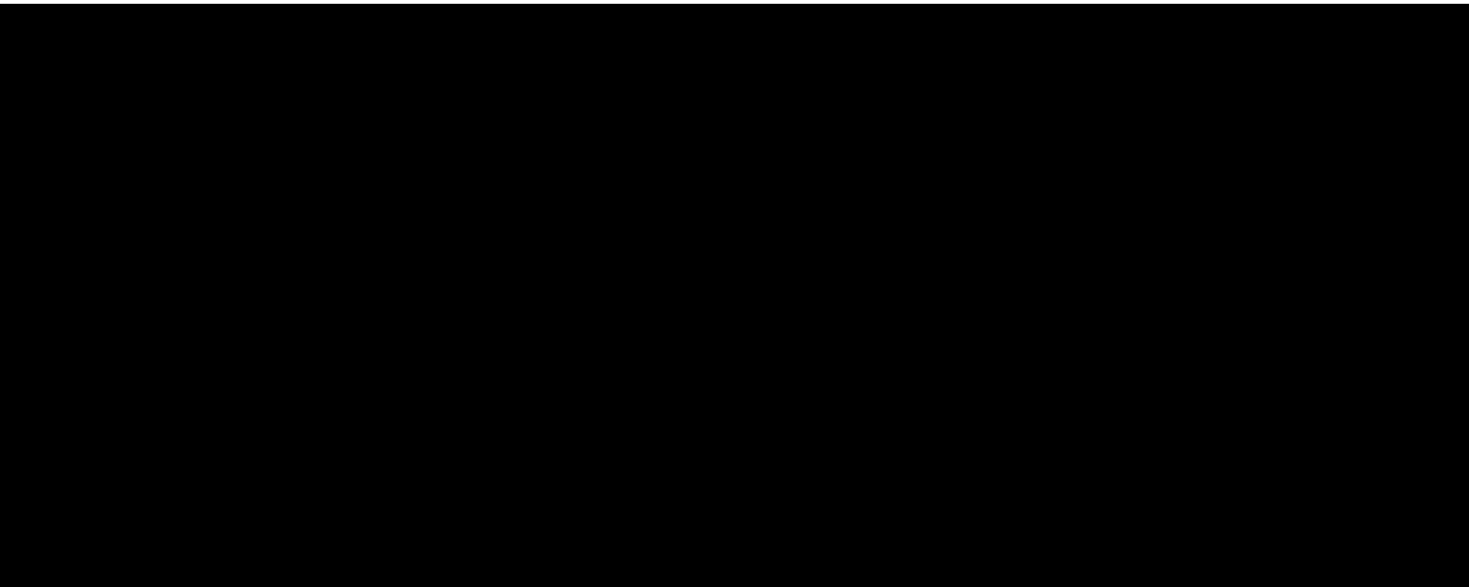
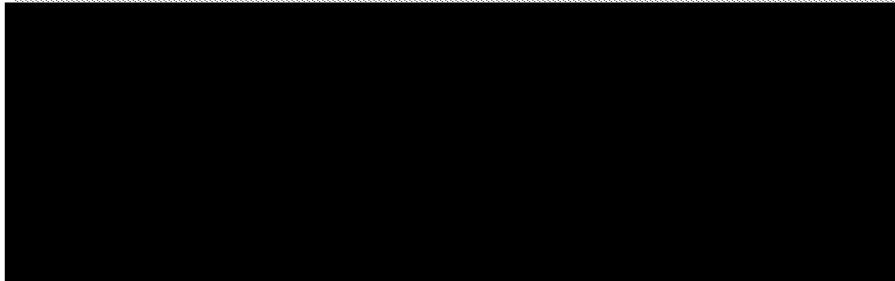






From: Debbie Farrell [REDACTED]
Sent: 06 September 2017 12:13
To: Simon Davis
Cc: Jessica Ferguson [REDACTED]
Subject: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Dear Simon

Further the email of the 23/08 from Simon Davis, we have the following comments:

The information provided in support of the original application FP/133/08 does appear to focus on the impact of additional traffic on the local highway network and not on the operation of the site itself and the impact of delivery vehicles on highway safety in the immediate vicinity of the site access. However, no reason is given in the WSP Transport Review report as to why the condition restricting deliveries to outside of peak hours was recommended.

From the site visit photographs, it can be seen that manoeuvring in and out of the echelon spaces (in particular the two most easterly) spaces may be difficult for vehicles other than a small car type when deliveries are taking place. In addition, the westerly space results in vehicles reversing onto the pedestrian crossing. Whilst these manoeuvres are possible and could be shown with a traffic plot on a plan, they do appear to be limited and likely result in vehicles waiting at or close to the access for a prolonged period.

The photographs also show vehicles parked in areas within the site which are not parking spaces i.e. on either side of the access. It is appreciated that this is a decision made by drivers and difficult to manage however it is argued that this type of parking will continue to occur and does have an impact on the application.

Whilst it is acknowledged that a bottleneck could occur at any time of day due to; irresponsible parking and slow manoeuvres out of the echelon spaces, the result of such a blockage is likely to be contained within the site outside of peak times. However, during peak times has the potential to impact on the public highway due to increased demand to access the store.

The Tesco's store is indeed visible from the A2259 and it is likely that a proportion of drivers who see the car park is at capacity will not stop. However, there are also a proportion of drivers who will stop regardless. Due to the nature of the store as a convenience facility drivers may consider their visit to be a necessity during peak hours; to and from work/school run etc.

As mentioned in my previous response, no parking capacity survey/analysis of the car park operation has been submitted nor has any up-to date traffic data been submitted. The BRRR has been fully opened since March 2015 and traffic levels in the area have altered considerably and whilst there has been a reduction in through traffic there has been an increase in local traffic due to the new development and likely an increase in previously untapped demand for the A2259 (local journeys) due to less congestion.

In conclusion, there does not appear to be any up to date information on traffic flows/ car park demand/car park operation/proposed number of deliveries to support the application and therefore our objection is based on site observations at peak times and recommendations from the original application. As Highway Authority we need to ensure a site is operating safely for all road users, additional survey information may provide sufficient evidence to show that the site will still operate safely with deliveries occurring at peak time – there is also the potential to reduce/alter the peak times as local traffic peaks may be linked to school start/finish times for example.

Kind regards,

Debbie

Debbie Farrell | Planner, County Highways (Development Management), Planning Services;
Economy, Planning, Place Directorate, West Sussex County Council
Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1QT

Part-time working hours: Monday, Tuesday, Wednesday 08:00 – 15:00

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.