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Sent: 02 October 2026 16:44:13 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Cc: "Susan Dubberley" <susan.dubberley@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/26/1835

TO:	Mid Sussex District Council - The Local Planning Authority (LPA) Planning officer: Susan Dubberley
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Gatehouse Hub Neaves Park Goddards Green West Sussex BN6 9ZN
SUBJECT:	DM/26/1835 - Proposed installation of 12 commercial units.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information Required

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The Local Highway Authority (LHA) has reviewed the submitted application documents together with the approved site layout associated with application DM/24/2482.

Site and Proposal

The application site forms part of the established Gatehouse Hub commercial development. The wider site has previously been granted permission for commercial development under applications DM/23/1051 and DM/24/2482.

The current application seeks permission for the installation of 12 additional small commercial "pod" units. Each pod would measure approximately 2.5m by 6m and provide approximately 13sqm of floorspace. The units are proposed to accommodate the same mixed Class E(g), B2 and B8 uses permitted across the wider commercial estate.

The application form identifies a total of approximately **196sqm of additional commercial floorspace** and indicates that the proposal could accommodate approximately 12 FTE employees.

Access and Highway Impact

No new or altered vehicular or pedestrian access onto the public highway is proposed as part of the application.

Vehicular access to the proposed units would be obtained via the existing internal road serving Gatehouse Hub, which connects with Gatehouse Lane.

Given the relatively limited amount of additional commercial floorspace proposed, the LHA does not consider that the development would be likely to result in a significant increase in vehicle movements on the surrounding highway network. The principle of accommodating the additional development from the existing access is therefore not considered to raise a highway capacity or safety concern.

Parking Provision

The current Proposed Ground Floor Site Plan, Drawing 2404-P-903 Rev C, shows the 12 proposed pods together with 12 associated parking spaces.

However, consideration of the approved site plan associated with DM/24/2482, Drawing 2404-P-103 Rev C, indicates that the area affected by the current proposal previously formed part of the approved parking arrangements serving the wider commercial development. The approved drawing specifically identifies **visitor parking** within this part of the site and shows parking provision, including accessible spaces, in the vicinity of Units 02–09.

The LHA therefore has concerns regarding the **net change in parking provision** arising from the proposal.

Whilst each of the 12 proposed pods would be provided with a dedicated parking space, these cannot simply be considered as additional parking provision where the development itself appears to displace spaces previously approved to serve the wider commercial estate.

The submitted Planning Statement states that the previously approved development overprovided parking and therefore considers that the additional units would not adversely affect the overall parking demand and supply. However, the application does not provide a site-wide parking schedule demonstrating the extent of that previous surplus or the resultant parking provision following implementation of the current proposal.

Furthermore, the Planning Statement refers to **East Sussex County Council's parking standards** when assessing the parking requirement. As the site lies within West Sussex, the parking assessment should instead have regard to the applicable WSCC parking guidance.

Further Information Required

Before the LHA can reach a recommendation on the application, the applicant should provide a comprehensive parking schedule comparing the **latest approved parking arrangement with the proposed arrangement**.

This should clearly identify:

- the total number of vehicle parking spaces approved across the wider Gatehouse Hub development;
- the number of standard, visitor and accessible parking spaces forming part of that approved provision;
- the number and type of parking spaces that would be displaced or otherwise affected by the current proposal;
- the 12 spaces proposed specifically to serve the additional pod units;
- the resultant total number of standard, visitor and accessible parking spaces across the wider development following implementation of the proposal; and
- an assessment demonstrating that the resultant parking provision is appropriate for the development as a whole, including the additional commercial floorspace, having regard to the applicable WSCC parking guidance.

The applicant should also demonstrate that an appropriate level of **accessible parking provision** would continue to be provided in suitable locations across the site following the proposed changes.

Cycle Parking

The current proposed layout identifies communal Sheffield cycle stands adjacent to the proposed development.

The LHA would expect appropriate cycle parking provision to be retained and made available to occupiers of the proposed units. The applicant should ensure that the additional commercial floorspace is appropriately accounted for when considering the overall cycle parking provision across the development.

Conclusion

The LHA does not raise an in-principle concern regarding the use of the existing access or the likely level of additional traffic associated with the relatively modest increase in commercial floorspace.

However, the approved DM/24/2482 layout indicates that the area affected by the current proposal formed part of the approved parking arrangements for the wider commercial development, including visitor and accessible parking provision. The current application has not sufficiently demonstrated the **net effect of the proposal upon the overall parking provision at Gatehouse Hub**.

Whilst the Planning Statement states that the previously approved development overprovided parking, no comprehensive parking calculation has been submitted to demonstrate the extent of that surplus or whether an appropriate level and composition of parking would remain once the displaced spaces and additional commercial floorspace are taken into account.

The LHA therefore requests further information before providing its final recommendation. A revised site-wide parking assessment/schedule should be submitted demonstrating the approved, displaced and proposed parking provision and

confirming that the resultant development accords with the applicable WSCC parking guidance. The applicant should also demonstrate that appropriate accessible parking, cycle parking and vehicle manoeuvring/servicing arrangements would be retained.

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Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

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