

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 10th June 2014

**FROM: Tim Townsend TO: Arun District Council
FAO: Mrs. A. Gardner**

SUBJECT: A/42/14/PL - General purpose steel framed agricultural machinery storage building.

LOCATION: Roundstone Farm, Littlehampton Road, Ferring, West Sussex, BN12 6PW

DATE OF SITE VISIT: N/A

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £N/A

This is the second WSCC Highways and Transport response to the planning application. It follows submission of further information from the applicant's agent (emails dated 29th May 2014 and 3rd June 2014 – Kate Hill to Anita Gardner).

Information previously requested by the Highway Authority (replies from the applicant in red text):

1. Current traffic movements in and out of the site on a daily basis – to include peak periods and peak farming/activity periods: -. 4 cottages with three cars in total, postman and dustcart delivery and collection. Two units let, 8 employees, cars in the morning - stay all day and maybe 4 deliveries per day between them. Farm tractors in and out daily depending on weather conditions - dry, hot and sunny more movements. The farm has 8 tractors, 1 combine and 1 telehandler. Deliveries of vegetable plants, fertilisers and sprays and machinery parts. Articulated lorries to collect grain and deliver fertiliser.
2. Current vehicle types entering and leaving the site during times specified in 1 above: - Tractors, cars, vans and some articulated lorries.
3. Proposed traffic movements if planning permission is granted during times specified in 1 Above: - No change in traffic movements when planning is granted. Our winter hours are 7.30am to 5.00pm, summer hours from 7.00am to 9.00pm and harvest time sometimes later. The same as it has been for the last 40 years.
4. Proposed vehicle types that will use the site if planning permission is granted during times specified in 1 above: - Same as Section 1.
5. Clear description of how site is accessed and egressed (and whether this is proposed to change in any way) if planning permission is granted: - No changes to current access. Roundstone Farm has two access points onto the A.259. One on the roundabout and the other one is off the by-pass. The by-pass access has been used by Roundstone Farm for more than 100 years. The roundabout access was granted when the dual carriageway was built in exchange for us closing several accesses along the A.259. Most traffic that is coming from the west entering the farm uses the roundabout access and most vehicles leave from the old established farm entrance. If vehicles are coming from the east entering the farm they use the old farm entrance.

6. General description of how the building will be used if planning permission is granted including description of current arrangements for agricultural machinery storage (and where it is stored): - General agricultural building, machinery workshop, storage of machinery, fertilisers and chemicals stored. Farm office also within the building. Trailers and machinery are stored outdoors at Roundstone Farm and we wish to put these trailers and machinery under cover hence the requirement for the new building. We have a temporary store which we are obliged to give up in two years time, which is 5000sq. ft and is two miles from Roundstone Farm and we will need to accommodate this machinery at Roundstone Farm, which should reduce the number of movements.

Conclusion.

Based on the revised information provided by the applicant's agent, the Highway Authority is satisfied that the development should not give rise to additional traffic movements in or out of the site. Given this, it would be difficult to insist that changes be made to the accesses. However, the Highway Authority asks that the applicant uses best endeavours to minimise use of the roundabout access – particularly for vehicles exiting the site – instead, using the eastern access to exit the site.

In addition, the Highway Authority recommends that the Planning Authority restricts by condition the use of the building to the storage of agricultural machinery only (and that such use be associated with the existing farm use on-site and not be made available to third parties) to prevent any other uses taking place that might increase traffic in and out of the site via the existing accesses.

Recommended highway condition.

Parking, turning, loading and unloading - The development shall not be occupied until space for the parking, turning, loading and unloading of vehicles clear of the highway for the development has been provided in accordance with plans to be approved by the Local Planning Authority. Thereafter it shall be retained specifically for its intended purpose.

Reason: To provide adequate parking, turning, loading and unloading facilities clear of the public highway and to accord with approved policy.

Tim Townsend
Strategic Planning