

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Raymond Cole
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	24 March 2020
LOCATION:	Ford Airfield Market West Sussex BN18 0FL
SUBJECT:	F/5/20/PL Reconfiguration of Ford Market, including revised market access, hardstanding for replacement vehicular parking and associated infrastructure, landscape, ancillary and site preparation works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

The application is for the reconfiguration of Ford Market including revised access and replacement vehicle parking.

Access

The Market would now be accessed from the existing eastern access onto Ford Road as shown on drawing ref ITB13091-GA-021 which benefits from a Ghost Island right hand turn into the site.

Parking

The total number of spaces would remain at 2,000 with new spaces shown on Primary Car Park scheme - ITB13091-GA-045 providing 562 spaces and Overflow Car Park Scheme - ITB13091-GA-050 – providing 724 spaces. Vehicle tracking has been provided to show how vehicles will access the overflow car park and pedestrian provision inc crossing points provided for visitors to walk to the market.

Issues relating to parking within the Ford Strategic Development Area will be considered in association with planning application ref F/4/20.

Trip Generation

Traffic Counts have been provided to assess the existing accumulation of vehicles at the site with 468 vehicles on site on Thursday morning at 8.45 and 370 on a Sunday morning at 9.45. The site access has modelled with existing flows factored up by 4.4x current flow rates to account for the maximum permitted visitors of 2,000.

The modelling shows¹ that whilst the access would be approaching capacity, the junction would still operate satisfactorily with a maximum delay of 80 seconds leaving the site. It is noted that the visibility splays on the minor arm have been modelled at visibility requirements rather than what is achievable and no discounting for vehicles already on the network and as such this provides a robust, worst case scenario that would only be experienced infrequently.

¹ The TS on the Arun portal does not include the outputs but has been sent directly to me by the applicants Transport Consultant

Queue data has also been provided which highlights the revised access would also provide sufficient holding area for pre set up trader parking.

Sustainable Transport

The site masterplan shows a link that will compromise a 2m wide gated access which will be closed when the market is not in operation and a 3.7m wide gated access with removeable bollard for emergency access (and site maintenance)

Conclusion

No objection is raised to the application subject to the following basis of conditions:

Pedestrian and Emergency Access

Details required on the pedestrian and emergency access which is to be provided prior to the closure of the eastern access.

Parking

The total number of spaces in use should not exceed 2,000.

INFORMATIVES

Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

Stephen Gee

West Sussex County Council – Planning Services