

[REDACTED]

From: Richard Goodall [REDACTED]
Sent: 08 December 2021 14:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fwd: P/117/21 Sefter Farm Pagham Road Pagham PO21 3PX

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon,

Please find attached a copy of an email sent to me from our highway consultant which shows our current position regarding the WSCC comments.

In short, to assess our proposal using TRICS data would mean we would be assessing the application as either a B8 or B1(class E) use, neither of which would accurately reflect our proposal.

Happy to discuss or attend a meeting with WSCC if that is what is required.

Regards

----- Forwarded message -----

From: Fiona Bennett [REDACTED]
Date: Wed, 8 Dec 2021 at 14:18
Subject: Re: P/117/21 Sefter Farm Pagham Road Pagham PO21 3PX
To: Richard Goodall [REDACTED]

Good afternoon Richard,

We have discussed WSCCs recent comments regarding this application and welcome their very positive response and acceptance of the principle of the application i.e. additional floorspace required for automation and on-site storage.

As discussed, packhouses are identified in Arun's Local Plan (and others) as being something quite different from general industrial and therefore it would seem appropriate to consider their uniqueness in transport terms too.

In terms of the TRICS database, there are no comparable sites for packhouses and it would be misrepresentative to provide a sensitivity test on the basis of generic B8 for this bespoke application.

As Simon Davis rightly sets out below, B8 use on this site for distribution unrelated to horticulture is unsuitable.

We are happy to accept the proposed condition restricting the use of the new building to a packhouse used in connection with a horticultural or agricultural use, and agree that this could allow a horticultural operator other than Barfoots to operate from the site and that the traffic profile from one horticultural operator to another would not be materially different.

Given that the need for a packhouse is an operational requirement for space and will not result in material vehicle trip increases on the local highway network, and that WSCC and National Highways both accepted this principle, it would appear that the best way forward is to provide the condition outlined above.

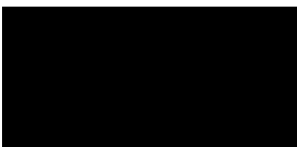
Happy to discuss.

Kind regards,

Fiona

Fiona Bennett

HighgateTransportation



Highgate Transportation Ltd

First Floor, 43-45 Park Street

BRISTOL BS1 5NL

Company Registration Number: 07500534

This message (including any attachments) is confidential and intended for the addressee only. The material in it may also be subject to copyright protection. If you are not the addressee you are notified that any use, review, disclosure, or copying of the information in it is prohibited. If you have received this message in error please notify us and delete any copies of it. Whilst we take sensible precautions we cannot guarantee that this message or any attachments are virus free.

Please consider the environment before printing this email and any attachments.