

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 19/10/2017

FROM: Alison Meeus **TO: Chichester District Council**
FAO: Planning Officer

SUBJECT: P/107/17/PL – Sefter Farm, Pagham Road
Extension of existing building to store sweetcorn

RECOMMENDATION:

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

The proposal to create a larger sweetcorn store at the above site has been considered by WSCC as the Local Highway Authority. No objection is raised.

The site is owned by Barfoots and already undertakes a vast range of packing and distribution activities. The new store will assist the company in storing sweetcorn at the perfect temperatures required to be able to keep the produce fresh.

The increase in GFA to 514sqm will not require any additional staffing and the quantity of sweetcorn produced will not change. The site already provides car parking for its staff and also has a staff mini bus service, and a good local bus service and pedestrian links to this. As such WSCC do not consider there to be any related highway safety or capacity issues.

Whilst the new store is being constructed there may be additional works vehicles on-site, and possibly deliveries of building materials which should be managed via a CMP (construction management plan). Condition attached.

Alison Meeus
Planner

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.