

Mowbray, North Horsham, West Sussex - Sports Hub Car Park Management Plan

1.0 Introduction

- 1.1 This document has been prepared by Glanville Consultants on behalf of Legal & General (Strategic Land North Horsham) Limited to support an application for the approval of reserved matters for the provision of a Sports Hub within the Mowbray development, North Horsham, West Sussex.
- 1.2 Outline planning permission was granted in March 2018 for development at Land North of Horsham (application DC/16/1677) that included leisure facilities. The approval of reserved matters was subsequently granted in December 2022 for the provision of a Sports Hub (application DC/22/1026). The approval for the Sports Hub excluded the Sports Pavilion for which the approval of reserved matters was subsequently granted in April 2024 (application DC/23/1980).
- 1.3 The Sports Hub is now to be occupied by Roffey Football Club, which currently resides at its existing ground on Bartholomew Way, on the south side of the A264. To gain approval for the changes required by Roffey Football Club, a new application for the approval of reserved matters is to be submitted. Changes to the proposals for the Sports Hub include:
 - Alterations to the pavilion building.
 - The addition of 2No. covered stands with turnstile entrances.
 - The provision of external toilets to serve the covered stands.
 - Changes to fencing and other boundary treatments.
 - 2No. MUGAs combined into one training pitch and changed to 3G surfacing.
- 1.4 No changes are proposed to the access arrangements, car parking, the other 2No. MUGAs, grass football / cricket pitch (except being relocated slightly to the east), skate park, mountain bike track, or SuDS basin.
- 1.5 A separate Transport Statement has been prepared for the new application for the approval of reserved matters that considers the wider transport implications of the proposed changes to the Sports Hub to accommodate Roffey Football Club.
- 1.6 This Car Park Management Plan has been prepared as a separate document specifically in relation to the management of car parking to meet the specific parking demands of Roffey Football Club, which differ quite significantly to those of the previously proposed Sports Hub uses.

2.0 Car Parking for Previous Sports Hub Proposals

- 2.1 The car parking provision for the previous Sports Hub application was assessed on a first-principles basis based on the type of sports facilities proposed, assuming a requirement of 1 space per 2 participants plus 1 space per 15 spectators as set out in Table A1 below taken from the Technical Note prepared by i-Transport that accompanied the original application for the approval of reserved matters for the provision of a Sports Hub (application DC/22/1026).

Table A1 – First Principles Car Parking Calculations and Assumptions

	No.	Players/users per pitch (inc subs)	Match officials per pitch	Participants	Car Parking 1 space per 2 participants	1 space per 15 spectators
Adult 11v11 artificial pitch	1	28	3	31	16	1
Adult 11v11 pitch	2	28	3	62	31	2
MUGA	4	12	0	48	24	
Skate Park	1	10	0	10	5	
Mountain bike track	1	10	0	10	5	3
Total					81	3

- 2.2 On this basis, car parking provision was agreed to be a total of 84 car parking spaces (of which 5 were to be disabled spaces), with two larger mini-bus parking spaces (6.5m long by 3m wide with additional 1.2m safe zone either side) and a 15m coach lay-by.
- 2.3 A review of the parking provision for the mountain bike track element has highlighted the previous assumption that there would be 45 spectators with only 10 participants was flawed and would seem to have overestimated the likely demand for this element. Therefore, parking for this facility has been reduced to only 5 spaces in total, in line with that of the skate park.

3.0 Specific Requirements of Roffey Football Club

- 3.1 Information has been obtained from Roffey Football Club regarding how the Sports Hub will be utilised and the club's assessment of the likely car parking demand. The information provided by Roffey Football Club is provided at Appendix 1 of this document.
- 3.2 In addition to the specific requirements of Roffey Football Club, there will be the parking requirements of the other uses that will be used concurrently, such as the 2No. MUGAs, the skate park and mountain bike track. This would be 22 spaces – i.e. 12 spaces for 2No. MUGAs, 5 spaces for the skate park and 5 spaces for the mountain bike track.
- 3.3 The information provided at Appendix 1 shows that the typical car parking demand of the football club would vary through the week, as follows:

Time Period	Car Parking Demand
Weekday AM (08:00 to 12:00)	20 spaces
Weekday PM (12:00 to 16:00)	25 spaces
Weekday Evening (16:00 to 22:00)	40 spaces / 120 spaces on matchdays
Saturday AM (09:00 to 12:00)	40 spaces
Saturday PM (12:00 to 18:00)	250 spaces (maximum) on matchdays
Saturday Evening (16:00 to 22:00)	250 spaces (maximum) on matchdays
Sunday AM (09:00 to 12:00)	40 spaces
Sunday PM (12:00 to 16:00)	80 spaces (maximum) on matchdays
Sunday Evening (16:00 to 22:00)	40 spaces

- 3.4 It can be seen from the table above that for most of the week, car parking demand for the football club will not exceed 40 spaces and this level of demand, together with the demand of 22 spaces for the other uses that would operate concurrently, can comfortably be accommodated within the approved Sports Hub car park that will provide a total of 84 car parking spaces.
- 3.5 The busiest times will be on matchdays, which occur on Tuesday evenings, Saturday afternoons / evenings, and Sunday afternoons. The maximum demand for car parking spaces will occur on a Saturday or on special occasions, such as matches on Christmas Eve or New Years Day, when a home match is played by Roffey Football Club's first team that draws the highest number of spectators, e.g. an important cup game or a game against a bigger club. The maximum car parking demand for such occasions is estimated to be 250 spaces. Parking demand will be less for more typical matches.

4.0 Proposed Car Parking Arrangements & Management

- 4.1 It is proposed to meet the increase in demand on match days through a combination of parking at the Sports Hub, existing parking at the current Roffey Football Club and Roffey Robins Football Club sites on the south side of the A264 and existing on-street parking on roads south of the A264, including Ruser Road, Lemmington Way and Bartholomew Way. Other locations on the Mowbray development are being considered to provide additional car parking, including at Bohunt School (subject to agreement between the football club and the school), the car park at the proposed health centre, and other sites, including the wider employment land that could be made available in the evening and at the weekend.

- 4.2 The capacity of these areas is as follows:

1. Sports Hub car park – 84 spaces
2. Existing Roffey Football Club site – 50 spaces
3. Existing Roffey Robins Football Club site – 20 spaces
4. On-street parking, various locations – 50 spaces

Capacity – 204 spaces

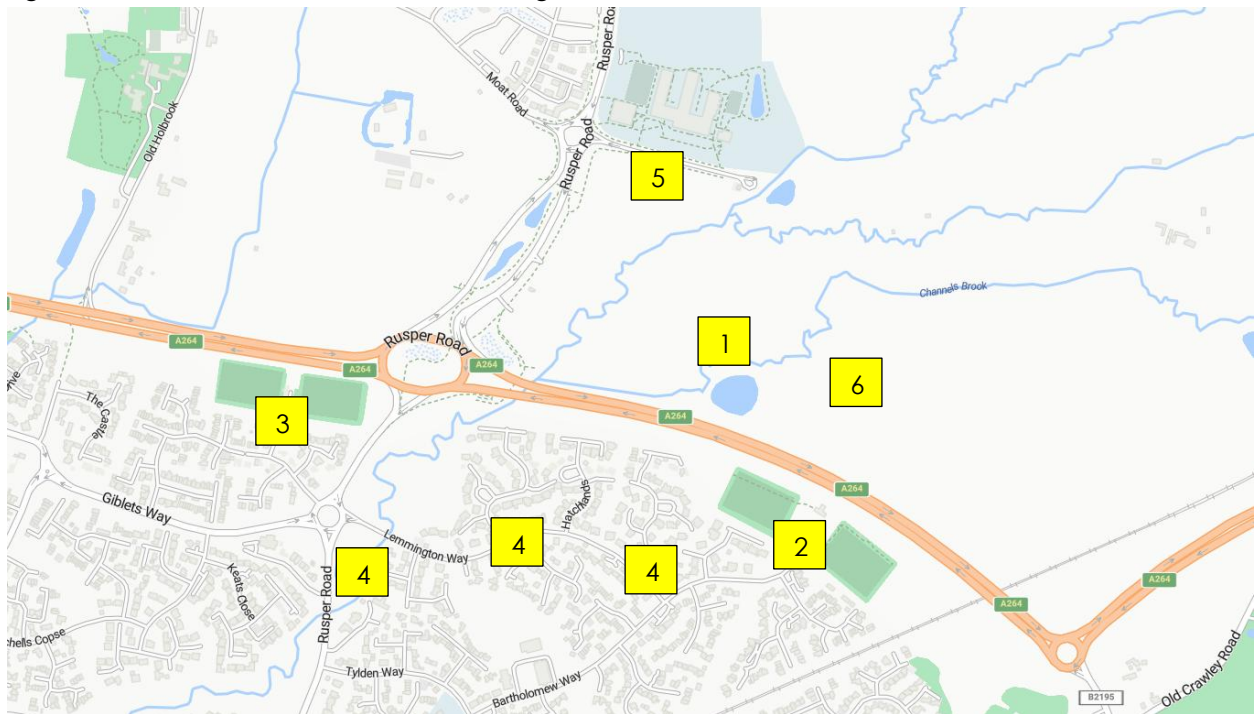
plus, either:

5. Bohunt school – public car park (Bailey Road) – 88 spaces; or
6. Proposed health centre – 80 spaces

Total capacity – 296 spaces with Bohunt School or 284 spaces with proposed health centre

- 4.3 Together, the capacity of these locations would exceed the maximum demand of 272 spaces for the football club on the most high-profile matchdays (250 spaces) and the other uses of the Sports Hub that would operate concurrently (22 spaces). Therefore, it is concluded that adequate car parking will be available locally to meet the anticipated increase in demand.
- 4.4 Figure 1 overpage shows the location of the above car parking in relation to the location of the Sports Hub. The off-site parking locations 2 to 6 are described in detail further below.

Figure 1 – Locations of Available Car Parking



- 4.5 It may reasonably be expected that some users of the facilities, including the football club, will reside on the Mowbray development or in the local area and therefore arrive on foot/cycle or by public transport rather than by car. This will be positively encouraged by the football club.
- 4.6 The football club will provide parking supervisors on matchdays as necessary to manage and control the parking arrangements, including at the Sports Hub and the other off-site locations.
- 4.7 This Car Park Management Plan will be kept under constant review and updated periodically, as necessary, to respond to any changes in parking demand or address any issues that arise in respect of car parking for Roffey Football Club.

Existing Roffey Football Club Site

- 4.8 The existing Roffey Football Club site is located on Bartholomew Way, on the south side of the A264 dual carriageway.
- 4.9 Leading northwards from Bartholomew Way, a public footpath (Footpath 1586) crosses the A264 dual carriageway at-grade to the east of the newly constructed left-in / left-out junction that provides access to the Mowbray development from the A264. At this point, the A264 is raised above the adjacent land on an embankment and there are steps on the footpath leading up the embankment on both the north and south sides of the A264. The crossing of the A264 dual carriageway is uncontrolled and therefore not suitable to accommodate a significant increase in pedestrian demand due to safety concerns over the speed and volume of traffic on the A264.
- 4.10 However, there is an alternative route for pedestrians across the A264 dual carriageway that avoids the steps and at-grade crossing of the A264. It follows a route at the bottom of the road embankment on the south side of the A264 eastwards for around 300m and then crosses under the A264 via an underpass on the west side of the railway. This route then continues westwards as a private footpath within the Mowbray development, parallel with the north side of the A264, and reconnects with Footpath 1586.

- 4.11 Improvements are proposed to this alternative route, which include surfacing to ensure the route is useable in all weathers, and the provision of street lighting, so it is useable at night. The improvement works are scheduled to be undertaken in summer 2026. The walking distance via the alternative route would be approximately 1200m.
- 4.12 Parking supervisors provided by the football club will be stationed on either side of the at-grade crossing of the A264 on matchdays to ensure that those people parking at the existing Roffey Football Club site do not use the at-grade crossing and follow the safer, alternative route instead.
- 4.13 It is acknowledged that the alternative route considerably increases the distance pedestrians would have to walk to access the Sports Hub from the existing Roffey Football Club site over the route via the at-grade crossing of the dual carriageway. Therefore, the football club will consider operating a shuttle bus service between the existing club site and the Sports Hub on the busiest matchdays.

Existing Roffey Robins Football Club Site

- 4.14 The existing Roffey Robins Football Club site is located off Robert Way, on the south side of the A264 dual carriageway and to the west of Rusper Road.
- 4.15 Those parked at this location can walk along Robert Way and Meadow Farm Lane to access Rusper Road at the Lemmington Way roundabout, follow Rusper Road northwards towards the A264 and cross the A264 via the footbridge located on the east side of the Rusper Road roundabout. From the north side of the A264 a pedestrian route will lead eastwards into the Sports Hub. The walking distance would be approximately 850m.

On-Street Parking, Various Locations

- 4.16 On-street parking spaces are available on roads to the south of the A264 where there are no parking restrictions, including Rusper Road, Lemmington Way and Bartholomew Way, which are already used for parking by users of Roffey Football Club at times of high parking demand, such as matchdays. On-street parking by rail commuters that use Littlehaven Station occurs on some of these roads currently.
- 4.17 Those parked on-street in the locality can walk to Rusper Road, cross the A264 via the footbridge on the east side of the Rusper Road roundabout and follow the pedestrian route on the north side of the A264 eastwards to the Sports Hub. The walking distance would vary depending upon the precise location but would be between approximately 700m and 1200m.

Bohunt School (as an alternative to the Health Centre)

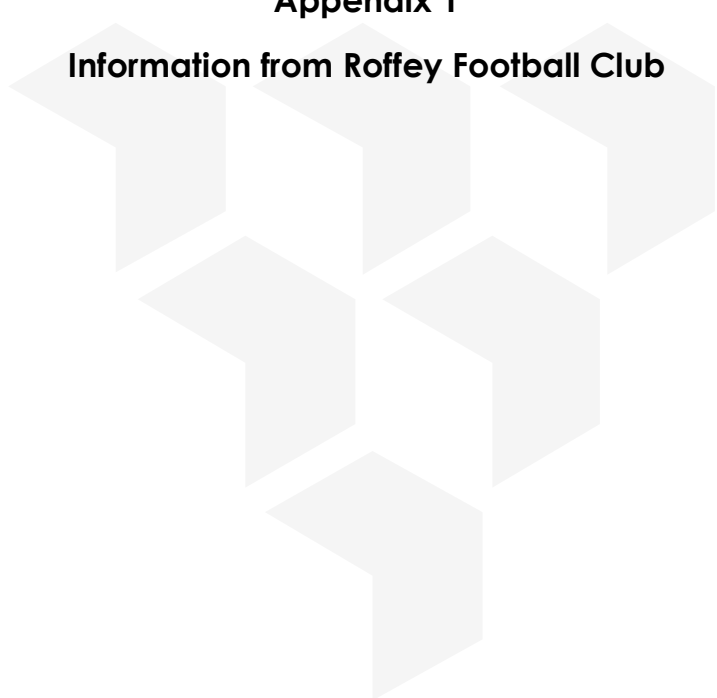
- 4.18 Bohunt School is located to the north-west of the Sports Hub site, at the junction of Bailey Road and Rusper Road. The public car park for the school is located off Bailey Road.
- 4.19 The school does not generally operate on weekday evenings or on Saturdays and Sundays and therefore the car park could be made available for use by the football club at those times under an agreement between the school and Roffey Football Club.
- 4.20 Those parked at Bohunt School could walk eastwards along Bailey Road and then turn southwards to follow a pedestrian route that leads directly into the Sports Hub. The walking distance would be approximately 600m.

Proposed Health Centre (as an alternative to Bohunt School)

- 4.21 A health centre is proposed as part of the Mowbray development located in the employment land and just to the east of the Sports Hub.
- 4.22 The health centre will not operate on weekday evenings or on Saturdays and Sundays and therefore the car park could be made available for use by the football club at those times.
- 4.23 A new footway on the north side of the primary road that provides access to the Sports Hub and health centre from the A264 will provide a connection for pedestrians to walk the short distance between the health centre car park and the Sports Hub. The walking distance would be approximately 300m.

5.0 Summary & Conclusion

- 5.1 The parking demand of Roffey Football Club has been assessed using information provided by the club.
- 5.2 For most of the week, car parking demand for the football club will not exceed 40 spaces and this level of demand, together with the demand of 22 spaces for the other uses of the Sports Hub that would operate concurrently, can comfortably be accommodated within the Sports Hub car park that will provide 84 spaces.
- 5.3 It is proposed to meet the increase in car parking demand on matchdays through a combination of parking at the Sports Hub, existing parking at the current Roffey Football Club and Roffey Robins Football Club sites, and existing on-street parking. In addition, other locations on the Mowbray development are being considered to provide additional car parking, including Bohunt School and/or the proposed health centre that could be made available in the evening and at the weekend.
- 5.4 Together, these locations provide a total of 296 spaces with Bohunt School or 284 spaces with the proposed health centre, which exceeds the maximum demand of 272 spaces for the football club on the most high-profile matchdays (250 spaces) and the other uses of the Sports Hub that would operate concurrently (22 spaces). Therefore, adequate car parking will be available locally to meet the anticipated increase in demand.
- 5.5 This Car Park Management Plan will be kept under constant review and be updated periodically, as necessary, to respond to any changes in parking demand or address any issues that arise in respect of car parking for Roffey Football Club.



Appendix 1

Information from Roffey Football Club

CAR PARKING PLAN FOR ROFFEY FC AT THE MOWBRAY COMPLEX

Occupancy Predictions and Car Parking Implications

Morning (08:00-12:00)				
Day of the Week	Description of Activities	Start and Finish Time	Max No. of People on site	Max No. of Cars on site
Monday	School use	10:00 - 12:00	40	10
Tuesday	HSCP Vets (walking football)	10:00 - 12:00	40	20
Wednesday	School use	10:00 - 12:00	40	10
Thursday	School use	10:00 - 12:00	40	10
Friday	School use	10:00 - 12:00	40	10
Saturday	Roffey Robins matchday	9:00 - 12:00	100	40
Sunday	Roffey FC Under 18s & Ladies matchday	9:00 - 12:00	100	40
Afternoon (12:00-16:00)				
Day of the Week	Description of Activities	Start and Finish Time	Max No. of People on site	Max No. of Cars on site
Monday	External Hire	12:00 - 16:00	50	25
Tuesday	External Hire	12:00 - 16:00	50	25
Wednesday	External Hire	12:00 - 16:00	50	25
Thursday	External Hire	12:00 - 16:00	50	25
Friday	External Hire	12:00 - 16:00	50	25
Saturday	RFC 1st team Matchday/Reserves	13:00 - 18:00	700	250
Sunday	RFC Under 18s & ladies matchday/External	12:00 - 16:00	200	80
Evening (16:00-21:00)				
Day of the Week	Description of Activities	Start and Finish Time	Max No. of People on site	Max No. of Cars on site
Monday	External/ Roffey Robins training	16:00 - 22:00	100	40
Tuesday	External/RFC training/Matchday	16:00 - 22:00	300	120
Wednesday	External/ Roffey Robins training/ RFC Training	16:00 - 22:00	100	40
Thursday	External/ RFC Training	16:00 - 22:00	100	40
Friday	External/RFC Vets	16:00 - 22:00	100	40
Saturday	RFC 1st team/reserves matchday/community use/external	16:00 - 22:00	700	250
Sunday	External	16:00 - 22:00	100	40