

From: Katie Kurek <[REDACTED]>
Sent: 13 December 2021 10:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: RESPONSE TO RECONS P/117/21 Sefter Farm Pagham Road Pagham PO21 3PX

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Hi Simon

If you are going to apply a condition to restrict new building to a packhouse used in connection with a horticultural or agricultural use (and for no other purpose within class B8) then LHA are content with the trip assessment that has already been provided

On this basis the LHA would raise no highway safety or capacity concern but advise car parking is secured by condition and travel plan by s106/Unilateral Undertaking (fee of £3500 for monitoring and auditing of the Travel Plan)

Kind regards,

Katie Kurek | BA (Hons) MCIHT | Senior Transport Planner (Development Management)

Pronouns: She/Her/Her's

County Highways Team – Planning Services - Economy, Planning and Place Directorate - [West Sussex County Council](#)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 03 December 2021 10:46

To: Katie Kurek

Subject: RE: RESPONSE TO RECONS P/117/21 Sefter Farm Pagham Road Pagham PO21 3PX

Dear Katie,

I have passed these comments on to the agent and asked them to respond. I see you have asked for the LPA's view on use class.

I don't consider any part of the use to be general industrial (B2). The application form does list some industrial processes (refrigeration & humidity control) but these would be typical on any form of food storage place. I think B8 is the more likely use due to the site storing, packing and distributing vegetables/salad. However, if the site were simply considered as a B8 use then it could in future become some sort of distribution centre for other goods in a location less suited to such a use. It is currently in this location because it is connected with an existing horticultural/agricultural use and the products are grown on adjoining land.

I am considering proposing to restrict by condition the use of the new building to a packhouse used in connection with a horticultural or agricultural use (and for no other purpose within class B8). This could allow a horticultural operator other than Barfoots to operate from the site but the traffic profile from one horticultural operator to another would not be materially different.

You have also asked whether the previous Travel Plan was ever discharged. I can find no record on our system of an application being received to discharge this.

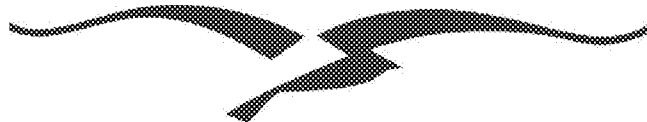
I will forward on the applicants further response and formally reconsult you at that point.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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From: Katie Kurek [REDACTED]
Sent: 29 November 2021 15:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RESPONSE TO RECONS P/117/21 Sefter Farm Pagham Road Pagham PO21 3PX

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Katie Kurek | BA (Hons) MCIHT | Senior Transport Planner (Development Management)

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Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
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