

Project Name:	Sefter Farm Sweetcorn Store Extension, Pagham
Document Reference:	118.0001/TN/2
Document Name:	Transport Note
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Checked By:	Mark Smith (03.10.17)
Approved By:	Mark Smith (03.10.17)

1. INTRODUCTION

- 1.1 This Transport Note (TN) has been prepared by Paul Basham Associates on behalf of Barfoots of Botley Ltd to support a planning application for a sweetcorn store at Sefter Farm, Pagham. The site location is shown below in **Figure 1**.

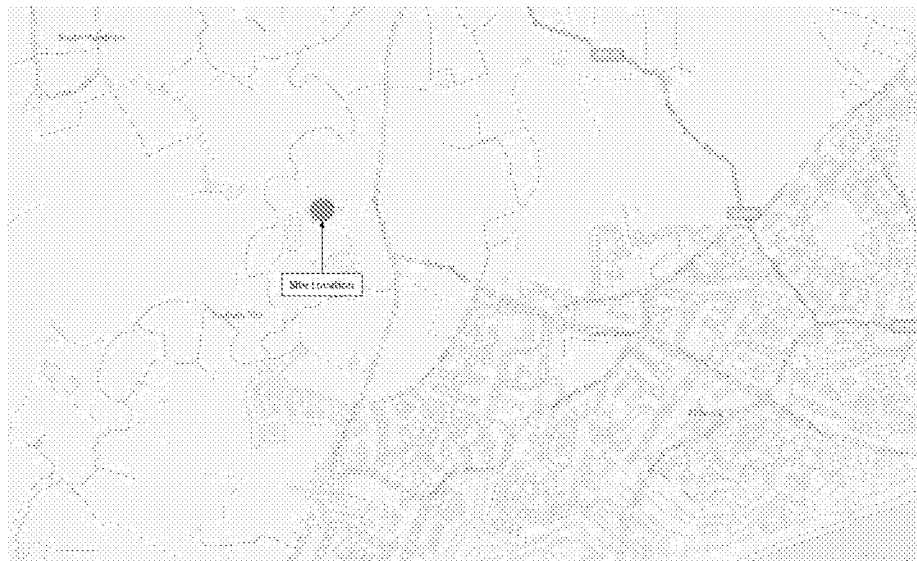


Figure 1: Site Location

- 1.2 The proposals are for a small extension to the existing agricultural building to be used for the storage of sweetcorn, with a total GFA of 514m². As the extension is to be used for the storage of produce only, no increase in staff, outputs or production will be generated as a result of the extension and therefore no additional traffic or parking demand will be generated by the scheme.
- 1.3 For clarity, the existing site context in relation to the proposed extension is shown in **Figure 2**, with the proposed site layout included as **Appendix A**. **Photograph 1** demonstrates the existing site access road conditions from within the site.

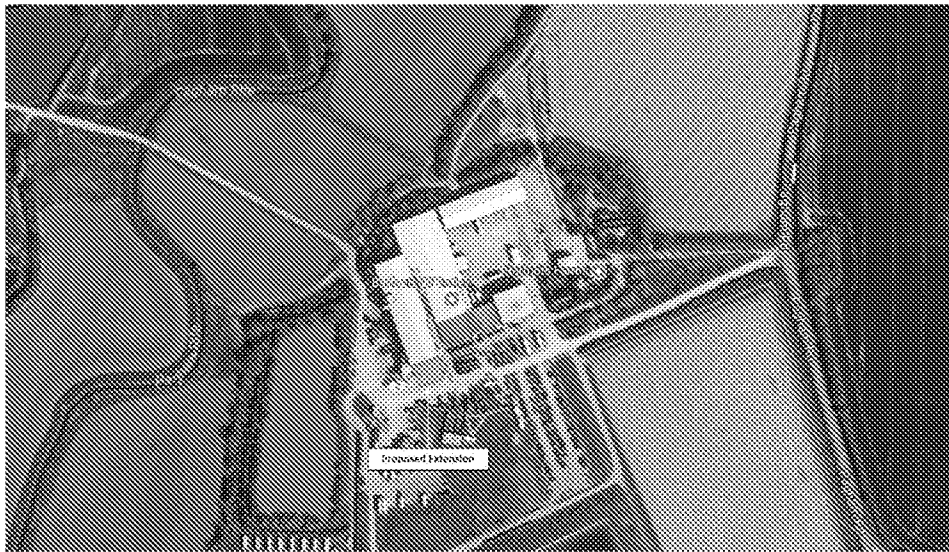


Figure 2: Existing Site Context in Relation to Proposed Extension (retrieved from googlemaps.com)



Photograph 1: Existing Site Access Road Conditions

- 1.4 This application is similar to a previously approved (but now lapsed) scheme for an extension to the existing agricultural building. The application was approved in 2008 and renewed in 2012 for a very similar building of the same use (and slightly larger size) as this proposed scheme, and whilst no highway comments were raised the Officer's Report stated that, *'It is considered that the proposal will not result in any significant effects on highway safety.'* Further details are contained in **Chapter 2** of this report.
- 1.5 The purpose of this report is therefore to provide further information which ensures that West Sussex County Council (WSCC) as the highway authority are supportive of the extension given that there will be no impact on the local highway network (as per the previous applications on the site).

2. PLANNING APPLICATION HISTORY

- 2.1 The site at Sefter Farm has a history of recent planning applications, of which the most relevant to this application is the following:

Application Reference: P/5/12 (renewal of previously consented application P/134/08)

'Extension to agricultural building'

- 2.2 This application comprised the extension of the existing agricultural building to the south west of the existing building. The purpose of the extension was to provide storage for produce awaiting distribution. The comments received by West Sussex County Council (WSSC) as the local highway authority were:

'I am not aware that there have been any highway related concerns with this site and the previous extensions that have been granted planning consent. On that basis I would not anticipate that there would be any highway related concerns with this site and the proposed usage.'

- 2.3 The application was approved in March 2012 but given the 3 years to implement the permission has now lapsed. Therefore whilst the proposals remain very similar to those previously approved, it is understood that any possible impacts of the proposed extension need to be reassessed.

- 2.4 The following paragraphs provide an overview of the calculated and agreed impact of each of the more recent applications on the site in traffic impact/ highways terms in order to ascertain the Local Highway Authority's position for similar applications on the site thus far. The applications are summarised in chronological order.

Application Reference: P/99/14/PL (renewal of previously consented applications P/119/07 and P/30/11)

'Extension to agricultural building'

- 2.5 The application comprised the construction of an extension to the existing agricultural building, with the extension forming an 'L' shape to the north eastern corner of the site. The purpose of the extension was to provide storage for produce awaiting distribution. The comments received by WSSC as the local highway authority were:

'The site does have an existing vehicular access. There are no known issues with the use of this access. As no intensification of use is anticipated, there would be no expectation for the proposal to give rise to any highway safety concerns.'

- 2.6 This application was approved in December 2014.

Application Reference: P/105/14/PL (renewal of previously consented applications P/32/08 and P/29/11)

'Demolition of agricultural store & extension to agricultural building'

- 2.7 This application comprised the demolition of an existing store and the subsequent provision of a larger store, as an extension to the existing building in the eastern corner of the site. The purpose of the extension was to provide storage for produce awaiting distribution. The comments received by WSCC as the local highway authority are summarised as:

'The applicant states that the site should not result in any additional traffic being generated as a result of the development proposal. Based on the information provided including assessment and scrutiny of the submitted plans, the Highway Authority is satisfied that the proposal is unlikely to generate additional traffic.'

Based on the submitted information, the Highway Authority raises no objection to the proposal.'

- 2.8 This application was approved in February 2015.

Application Reference: P/68/15/PL

Glasshouse, balancing pond/ irrigation storage, staff facilities, water tanks, security fence & access road.

- 2.9 This application comprised the construction of 3.5 hectares of high-tech glasshouses and a 24,000m³ reservoir for the growth of crops on the site. As outlined in the Transport Assessment produced by CEP, the site was anticipated to create an additional 18 jobs and generate c.9 two way movements per day, with 2 HGV movements also anticipated.
- 2.10 The comments received by WSCC as the local highway authority stated that no objection was raised, *'WSCC raise no objection subject to any conditions attached.'* These conditions related to the provision of cycle parking and the submission of a Construction Management Plan.
- 2.11 This application was approved in October 2015, and it is understood that the glasshouse has not yet been constructed.

Application Reference: P/76/16/PL

'Construction of a building for the packaging, preparation & distribution of fresh foods with ancillary accommodation associated with the existing horticultural business, revisions to internal access road, car parking & hardstanding areas & landscaping & provision of a wetland.'

2.12 This application comprised the development of a new production facility on the site. As outlined in the Technical Note produced by PBA, it was anticipated that up to 58 additional staff vehicle movements and 2 HGV movements could be associated with the facility. To address WSCC's potential concerns on the increase in traffic movements associated with the site a number of conditions were placed on the approved Decision Notice, of which the highways conditions can be summarised as:

- Visibility for vehicles and pedestrians to be improved by the removal of hedgerow in the vicinity of the accesses;
- Internal Car Park to be reconfigured to provide additional car parking;
- Travel Plan to be implemented.

2.13 This application was approved in June 2017.

3. EXISTING SITE CONDITIONS & PROPOSED EXTENSION

- 3.1 The existing site at Sefter Farm is located 7.2km south of Chichester and 2.7km north of Pagham, and is currently in use as Barfoot's operational base, comprising approximately 2.7 hectares. A portion of the existing agricultural building is demonstrated in **Photograph 2**, with the route for HGVs into the site demonstrated in **Photograph 3**.



Photograph 2: Existing Agricultural Building



Photograph 3: HGV Route into the Site

- 3.2 The existing site employs 400 staff from the local area, and there are suitable facilities to support these staff including a large car park, a minibus service and local bus stops. The

most recently approved application for the packhouse facility and associated office estimated that an additional 30 staff could be expected to be generated by the site in the future, and measures have also been put in place to support this increase in staff including an increase in the number of car park spaces on the site and additional minibuses services, as well as improved pedestrian links to the public bus stop.

- 3.3 The existing agricultural building on the site allows for the storage of fresh vegetable produce which is highly perishable and needs to be kept at an optimum handling and storage temperature.
- 3.4 Sweetcorn needs to be kept cold to ensure that its' freshness is retained. At present, the store's size is not sufficient to store the sweetcorn whilst ensuring temperature control is maintained.
- 3.5 This application therefore proposes an extension to the existing agricultural building to provide a store which is sufficient to accommodate the sweetcorn to be kept at optimum temperatures. The sweetcorn store is to be located in the south western corner of the existing building and will have a total GFA of 514m². The proposed site layout is provided in **Appendix A**.
- 3.6 The sweetcorn store will replace a small plant room with a GFA of 20m², with the remainder of the existing land used for storage only. Therefore, the proposals will have no impact on the movement of vehicles into or out of the site, nor will obstruct any existing parking or turning space for vehicles.
- 3.7 As previously described, the extension is to be used for the storage of produce only and there will be no increase in staff, outputs or production generated as a result of the extension. No additional traffic will be generated by the store and therefore there is anticipated to be no impact on the local road network as a result of this scheme.

4. SUMMARY AND CONCLUSIONS

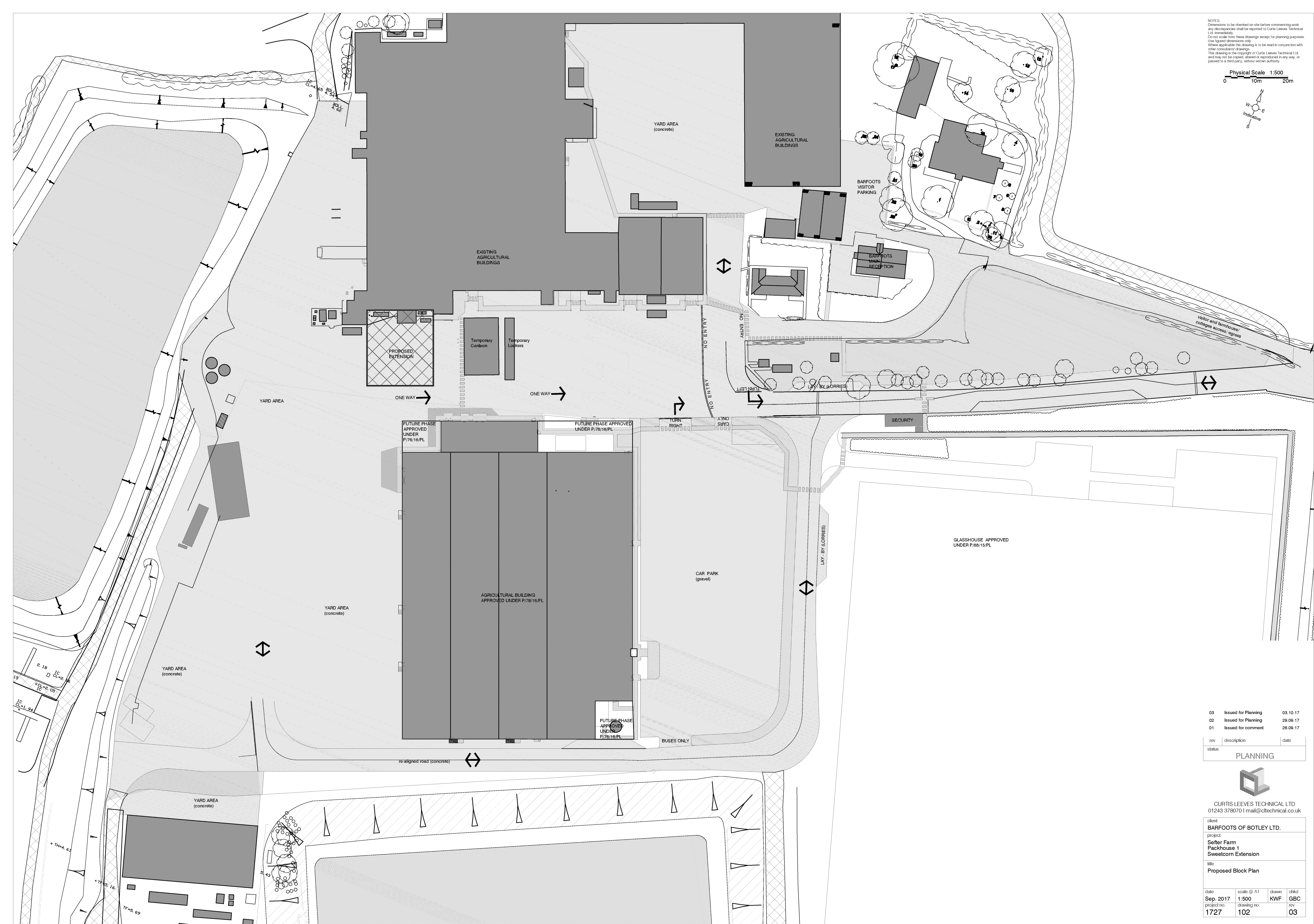
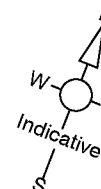
- 4.1 This TN has been prepared by Paul Basham Associates on behalf of Barfoots of Botley Ltd to support a planning application for a sweetcorn store measuring a total of 514m² GFA at Sefter Farm, Pagham. The Store is proposed to be an extension of the existing agricultural building on the site, and will be located in the south western corner of the existing building.
- 4.2 This application is similar to a previously approved (but now lapsed) scheme for an extension to the existing agricultural building which was approved in 2008 and renewed in 2012 for a very similar building of the same use (and slightly larger size) as this proposed scheme. In response to this application no highway comments were raised, and therefore the Officer's Report stated that, *'It is considered that the proposal will not result in any significant effects on highway safety.'*
- 4.3 Chapter 2 of this document has summarised the most recent and relevant planning applications on the site. A number of small extensions (in addition to the one listed above) have been approved in recent years with the acknowledgment that no highways impact is anticipated by any recent proposals. Larger extensions (for which an increase in staff is anticipated) have resulted in the need to provide additional facilities, and these have also been approved.
- 4.4 As this proposed sweetcorn store is to be used for the storage of produce only and there will be no increase in staff, outputs or production generated as a result of the extension, no additional traffic will be generated by the store and therefore there is anticipated to be no impact on the local road network as a result of this scheme.
- 4.5 Paul Basham Associates therefore encourage West Sussex County Council as the local highway authority to look favourably on this scheme with regards to highways.

Appendix A

NOTES:
Dimensions to be checked on site before commencing work.
any discrepancies shall be reported to Curtis Leeves Technical Ltd immediately.
Do not scale from these drawings except for planning purposes.
Use figured dimensions only.
Where applicable this drawing is to be read in conjunction with other consultants' drawings.
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Physical Scale 1:500

0 10m 20m



03	Issued for Planning	03.10.17
02	Issued for Planning	29.09.17
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rev	description	date
status		
PLANNING		



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client	BARFOOTS OF BOTLEY LTD.		
project	Seffer Farm Packhouse 1 Sweetcorn Extension		
title	Proposed Block Plan		

date	scale @ A1	drawn	chkd
Sep. 2017	1:500	KWF	GBC
project no.	drawing no.	rev	
1727	102		03