

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSCC - Highways Authority
DATE:	8 December 2023
LOCATION:	Unit 3A Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD
SUBJECT:	DM/23/2493 Retention for use of site as long stay airport car parking (Sui Generis). (Address amended 26.10.2023)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Objection / More Information
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

Limited information has been provided to support this application. Our comments are based on the following information:

- Proposed Site Plan 2133 - DS - XX - GF -DR- A - P002 rev 0
- Planning Statement
- Application form
- Electronic mapping

Proposal

The proposal is for the use of the site as along stay car park for Gatwick Airport which is 7km from the site. No detailed information has been provided on the number of car parking spaces applied for on site. The site plan shows a number of tandem parking bays to the north/west of the site which could store a minimum of 132 vehicles, however the application form states 3435 sqm and there are other areas on the site which parking may take place. It is also difficult to ascertain likely traffic generation for the proposal as vehicles may be stored for differing lengths of time. It is understood from the planning statement that 15 staff will be employed on-site and a number of these will collect vehicles from the airport to be stored on site and returned to Gatwick on customers return.

Site Location

Copthorne Road (A220) is a classified road subject to the national speed limit. The road is well trafficked and provides an alternative link from the east of Crawley to the the A264 distributor. The is a small section of informal pedestrian track to the west of the site access and another small section of footway to the east of the garage.

The site is located on the north side of Copthorne Road on an existing industrial site with a number of existing business operations. The access is adjacent to another access which serves a fuel station and a small shop.

Vehicle Access

The existing access is an informal bellmouth design with a short section of low kerbing to the west of the access. The first 5m (approx) is of a width that could accommodate passing vehicles, however there is a pinch point which reduces the width and may result in a vehicle waiting to allow another to pass. There appears to be scope within the site to widen this point to allow for a free flow of vehicles and avoid any back up onto the public highway. A widening at this point would be recommended.

Visibility from the access appears to be below standard and DMRB standards would be recommended in this location requiring 210m splays. However a speed survey could be provided to determine the level of visibility required based on actual 85%ile speeds which may be lower than the posted limit.

Traffic generation

It is not possible to establish, with the information provided, the level of traffic that this proposal would generate and therefore the impact it would have on the public highway.

The following information would therefore be required:

- Dimensioned access drawings including achievable visibility splays and any proposed widening at the pinch point
- 7 day automated speed survey to determine acceptable visibility splays
- Total number of parking spaces applied for
- An estimation of traffic generated by the use. It would be helpful to provided more information on how the operation will work. How will member of staff get to Gatwick/return to site? Will customers ever meet at site and be chauffeured to Gatwick as a designated drop off at Gatwick may not be available?
- Hours/days of operation ie 247/365 days per year?

Debbie Farrell
West Sussex County Council – Planning Services