site, nor is industry standard methodology, such as the TRICS database utilised.
- 2.5 The Transport Statement suggests that the proposals will give rise to total parking demand of 40 parking spaces and that as the car park provides 100 spaces, the demand can be accommodated. The applicant has however provided no evidence of existing usage of the car park to show how much spare capacity exists. Appropriate survey data should be provided, to illustrate car park occupancy. Given the nature of the car park, data should be provided which covers typical summer peaks.

3 SUMMARY & CONCLUSION

Summary

3.1 The proposals have not been supported by suitable data or analysis in order to allow impacts to be assessed. It is recommended that the following data would be required, to allow development impacts to be assessed:

- A review of visibility splays at the access onto South Drive and where the access road meets the car park.
- Surveys of existing traffic using the access road, including vehicles and pedestrians.
- Traffic generation and parking demand calculations based upon summertime surveys of the existing site, or the TRICS database.
- Surveys of car park usage (occupancy) during summer months, to illustrate how much spare capacity exists and whether or not additional demand can be accommodated.

Conclusion

3.2 The application fails to provide suitable analysis of traffic generation, traffic impact, access arrangements, parking demand or capacity / occupancy of the adjacent car park.

DOCUMENT SIGNATURE AND REVIEW SHEET

	Prepared By:	Checked By:	Approved for issue
Name	Nathan Hanks		Nathan Hanks
Signature	NH		NH
Date	November 18		November 18

Document Review

Revision	Date	Description	Checked By

