

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Amber Willard
FROM:	WSCC – Highways Authority
DATE:	9 May 2025
LOCATION:	Sefter Farm Pagham Road Pagham PO21 3PX
SUBJECT:	P/40/25/PL Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated) and may affect the setting of a listed building.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for warehouse extension and remodelling of existing reservoir. Extension is required to provide storing space for product, removing need to travel off-site to store product, meaning reduction in approx. 800 HGV movements/year.

Vehicle access to Pagham Road is to be retained with existing internal service road re-routed.

LHA previously provided comments on P/117/21 – new packhouse and relocation of staff parking which was approved.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury incidents at Barfoots access. There have been incidents nearby (at Sefter Rd/Pagham Rd junction). However, from an inspection of accident data it is clear that this was not due to any defect with the junction/ road layout.

The existing packhouse will be extended by 30 x 60m, accessed via internal roundabout provided under P/117/21. The existing internal service road to be re-routed south of extension with four new loading docks. Swept path tracking shows HGV can enter, manoeuvre within site and exit in forward gear. Under P/117/21 tracking for access and route within site already demonstrated.

Trip Generation

During June-July and Aug-Oct there is average 50 HGV journeys/week from Barfoots to Funtington to allow storage of sweetcorn product that is processed on site. These proposals will therefore remove requirement for third party storage thus reducing HGV movements. No increase in staff numbers are proposed. With no increase in staff and HGV movements decreasing, the LHA raise no concern in terms of impact on operational capacity of nearby road network.

Sustainable/Active Transport

Within site is bus stop for staff (Portsmouth-Barfoots via Chichester) and also route 69 (Littlehampton-Barfoots via Bognor). Staff journeys by bus are therefore accommodated for and increase in use of this has occurred, showing it is of benefit.

There is also public bus stop on Pagham Road (south of access) route 600 Elmer-Chichester via Bognor/Felpham/Pagham on east side carriageway (south of Sefter Road/Pagham Road junction).

There is an existing travel plan and monitoring obligation secured under P/117/21. Whilst it would be useful for the Travel Plan to be updated to make reference to this application, there is no need to specifically secure the Travel Plan under this permission as proposals do not result in increase in vehicle movements.

Parking

There is existing 219 car parking (190 in main car park including Electric Vehicle parking) secured under P/117/21.

No additional parking is proposed – Arun SPD require 1 space per 100sqm of B8 storage however as no additional staff are proposed, no additional parking is proposed. LHA are satisfied that parking on site suits existing use (as well as bus service and travel plan measures that suitably address need to encourage sustainable/active transport within the confines of the rural site location). The LPA may wish to secure a condition on the basis that parking is suitable for the specific user of the site and that if any other user under B8 storage were to occupy site they would have to demonstrate parking is suitable for use – though it is understood this may have been secured under P/117/21.

Cycle parking already secured under P/117/21 (6 x visitor and 30 x staff) - there is space available if more needed but no additional staff proposed.

16 x motorcycle parking provided under P/117/21.

CONCLUSION

In summary the proposals are to improve on-site storage capacity, resulting in decrease of HGV movements to and from the site. With no changes proposed to already accepted access and parking arrangements and no increase in vehicle movements anticipated, there are no highway safety or capacity concerns to the proposals.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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.

Katie Kurek

West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 May 2025 10:07
To: Planning Scanning
Subject: FW: Response To Application Number P/40/25/PL at Sefter Farm
Attachments: Response_P-40-25-1.pdf

WSCC Highways response

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From: Katie Kurek [REDACTED]
Sent: 09 May 2025 12:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/40/25/PL at Sefter Farm

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[REDACTED]
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