Technical Note - Highways and Parking

Site: The Business Park, Maydwell Avenue, Slinfold
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Approved by: John Russell
Date: 10 April 2025

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1.0 Introduction

1.1 White and Sons on behalf of J D Richmond & Son Ltd submitted a planning application to Horsham District Council for the erection of a building for storage (Use Class B8) with associated parking and revised circulation arrangements at The Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS (Ref: DC/24/2004).

1.2 West Sussex County Council, the Highway Authority (HA) were consulted and in their response of the 17th March 2025stated they required further information with regards:

- The existing parking provision;
- Occupancy of the existing parking provision;
- The proposed parking provision;
- Swept path of articulated vehicle through the site.
- This Technical Note provides these details.

2.0 Existing Parking Provision

2.1 The site has four principal parking areas, which are allocated to the various buildings withing The Business Park as detailed within Figure 2.1.



Figure 2.1 – Parking Allocation within The Business Park

2.2 Car Park 1 is the parking area allocated to buildings within the red line and application site, which are all under the same ownership, while car parking areas 2 and 3 are allocated to the buildings to the east, within the yellow line, while car park 4 is allocated to the building to the north, within the green line.

2.3 The satellite photo within Figure 2.1 details a temporary structure within the southern parking spaces, however site visits, have confirmed this is no longer present as shown within Figure 2.2.



Figure 2.2 – Car Park 1, Thursday 3rd April 2025.

2.4 The available parking provision in each of the car parks is as follows:

- Car Park 1 – 111 spaces;
- Car Park 2 – 41 spaces;
- Car Park 3 – 32 spaces; and,
- Car Park 4 – 115 spaces.

2.5 To determine parking levels within the car parking areas, parking surveys were undertaken between 11:00 and 12:00 and 14:00 and 15:00 on Thursday 3rd April 2025. The results are presented within Tables 2.1 and 2.2 below.

Car Park	Number of Spaces	Spaces Occupied	Occupancy Level
1	111	20	18%
2	41	41	100%
3	32	26	81%
4	115	104	90%

Table 2.1 – Parking Survey 11:00 – 12:00, 3rd April 2025

Car Park	Number of Spaces	Spaces Occupied	Occupancy Level
1	111	18	16%
2	41	40	98%
3	32	27	84%
4	115	100	87%

Table 2.2 – Parking Survey 14:00 – 15:00, 3rd April 2025

2.6 Table 2.1 and 2.2 details that car park 1 which is within the application site has 91 available spaces during the morning and 93 available spaces during the afternoon.

3.0 The Proposals

3.1 The proposals involve construction of a 1,512m² storage building on the northern portion of car park 1, which will leave 21 spaces remaining within the parking area, with an additional 15 spaces provided adjacent to the east façade of the existing building as detailed on the parking layout within **Appendix A**.

3.2 The new building will be ancillary to the existing buildings within the red line and will result in a total parking provision of 36 spaces.

3.3 As detailed within Table 2.1 and 2.2, Car Park 1 while having a capacity of 111 spaces, only had 20 vehicles parked within it during the morning and 18 vehicles within the afternoon.

3.4 Following the erection of the new building, the proposed parking provision of 36 spaces for the existing and proposed units within the red line will be sufficient to accommodate demand.

4.0 Swept Path Analysis

4.1 Drawing 2503068/TK01 within **Appendix B**, details that a articulated vehicle can still access and egress the site within a forward gear.

5.0 Conclusions

5.1 This Technical Note has been prepared to support a planning application to Horsham District Council for the erection of a building for storage (Use Class B8) with associated parking and revised circulation arrangements at The Business Park, Maydwell Avenue, Slinfold, West Sussex.

5.2 In relation to the comments raised by the highway authority, this Technical Note demonstrates that suitable and appropriate vehicular access to the site can be achieved in accordance with current best practice guidelines. In addition following parking surveys of the site, it confirms the proposals will be provided with adequate parking provision.

5.3 On the basis of the above, it is concluded that the proposals accord with national and local transport policies and can be accommodated without detriment to the safety or operating capacity of the local highway network. As such, it is considered there is no reason why the proposals should be resisted on traffic and transportation grounds.

Appendix A

Car Parking Layout



C:\Users\droddy\Motion\StaffSite - Wssli2 2503068\Drawings\2503068-01.dwg

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Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.

Rev.	Description	Drn	Chk	App	Date
-	First Issue	DR	CS	CS	15/04/2025

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion
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Client:
White and Sons

Project:
The Business Park, Maydwell Avenue, Slinfold

Title:
Car Parking Layout

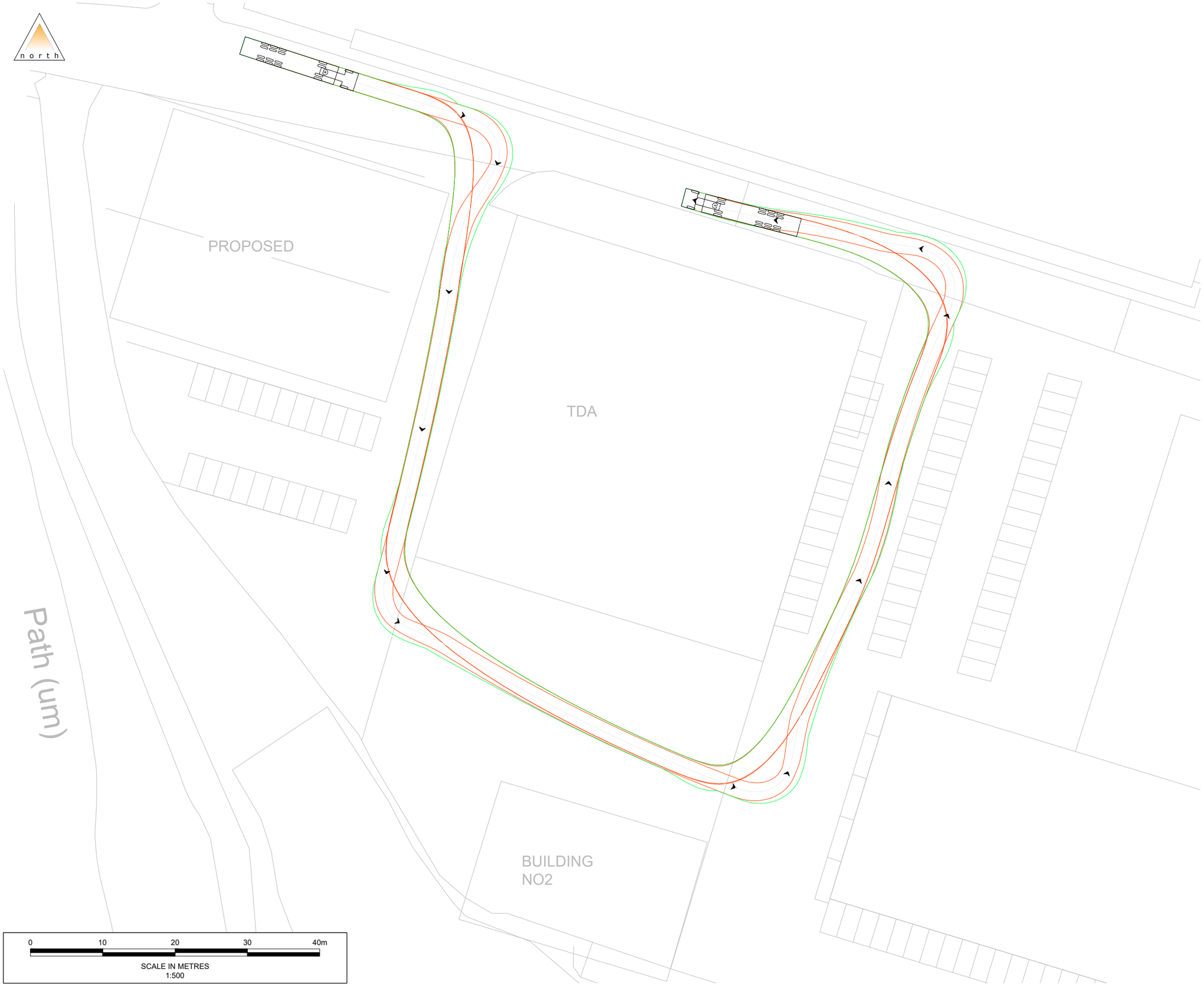
Scale: 1:500 (@ A3)

Drawing: 2503068-01

Revision: -

Appendix B

Swept Path Analysis

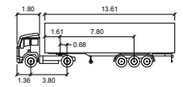


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Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.
3. Motion accepts no liability for any vehicle specification errors or inaccuracies within the vehicle tracking software used / or it's vehicle libraries. The vehicles speeds used for the analysis are as follows: forward 6mph



Artic

meters			
Tractor Width	: 2.55	Lock to Lock Time	: 6.0
Trailer Width	: 2.55	Steering Angle	: 42.7
Tractor Track	: 2.55	Articulating Angle	: 70.0
Trailer Track	: 2.55		

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FOR PLANNING
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Client:
White and Sons

Project:
The Business Park, Maydwell Avenue, Slinfold

Title:
Swept Path Analysis
16.5 m Articulated HGV Circulating

Scale: 1:500 (@ A3)

Drawing: 2503068-TK01

Revision: -