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civil and structural engineers

Tesco Stores Ltd. Bulk Store Extension
at Holmbush Centre, Shoreham-by-Sea, West Sussex.

Transport Statement to Support Planning Application ADC/0290/10

Ref. 10124

2nd September 2010

1.0 Purpose of Report

The purpose of this Transport Statement report is to assess the impact of the proposed bulk store extension on the store car park and internal/ external highway network at the existing Tesco Extra store, Shoreham-By-Sea, Holmbush Centre, West Sussex, BN43 6TD.

This report supports planning application ref. ADC/0290/10 and is a direct response to the letter from Adur District Council dated 4th August 2010 ref. ADC/0290/10/INVAL from Dawn Ayres.

2.0 Proposed Development Overview

As stated in the application, the development is solely the provision of a bulk store extension situated to the rear of the store within an area of staff/operations parking.

The proposed bulk store extension will not result in an increase of the retail floor space of the existing store; therefore there is no additional demand on the vehicular access or car parking for both customers and staff.

The proposed layout is shown on HLN Architects drawing ref. 5821(4) 3178 PL (20) 204.

3.0 Existing Access and Parking Provision and Impact

Customer Access

The proposed development does not affect the access routes for customers in any way. Delivery vehicles do not enter the main customer car park. There is also no impact on public transport and cycle access.

Delivery Access

Delivery vehicle routes will continue as per the present regime, which does not affect the operation of the customer car park in any way as delivery vehicles use a segregated delivery road shortly after the main entrance and do not travel through the main car parking area.

The loading and manoeuvring facilities will remain unchanged so there is no impact on the operational/service road network.

The bulk store extension will not attract any additional delivery traffic above what is already serving the store so there is no impact on the internal and external highway network.

Customer Parking

The store currently provides 659 customer parking spaces; including 30 disabled parking spaces, 27 parent and toddler spaces and staff parking

Operation and management teams at the store have reported that there are no issues relating to customer car parking over the course of a normal week. There are sufficient customer parking spaces for the store, which often leaves small remote parts of the car park unused during the week.

There is no impact of the proposed development on customer parking.

Staff Parking

There are a further 42 staff and operations parking spaces at the rear of the store. These spaces do not include those necessary for loading of delivery vehicles which are not affected by this proposed development.

Operation and management teams at the store have reported that the marked-out parking spaces at the rear of the stores are rarely used by staff or operations vehicles and partly have become surplus to requirements. Many of these spaces have not been used for some time.

17 of the marked-out parking spaces will be displaced by the proposed bulk store extension.

The existing car park layout is shown on HLN architects drawing ref. 5821(4) 3178 PL (90) 100.

4.0 Mitigation

Losing 17 spaces from the under-used staff / operation area to the rear of the store is not considered detrimental to the satisfactory operation of the store in terms of customer, operations and delivery traffic. It is not considered necessary to re-provide the spaces elsewhere within the site boundary.

Tesco will control the usage of this area through their own internal operations procedures to ensure that the space to the rear of the store is utilised more efficiently in the future.

5.0 Conclusion

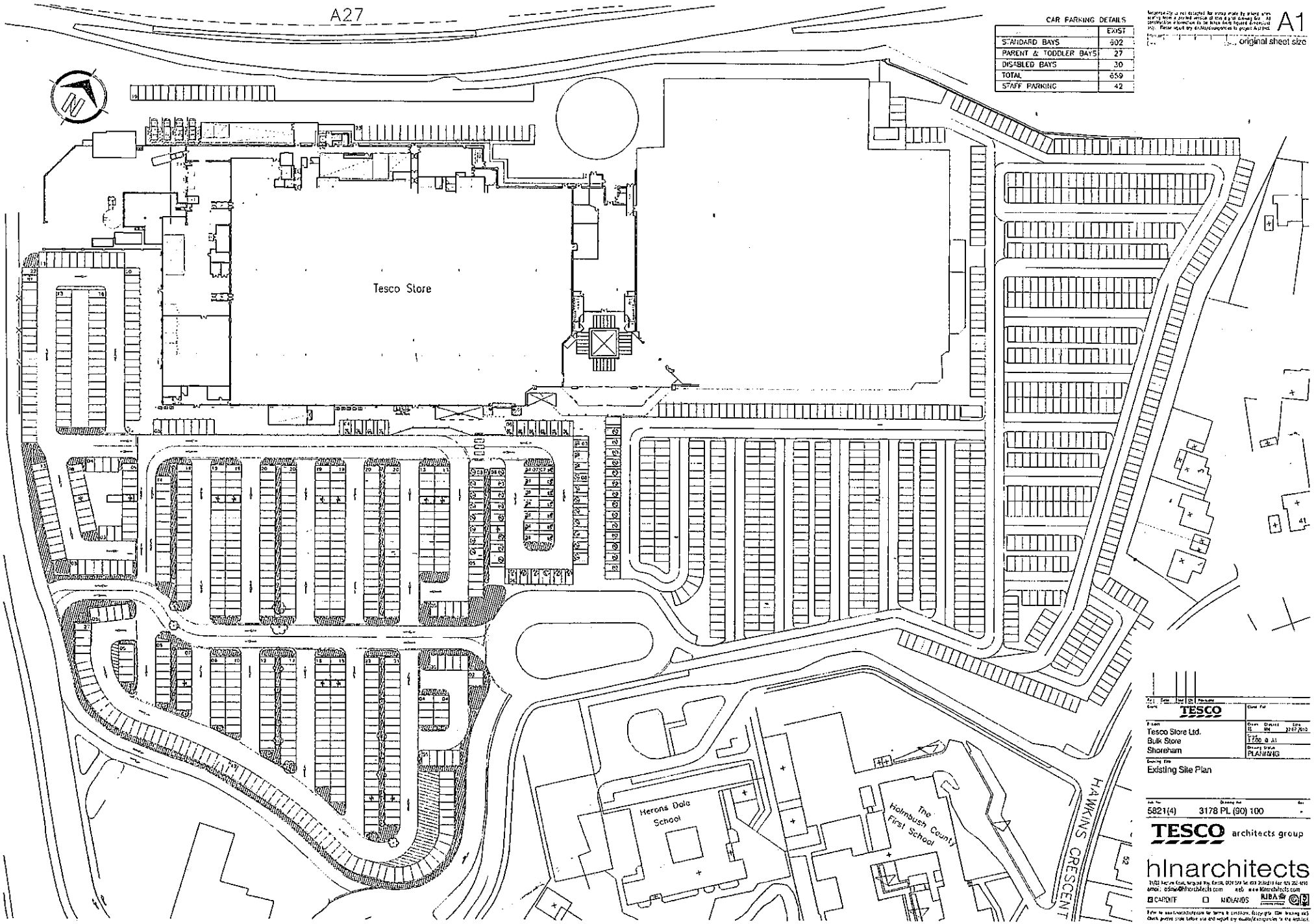
As the staff parking is usually under utilised and the customer parking is not an issue on this site it can be considered that the loss of 17 spaces at the rear will not be detrimental to the Tesco store

It is also considered that the proposed bulk store extension will not have an adverse impact on parking, access throughout the internal site roads, the wider Holmbush centre and the public highway network.

Appendix A – Supporting Drawings and Information

- Existing car park layout : HLN architects drawing ref. 5821(4) 3178 PL (90) 100.

- Proposed layout : HLN Architects drawing ref. 5821(4) 3178 PL (20) 204.



CAR PARKING DETAILS

	EXIST
STANDARD BAYS	602
PARENT & TODDLER BAYS	27
DISABLED BAYS	30
TOTAL	659
STAFF PARKING	42

A1

original sheet size

TESCO

Tesco Store Ltd.
Bulk Store
Shoreham

Existing Site Plan

5821(4) 3178 PL (90) 100

TESCO architects group

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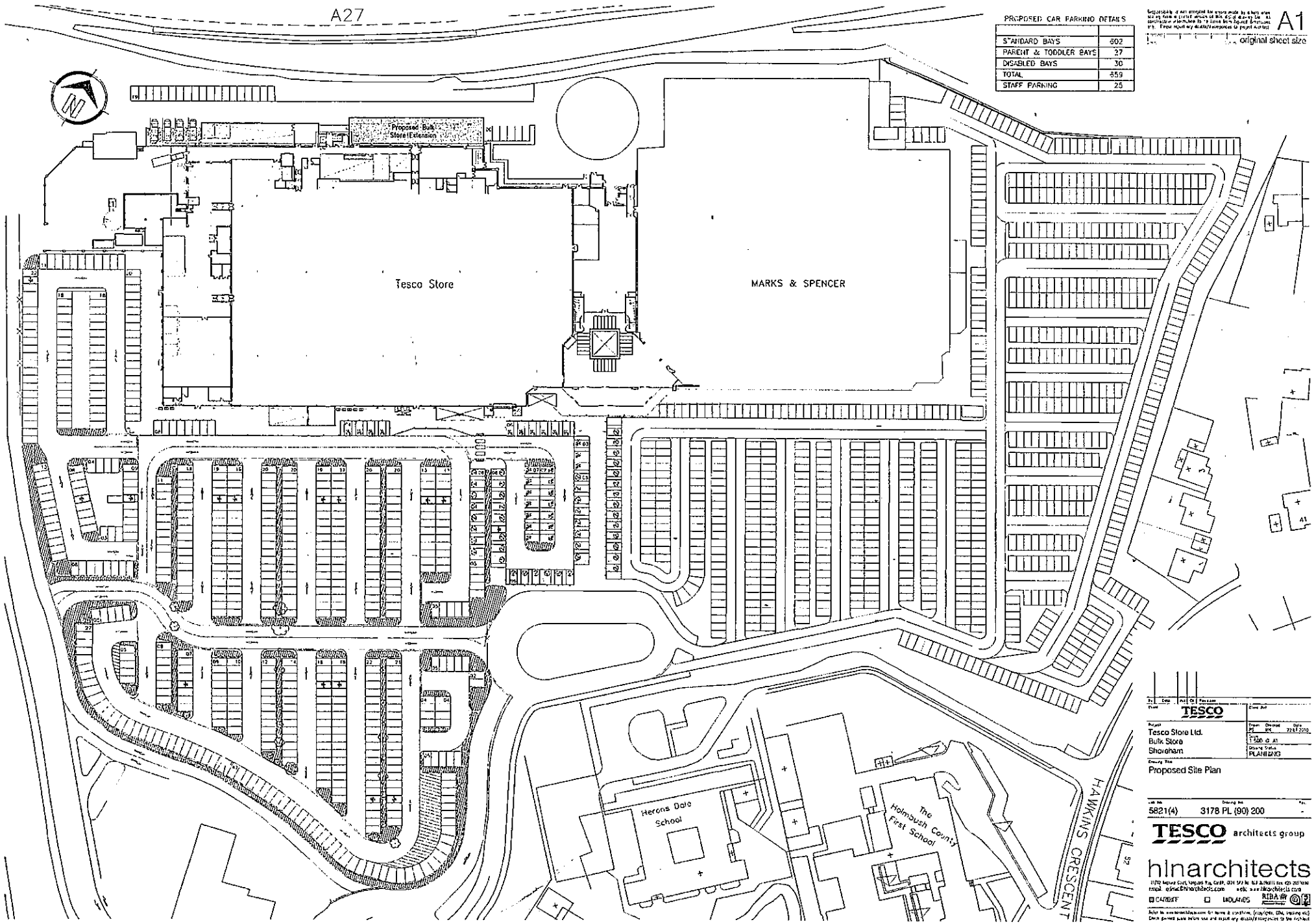
CARDIFF MIDLANDS RIBA



PROPOSED CAR PARKING DETAILS

STANDARD BAYS	602
PARENT & TODDLER BAYS	37
DISABLED BAYS	30
TOTAL	669
STAFF PARKING	25

A1 original sheet size

TESCO

Tesco Store Ltd.
Bulk Store
Shoreham

Proposed Site Plan

5821(4) 3178 PL (90) 200

TESCO architects group

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Planning

Appeals	Details of Appeals, Events and Decisions
Development Management	Administration of Planning Applications
Enforcement	Details of Complaints, Breaches, Notices and Court Actions
High Hedges	Details of High Hedge Complaints
Highways	Details of Highways
Listed Buildings	Details of Buildings, Grants, Inspections and Actions
Local Plans	Policies and main proposal sites, the Address Register recording correspondence received and analysing comments. Preparation for and undertaking the Public Inquiry.
LDF	Local Development Framework
Tree Preservation Orders	Details of Order, Schedule, Consultations, Inspections and Actions
Development Condition Monitoring	Compliance with Legal Agreements, Conditions applied to the granting of Planning Permission and developing situations which may lead to enforcement action
Development Planning	Employment Land, Retail Floor Space, Parking, Residential Monitoring and the Housing Flows Return
APC	Advance Payment Codes

UNIform

A27

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Proposed Bulk Store Extension

Tesco Store

MARKS & SPENCER

Herons Dale School

The Holmbush County First School

HAWKINS CRESCENT

PROPOSED CAR PARKING DETAILS	
STANDARD BAYS	502
PARENT & TODDLER BAYS	27
DISABLED BAYS	30
TOTAL	559
STAFF PARKING	25

Responsibility is not accepted for errors made by others when scaling from a printed version of this digital drawing. All construction information is to be taken from figured dimensions only. Please report any doubts/discrepancies to project Architect.

A1 original sheet size

Rv	Date	Init	Ch	Revisions

Client: TESCO

Client Ref:

Project: Tesco Store Ltd. Bulk Store Shoreham

Drawn: PE | Checked: SM | Date: 22.07.2010

Scale: 1:500 @ A1

Drawing Status: PLANNING

Drawing Title: Proposed Site Plan

Job No: 5821(4) | Drawing No: 3178 PL (90) 200 | Rev: -

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