
ALDI STORES LIMITED

SUSSEX HOUSE, PERRYMOUNT ROAD, HAYWARDS HEATH, RH16 1DN

TRANSPORT ASSESSMENT – ADDENDUM/UPDATE REPORT

APPLICATION REFERENCE - DM/24/3077

23RD JULY 2025

1.0 Appointment of Connect

- 1.1 Connect Consultants Limited is a firm of transport planning and highway design consultants that have been instructed by Aldi Stores Limited in relation to their proposed Aldi discount foodstore at Sussex House, Perrymount Road, Haywards Heath, RH16 1DN.

2.0 Introduction and Recent Planning History

- 2.1 This Transport Assessment Addendum/Update (TA-A) report has been produced to accompany the submission of additional information, under planning reference DM/24/3077.
- 2.2 The key changes to the scheme over that originally submitted are:
- Provision of a cricket net to the eastern side of the site to control stray cricket balls from the adjoining cricket pitch/cricket club.
 - Minor landscaping alterations.
 - Inclusion of a Copenhagen style crossing over the mouth of the proposed site access.
- 2.3 Application DM/24/3077 was accompanied by a Transport Assessment and Travel Plan, both dated November 2024 and produced by Connect Consultants.
- 2.4 Comments were received on the Transport Assessment, from West Sussex County Council on 10th January 2025. The highways comments offered 'No Objection' to the scheme.
- 2.5 Mid Sussex District Council's Urban Design Officer requested that a 'Copenhagen' crossing be considered across the mouth of the site access in their consultation response dated 15th January 2025.
- 2.6 This request was considered in detail within Technical Note 3 and a Copenhagen style crossing subsequently shown on the accompanying drawing 24036-SK20250211.1.

3.0 Purpose of this Transport Assessment Addendum/Update Report

- 3.1 The purpose of this TA-A is to outline what, if any highways and transport changes may materialised as a result of submitting additional information.

3.2 This is with a view to offering to Mid Sussex District Council and West Sussex County Council (WSCC) reassurance that the scheme is, from a transport, highways and access perspective, no different to that which has already been considered and hence the Transport Assessment, Technical Note 3 and Travel Plan submitted to support DM/24/3077 remain valid.

3.3 The updated, proposed site layout can be seen at Appendix 1.

4.0 Proposed Floor Area(s)

4.1 Appendix 1 shows the development has a gross external area (GEA) of 2,041sq.m. and a gross internal area (GIA) of 1,940sq.m.

4.2 These floor areas are unchanged over those considered in the November 2024 Transport Assessment.

5.0 Proposed Parking

5.1 Appendix 1 shows how the proposed car parking is broken down as follows:

- 80 Standard car parking spaces
- 6 Disabled car Parking Spaces
- 5 Parent and Child Car Parking Spaces
- 6 EV Parking Spaces (with 20 of the standard spaces being passive EV)
- 97 Car Parking Spaces (Total)

5.2 With regards the geometries of the parking spaces and aisles:

- Aisles = 6m & 7.5m wide
- Standard Parking Spaces = 2.5m x 5.0m

5.3 Appendix 1 shows how there are a total of 30 cycle parking spaces, split into two covered storage areas as follows

- Customers - 20 Cycle Spaces
- Staff = 10 Cycle Spaces

5.4 All of the above are unchanged over those put forward in the November 2024 Transport Assessment.

6.0 Proposed Access Arrangement

6.1 The proposed site access arrangement can be seen in detail at Appendix 2 as well as being integrated in the proposed site layout drawing at Appendix 1.

6.2 The proposed site access at Appendix 2 is aligned with that put forward to WSCC within Technical Note 3 as 24036-SK20250211.1. Hence the content of Technical Note 3 remains valid.

- 6.3 Technical Note 3 puts forward the Copenhagen crossing, a stage 1 road safety audit of the crossing and designers' response to the audit.
- 6.4 The final paragraph of Technical Note 3 asks WSCC for any comments or suggestions on the Copenhagen crossing.
- 6.5 An email received from WSCC on 30th May 2025 advises that *"I have been in correspondence with our Highway Agreements team and in principle they are in agreement with me that this can work"*.

7.0 Proposed Vehicle Trips

- 7.1 The November 2024 Transport Assessment uses the TRICS database to assess the level of trips attracted to the store.
- 7.2 As noted, the proposed floor area of 1,940sq.m. is unchanged over that considered in the November 2024 Transport Assessment, and hence the trip attraction of the development is also unchanged.

8.0 Swept Path Analysis/Tracking

- 8.1 No change to the layout, location or size of the Aldi loading bay is proposed over that put forward within application DM/24/3077.
- 8.2 The November 2024 Transport Assessment demonstrated that service vehicles are able to enter and exit the site in a forward gear, and load/unload without impeding the internal circulation of traffic. This remains the case.

9.0 Travel Plan

- 9.1 The principles outlined within the Travel Plan produced to support DM/24/3077 remain unchanged.
- 9.2 In the WSCC comments dated 10th January, WSCC request that the provision of a Travel Plan be secured as a prior to occupation type condition. The applicant is content to accept this condition.

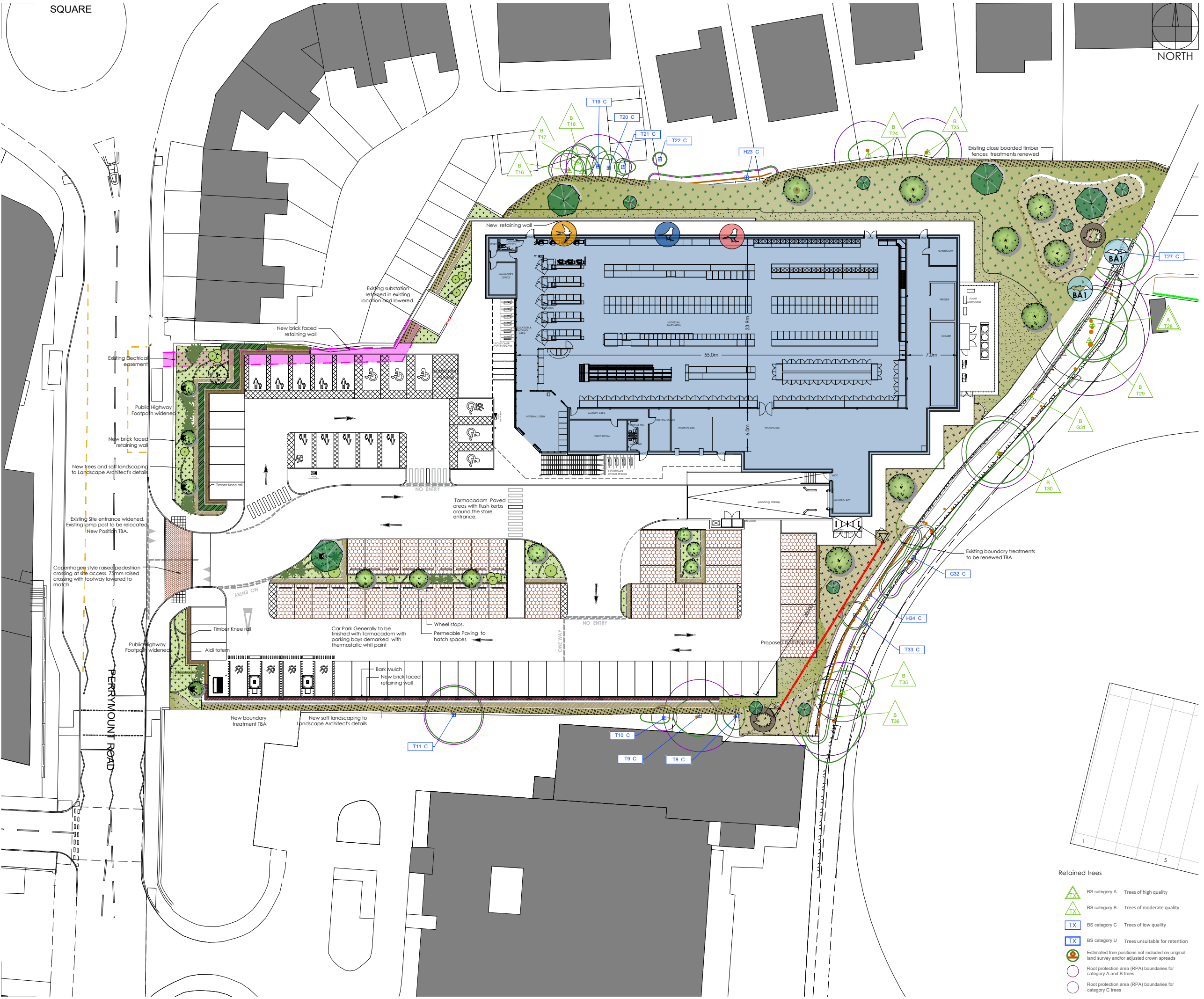
10.0 Summary and Conclusion

- 10.1 The above shows how from a layout, traffic, access and transport perspective the development proposal is unchanged over that which has already been considered by WSCC, within application DM/24/3077.

Enclosures

- Appendix 1 - Proposed Site Layout
- Appendix 2 - Site Access Arrangement

Appendix 1

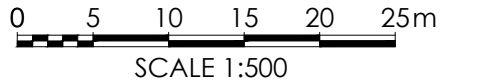


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Subject to confirmation of legal boundaries, underground services locations, easements & other site constraints.

This drawing has been based on ordnance survey mapping and the following drawings:

Berry Geomatics, dwg 54/24 issued 30/09/24
Barrell Tree Consultancy, dwg 24107-1B issued 26/09/24



Rev	Date	Description	Drawn	Chk'd
PO3	11.02.25	Number of trees along the west boundary increased.	HWG	ERJ
PO4	30.05.25	Up lighters added to trees & cricket net added	HWG	ERJ
PO5	19.06.25	Copenhagen crossing added	HWG	ERJ

ALDI FOOD STORE:

Ground Floor		
Proposed	2041m ² (GEA)	
Proposed	1940m ² (GIA)	
External Areas:		
Parking aisles	6m & 7.5	
Parking spaces	2.5m x 5.0m	
Parking spaces	97	
	Inc. 6 Accessible	
	5 Parent & Child	
	6 EV + 20 Future	
Cycle Parking		20 Customer Space 10 Staff Spaces

Key:

- Aldi site area (Red line) 1.97 Acres; 0.7977 Hectares
- Electrical Easement
- Permeable Paving
- Block Paving
- Proposed new trees

For details of the Landscaping scheme refer to Smeeden Foreman drawing: 19971-SFW-XX-XX-DR-L-1001

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Client

Aldi Stores Ltd

ALDI

Project Title

Proposed Redevelopment

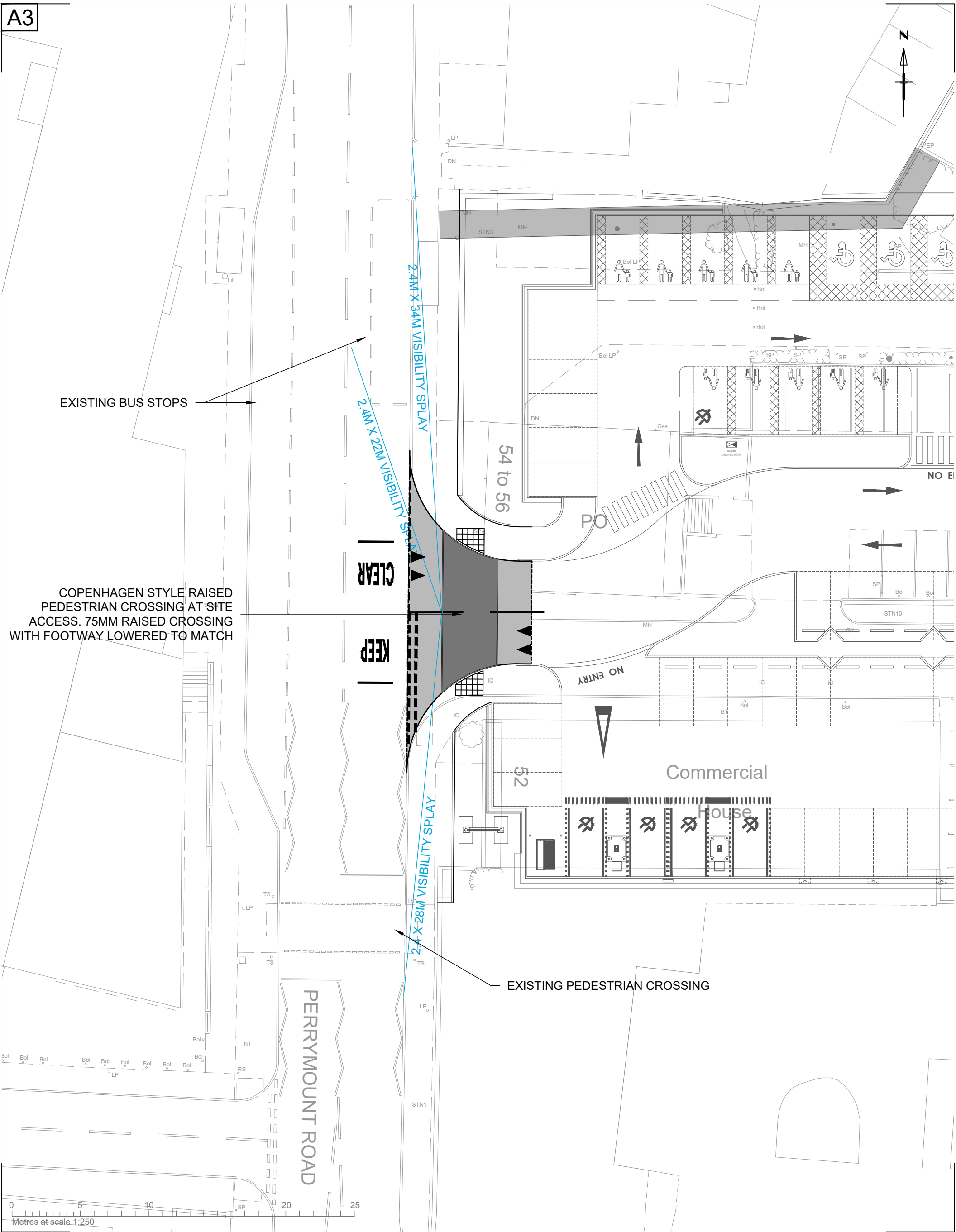
Sussex House
Perrymount Road
Haywards Heath, RH16 1DN

Drawing Title

Proposed Site Plan

Drawn	Checked	Scale @A3	BIM Status	Date		
HWG	ERJ	1:500	NA	11/24		
Drawing Status			Rev.	THP Project No		
Planning			P05	19971		
Project No.	Originator	Volume	Level	Type	Role	Number
19971	THPK	00	XX	DR	A	0120

Appendix 2



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		project PENNYMOUNT ROAD HAYWARDS HEATH	drawn by T.A.S	checked by N.P.B
		title PROPOSED SITE ACCESS	drawing number 24036-010	
			status PLANNING	rev. G