

Transport Technical Note

Coles Automotive Property Ltd,
Southdowns Enterprise Park (Eastern Building),
Shoreham Road (A2037),
Henfield,
West Sussex,
BN5 9SE



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A Site Layout

Issue	Issue date	Compiled	Checked	Authorised
1	October 2023	EP	LNS	LNS

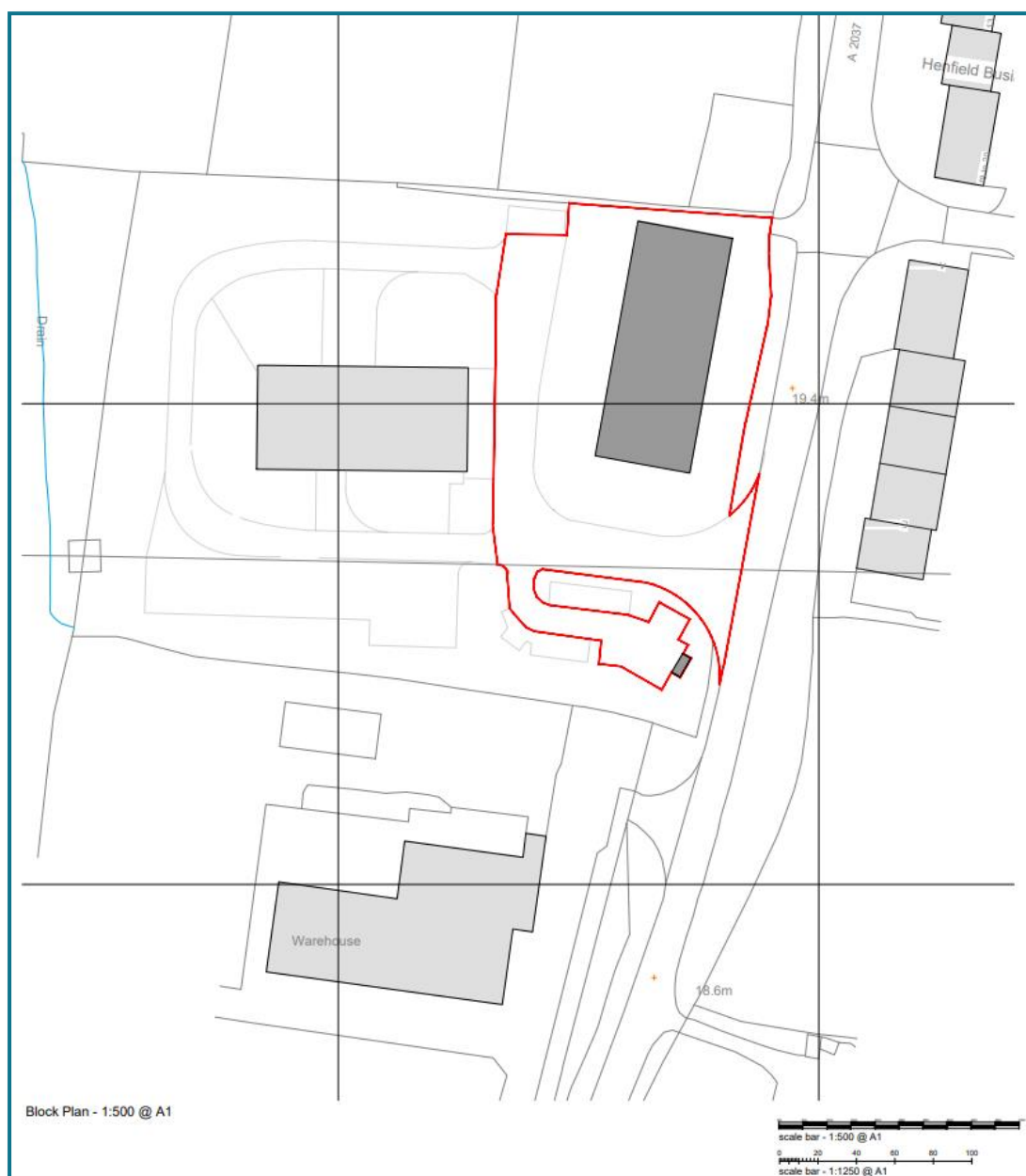
1 Introduction

- 1.1 This Transport Technical Note has been prepared for Coles Automotive Property Ltd in conjunction with the above development and no responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils and Transport has been commissioned by Coles Automotive Property Ltd to prepare a Transport Technical Note in connection with the approved development under planning application 'DC/20/0049', permitted on 26 October 2020 for: *"Demolition of existing dwelling, kennels, cattery, animal hospital, grooming parlour, and office. Erection of one building for the operation of a business offering hire and sale of non-mechanical plant, plant transport, welfare hire, mechanical repairs and associated offices / sales (B1(a) and (c), B2 and B8 use) associated with Southdown Engineers Ltd together with associated parking and outdoor storage. Erection of a second building for B1(c) and B8 use together with parking and a soft landscaping scheme. The creation of a new vehicular access, blocking up the existing vehicular access, creating a pedestrian access to the bus stops and highway works."*
- 1.3 A Transport Statement was prepared by GTA Civils in November 2019 in support of the approved application 'DC/20/0049'.
- 1.4 This Transport Technical Note has been prepared in support of a minor material amendment to application DC/20/0049 to alter the window/door locations, amend the parking layout and soft landscaping, insertion of a small mezzanine within Unit 3 and for the variation of Condition 22 to alter the hours the premises can be open for trade or business. This minor material amendment is in relation to the front building only (Eastern Unit) and the associated car parking area which has been bought by Coles Automotive Property Ltd.

2 Permitted Site

- 2.1 The site is located to the south of Henfield and accessed west from the A2037. West Sussex County Council is the relevant local highway authority. The Local Planning Authority for the area is Horsham District Council.
- 2.2 The existing site (subject to minor material amendment) is shown in **Figure 2.1** below.

Figure 2.1 – Aerial View of Site depicting Permitted Development subject to Minor Material Amendment (marked in red)



- 2.3 Under planning application 'DC/20/0049', consent has been granted for a mixture of use classes B8 and Class E light Industrial. This will stay the same for the minor amendment although the areas for each use will alter slightly.
- 2.4 Within the last two years, the site has been developed and application 'DC/20/0049' has been built out. This consent granted two buildings for B1C (Class E(g)(iii)), B2 and B8 use, parking areas, outside storage, vehicular access, and highway works. The larger western building has been built, together with the access road, parking areas to the west and south, access roads and highway works. The land to the front of the site (Eastern Building) has been sold to new owners (Coles Automotive Property Ltd). This part of the site is now subject to this Minor Material Amendment Application.
- 2.5 Under application DC/20/0049, the eastern unit as granted had 16 parking spaces to the west of the unit and seven parking spaces within the southern car park on the wider site.

Local Highway Network

- 2.6 The site will be accessed from the existing built approved access from Shoreham Road (A2037). The access into the development will not be altered. The existing access can be viewed below in **Figure 2.1**.

Figure 2.1 Access into the site with ghost right turn lane (built under approved application 'DC/20/0049')



- 2.7 The site is accessed from the east of the A2037. The A2037 is a small A-road that runs through the Adur Valley in Sussex across 7.6km. It runs south of the A281 in Henfield in the north through Small Dole and terminating at the A283 in the south at Upper Beeding.
- 2.8 Within the direct vicinity of the site, the A2037 is subject to a speed limit of 40mph since the recently approved TRO as of early 2023, reducing the speed limit from 60mph within vicinity of the site. There is no footway provision or street lighting along the A2037 however, grass verges are present on both sides of the carriageway. The A2037 provides direct links to the A283 in the south. This runs from Washington (north) through Steyning and Bramber before terminating at the Shoreham Bypass at Shoreham-by-Sea (south).
- 2.9 The nearest bus stops to the site are located directly outside the site, titled 'Business Park'. A pedestrian access to the bus stop has been created as part of application DC/20/0049. This serves local buses 100 and 106, as detailed in **Table 2.1**.

Table 2.1 - Local bus services and frequencies

Service No. and Operator	Route	Weekday Frequency	Weekend Frequency
100 – Compass Travel	Burgess Hill – Henfield – Steyning – Storrington – Pulborough – Billingshurst – Slinfold – Horsham	Hourly service	Saturday – Hourly service Sunday – N/A
106 – Compass Travel	Henfield – Upper Beeding – Steyning – Lancing – Worthing	Tuesdays, Wednesdays & Fridays – 2 services daily	Saturday – N/A Sunday – N/A

2.10 Hassocks is the closest railway station to the site and is approximately 12.3km from the proposed development by car. This is too far to walk and therefore is not a viable option for staff members walking or cycling to and from the site to the station.

2.11 Whilst there are no cycle facilities on the A2037, existing traffic volumes are relatively light for an A-class road, making it conducive to cycling. Henfield is located 1.3km to the north of the site, well within the standard 5km cycle radius and provides shops, food stores and eating establishments as well as a number of other amenities.

3 Proposed Amendments

Proposed Development

- 3.1 The extant scheme permitted under DC/20/0049 granted two B8 units and two B1c units. It is now proposed to provide two B8 units and one larger B1c (E(g)(iii)) unit which will reduce the number of traffic movements to the site. The site subject to the minor material amendment (Eastern Building) has been bought by Coles Automotive Property Ltd. Unit 1 (Prospective occupier to be Screwfix) will be used for B8 use (storage and distribution with a trade counter), Unit 2 will be used for B8 use and Unit 3 will be class B1C/E(g)(iii) light industrial use, operating under Coles Automotive Property Ltd as an Electric Car Servicing Centre.
- 3.2 The minor material amendments are as follows: *"to alter the window/door locations, amend the parking layout and soft landscaping, insertion of a small mezzanine within Unit 3 of the Eastern Unit and for the variation of Condition 22 to alter the hours the premises can be open for trade or business."*
- 3.3 This minor material amendment is in relation to the front building only (Eastern Unit) and the associated car parking area which has been bought by Coles Automotives Property Ltd.
- 3.4 A small mezzanine with a floor area of 96.5 square metres is proposed within the southern unit. This would provide ancillary office space and a customer waiting area.
- 3.5 The operating hours of the business are now seeking to be from 07.00 to 20.00 Mondays-Fridays, 07.00 to 18.00 on Saturdays and 09.00 to 14.00 on Sundays.
- 3.6 The eastern unit as granted under application DC/20/0049 had 16 parking spaces to the west of the unit and seven parking spaces within the southern car park on the wider site. This minor material amendment seeks consent for 24 parking spaces to the west of the unit with seven parking spaces retained in the southern car park. Therefore, this amendment proposes 8 additional parking spaces over and above that approved under application DC/20/0049. This can be viewed in **Appendix A**.
- 3.7 Of these 24 spaces; this includes 2 disabled spaces, 7 parking spaces in the southern car park and 8 EV charging points.
- 3.8 The increase in parking spaces is proposed as the prospective occupier of Unit 1 (Screwfix) has a requirement of 12 parking spaces.
- 3.9 Unit 3 is likely to be occupied by Coles Automotive Property Ltd for light industrial use (Use class E(g)(iii)), with the need to maximise car parking requirements as there is likely to be customers

visiting the site for electric vehicle servicing. Coles Automotive Property Ltd is an existing automotive company based in Edburton, with this site providing expansion facilities for the business.

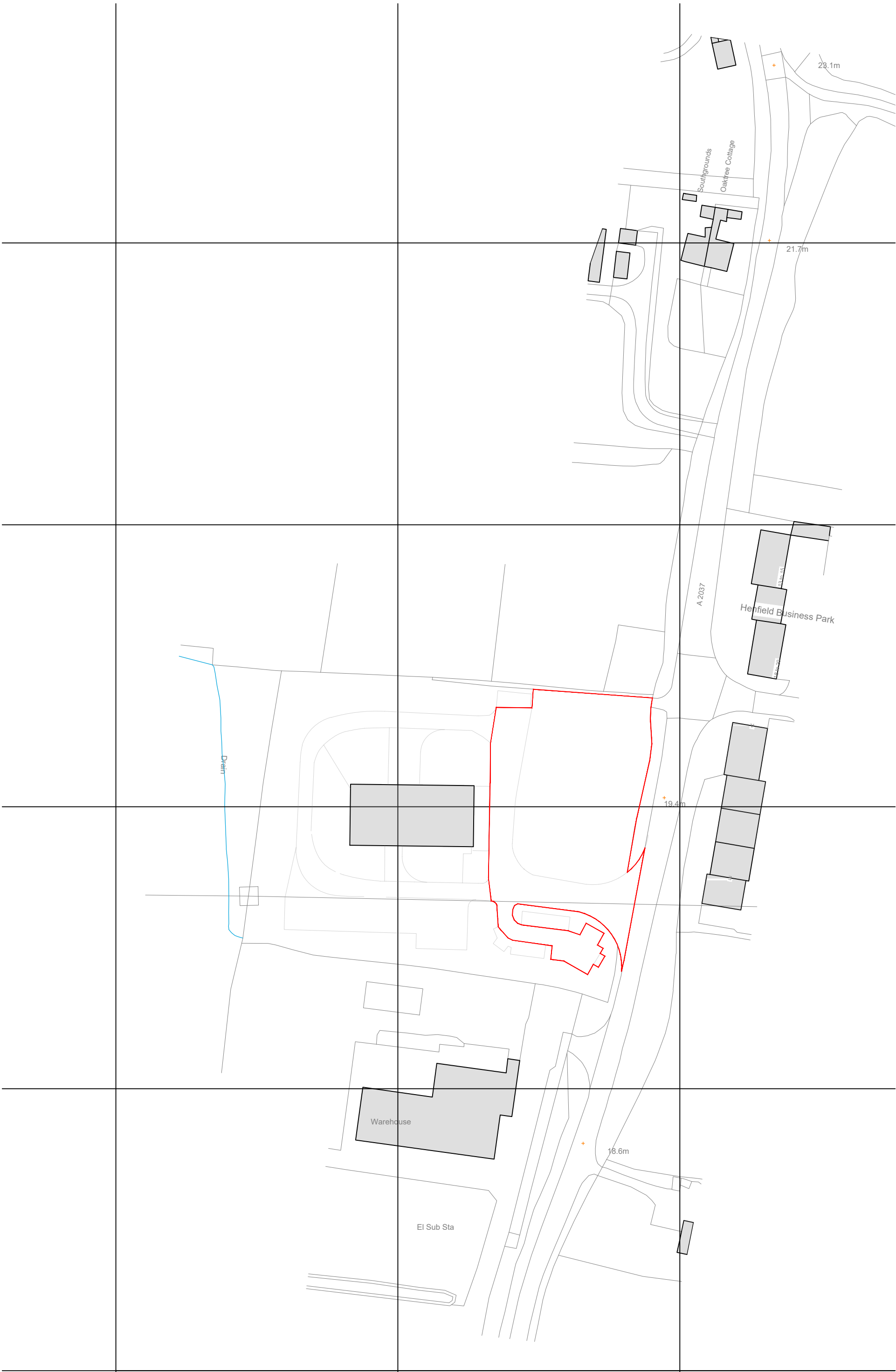
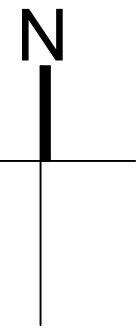
- 3.10 As there is no specific car parking guidance for servicing within West Sussex County Council parking guidance, it is deemed sufficient that 24 parking spaces are provided (an additional 8 spaces than permitted planning consent DC/20/0049). This will allow for staff car parking as well as customer parking when visiting the site. Due to the nature of the use of the site, customers will arrive and likely remain on site for less than an hour. Additionally, the majority of customer visits to the site will be appointment based in order to schedule in associated works. Therefore, there will be adequate parking within the site to accommodate for the new occupants of the units.

4 Conclusion

- 4.1 This Transport technical Note has been written in support of a minor material amendment to application DC/20/0049 to alter the window/door locations, amend the parking layout and soft landscaping, insertion of a small mezzanine within Unit 3 and for the variation of Condition 22 to alter the hours the premises can be open for trade or business. This minor material amendment is in relation to the front building only (Eastern Unit) and the associated car parking area which has been bought by Coles Automotive Property Ltd.
- 4.2 The Minor Material Amendment application is proposing 24 spaces; this includes 2 disabled spaces, 7 parking spaces in the southern car park and 8 EV charging points. This allows for an additional 8 car parking spaces predominantly for customers visiting the site that may have to wait for short periods of time or may have a specific appointment.
- 4.3 In conclusion, the proposals are in accordance with Policy 40 and 41 of the Horsham District Planning Framework as it provides safe and suitable access for all vehicles and adequate parking to meet the needs of the anticipated users.
- 4.4 The proposal is also in accordance with paragraph 111 of the NPPF as there are no unacceptable highway or transport impacts, nor any cumulative impacts on the road network that would be considered to be severe. Therefore, acceptance of these changes should not be refused on transport grounds.

Appendix A

Site Layout

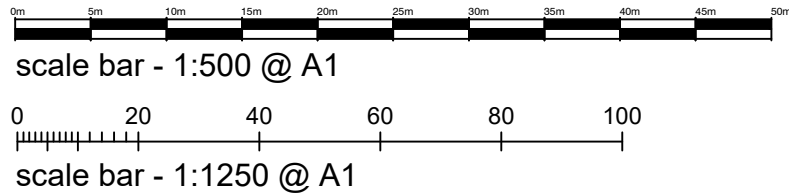


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Location Plan - 1:1250 @ A1

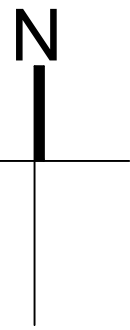


Block Plan - 1:500 @ A1



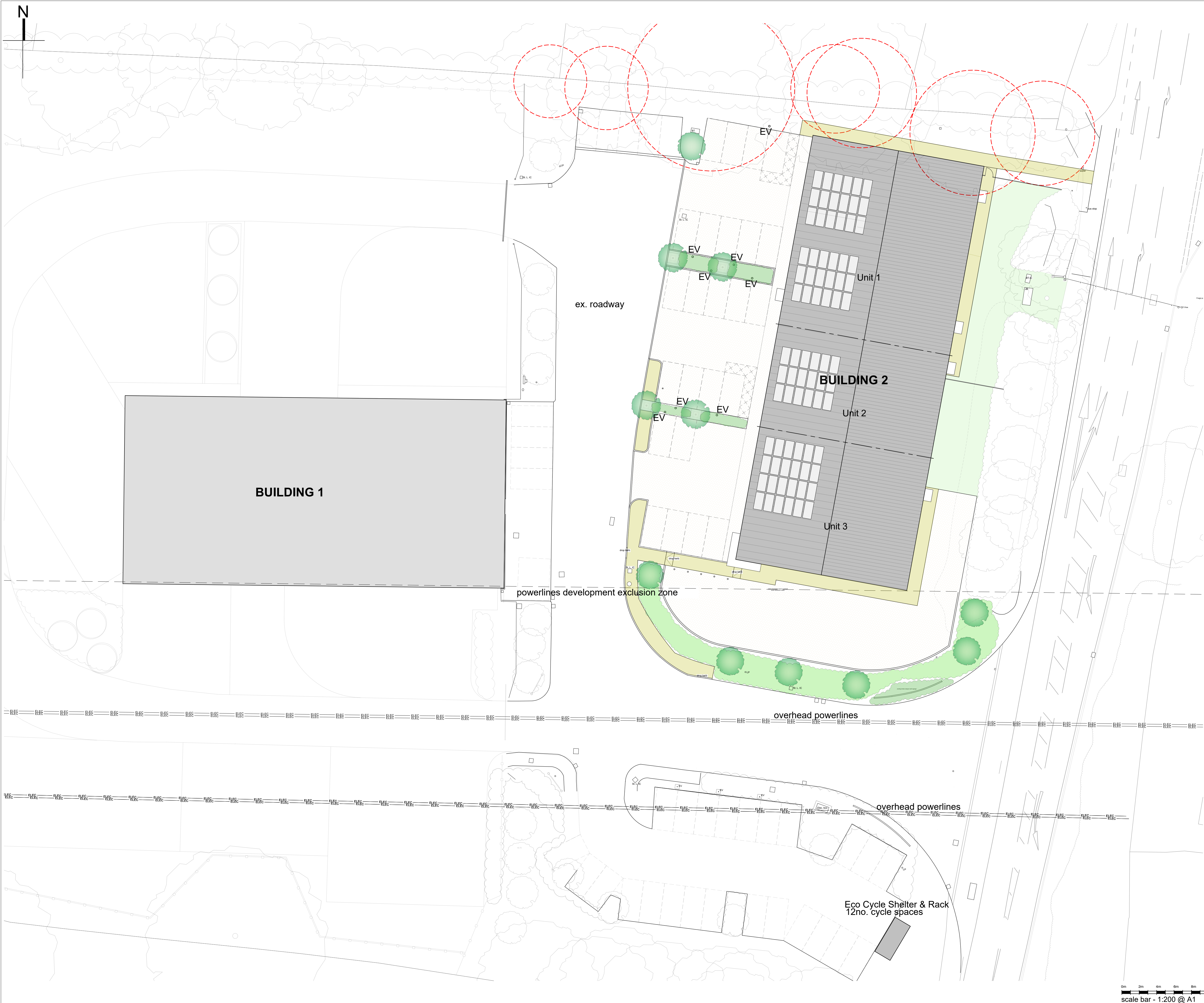
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A	15.09.23	ec	redline updated
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CLIENT Coles Automotive Property Ltd			
JOB TITLE Unit 2 (East) Southdowns Enterprise Park Shoreham Road Henfield West Sussex			
DRAWING TITLE Location & Block Plan			
DRAWING STATUS PLANNING NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'			
DATE June '23	SCALE as indicated	DRAWN BY ec	CHECKED BY mf
JOB NO. 23051	DRAWING NO. 2.01	REVISION B	



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CLIENT Coles Automotive Property Ltd			
JOB TITLE Unit 2 (East) Southdowns Enterprise Park Shoreham Road Henfield West Sussex			
DRAWING TITLE Proposed Masterplan			
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JOB NO.	DRAWING NO.	REVISION	
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B	15.09.23	ec	gen. updates to scheme
A	10.08.23	ec	gen. updates to scheme
REV	DATE	BY	AMENDMENT

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Unit 2 (East)
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DRAWING TITLE
Proposed Site Plan

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scale bar - 1:200 @ A1



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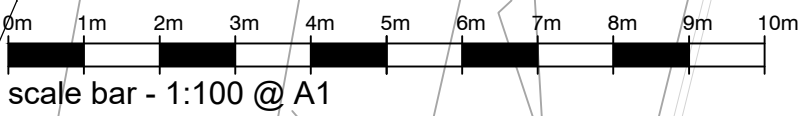
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Southdowns Enterprise Park
Shoreham Road
Henfield
West Sussex

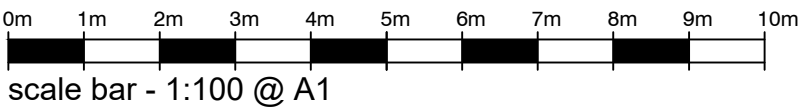
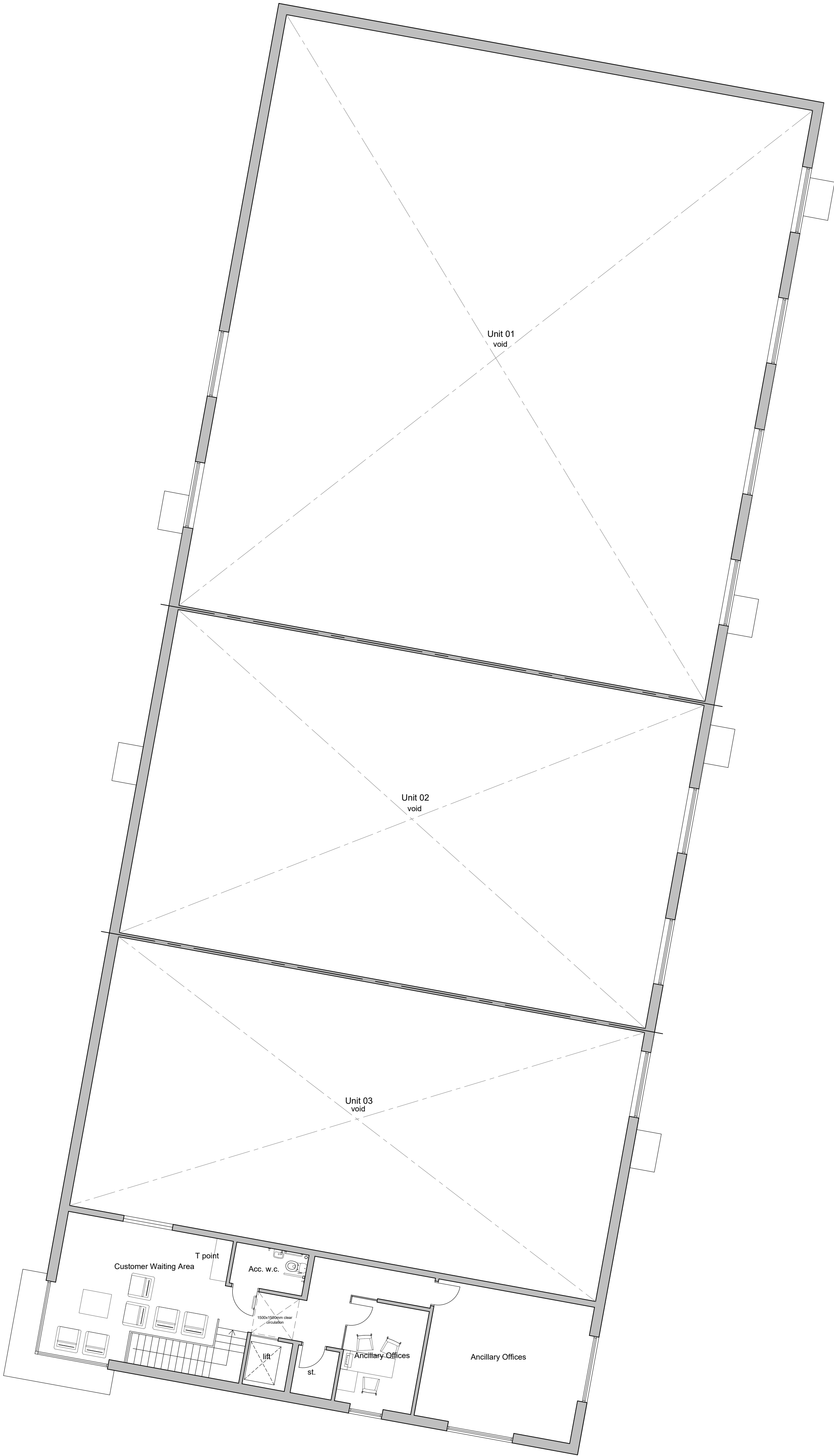
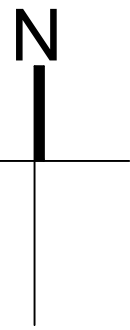
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Unit 2 (East)
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DRAWING TITLE
Proposed First Floor

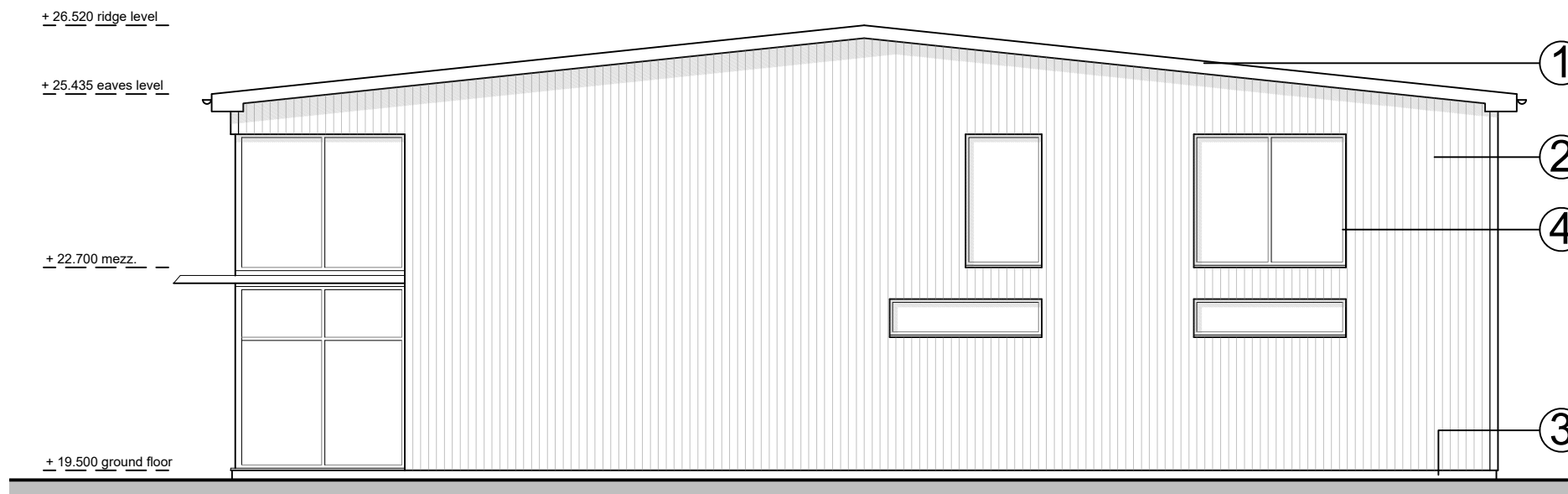
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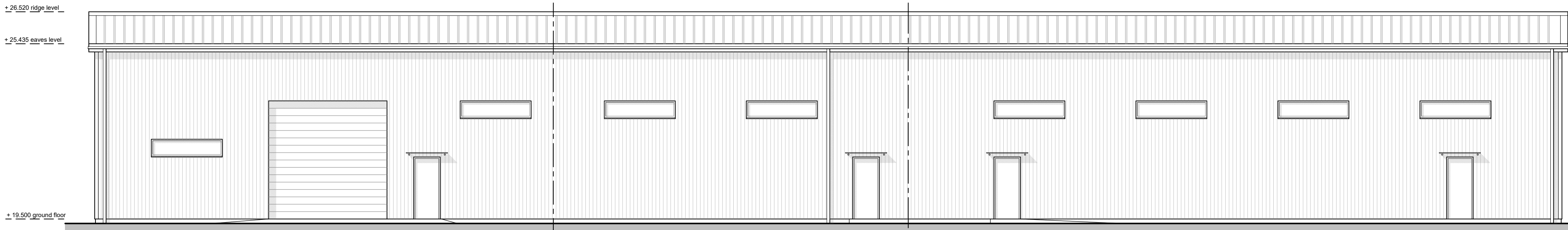
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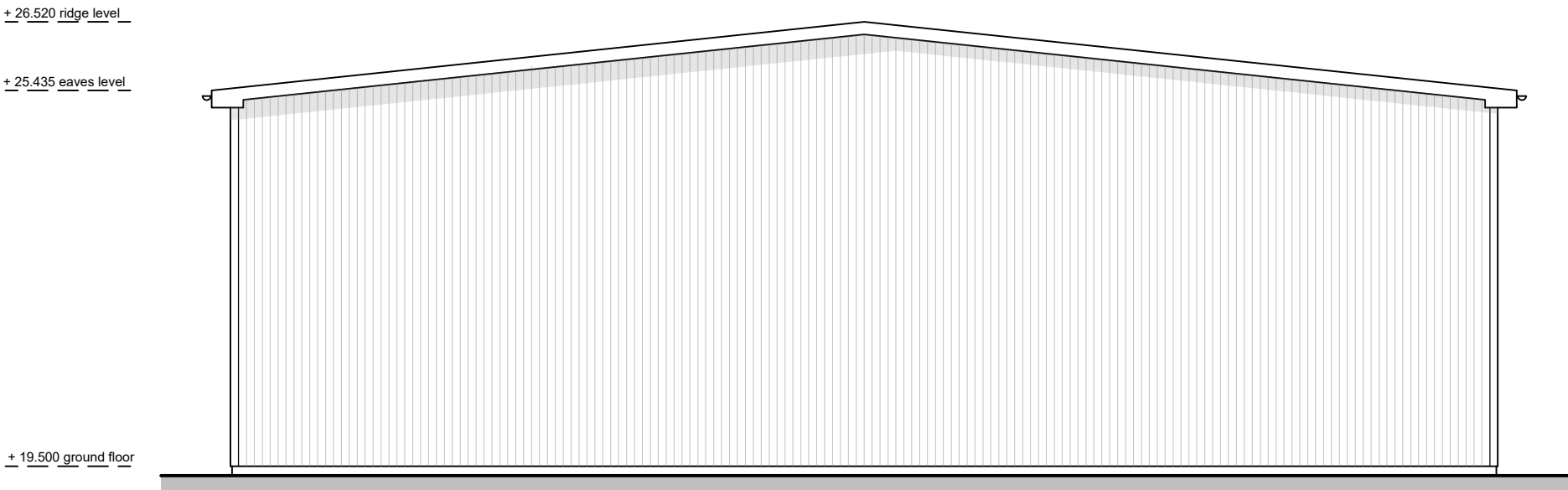
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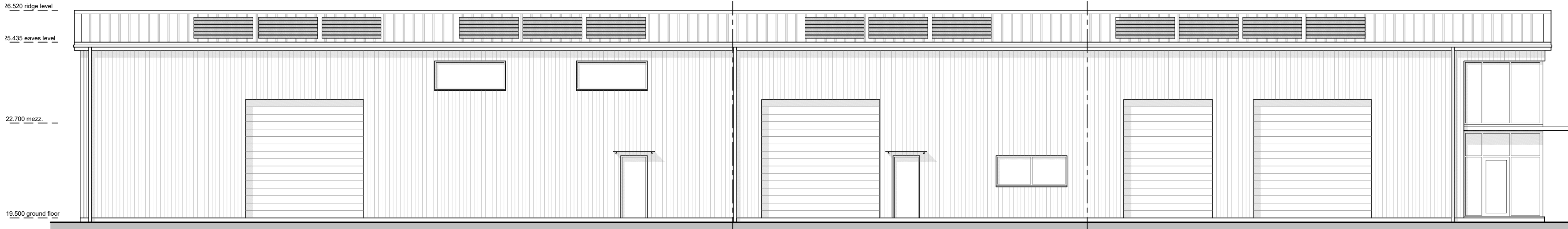
Southern Elevation As Proposed - 1:100 @ A1



Eastern Elevation As Proposed - 1:100 @ A1



Northern Elevation As Proposed - 1:100 @ A1



Western Elevation As Proposed - 1:100 @ A1

1

Proposed Material Schedule
1 - Roof to comprise of Kingspan Insulated profiled metal roofing - colour: Anthracite - RAL 7016

2

2 - Walling to comprise self finished vertical larch cladding over Kingspan insulated wall panels

3

3 - Plinth masonry walling to comprise of Weinerberger Terca Woodland Mix

4

4 - polyester powder coated aluminium external door and window systems with double glazed glazing units - colour: Anthracite - RAL 7016

C	09.1023	ec	PLANNING ISSUE
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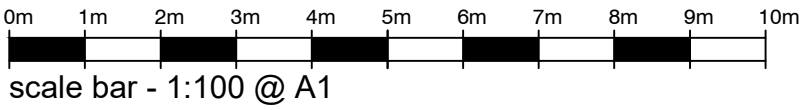
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Elevations As Proposed

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Civil Engineering - Transport Planning - Flood Risk

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