

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	29 November 2021
LOCATION:	Sefter Farm Pagham Road Pagham PO21 3PX
SUBJECT:	P/117/21/PL Construction of a new packhouse including relocation of parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development. Supplementary Information re Highways and Parking received.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been reconsulted on proposals for new packhouse at Sefter Farm. In comments dated 16 September 2021 the LHA requested further information on the vehicular trip generation, car parking arrangements and Travel Plan (TP).

Trip Generation

Data of the existing HGV movements at the site have been provided, averaging a total 9 in the AM and 13 in the PM peak hours. It has been clarified that the proposed packhouse is required floorspace for automation of processing and will not result in increased production at the site. The increase of storage space will also allow for reduction in HGV movements that were required specifically for third party storage requirements.

Whilst the LHA does not object to the principles used to assess trip generation, we are mindful that this is specific to the proposed Barfoots use. If a different operator were in place the traffic impact could be different. A TRICs sensitivity test should be undertaken to assess the specific land use class. Is a wholly B8 or B8/B2 use proposed. What land use does the Local Planning Authority (LPA) consider is being applied for? The TRICs assessment should reflect this.

Internal Layout

HGV routes throughout the site have been detailed to clearly show the proposed amended layout within the site.

A plan showing the existing 219 x car parking across the site has been provided. A safeguarded area for 64 x additional parking spaces has also been annotated. The 64 x spaces would be provided in line with Arun SPD requirement for 1 space per 100sqm for B8 storage use.

The LHA consider there is sufficient space within the site for car and HGV parking although finer detail (are the 64 x spaces proposed to be built as part of this application?) disabled, bicycle and motorcycle parking and electric vehicle spaces can be secured by condition.

Travel Plan (TP)

The applicant has confirmed that the existing Travel Plan will be updated. It is unclear whether the existing TP condition was discharged. Considering the scale of the development and change in processes at site a full TP would be required. The LPA should look to secure a fee of £3500 for monitoring and auditing of the Travel Plan via s106 Agreement/ Unilateral Undertaking.

Conclusion

Please clarify the proposed land use and provide updated TRICs assessment.

Katie Kurek
West Sussex County Council – Planning Services