Gedney, Oliver

From: Gedney, David
Sent: 18 November 2020 11:02
To: _planningadvice
Subject: FW: H05-0851-20 - Proposed agricultural store, Mill House Farm, Roman Bank, Fleet

Please scan – 6TA (Transport Assessment)

Regards

David Gedney | Senior Planning Officer| **South Holland District Council**
dgedney@sholland.gov.uk
DDI: 01775 764468 |
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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 18 November 2020 10:38
To: Gedney, David <DGedney@sholland.gov.uk>
Cc: Sharon Lammiman <s.lammiman@rdc-landplan.co.uk>
Subject: RE: H05-0851-20 - Proposed agricultural store, Mill House Farm, Roman Bank, Fleet

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Good morning David
Please find below the response regarding transport issues as requested by Dean.
Should you require any further information please do not hesitate to contact me.

Transport Statement

Existing Situation

The current farming operation at Mill House Farm stores potatoes which are harvested and brought to the site using a mixture of agricultural tractors and trailers and bulk HGV's from September through to the end of October/early November each year. This volume of produce equates to approximately 40 vehicle movements into the site each week over this period. Once in storage, the potatoes are then taken out to customers on a demand basis throughout the year. Some of the potatoes arrive and leave the site using public roads and some (approximately one third) travel between the application site and the AH Worth site to the north using the existing private road that links the two sites. There is an access into the application site at the rear (north) off the private road. In the event that additional storage is not available on site, the potatoes would be brought to site in the normal way to be graded and then leave the site to be stored in bulk at third party storage off site. When the potatoes

are needed to meet demand, they would be brought back to site to be regraded before being sent out to the customer. The proposal seeks to reduce/remove this double handling/storage.

The Proposal
The proposed building will have the capacity to store approximately 1,000 tonnes of potatoes but will also be used to store harvesting and grading equipment (there is no processing on site) when not in use. Again, the harvested potatoes will arrive by both agricultural tractor and trailer and by HGV bulker and some will be brought to and from the site via the private road that links the application site to AH Worth to the north. The additional vehicle numbers will equate to approximately 5-6 additional movements per week during the harvesting season and on average 1-2 vehicles per week leaving the site throughout the year. These numbers will be 'diluted' due to direct movements between the application site and AH Worth to the north, which do not impact on the local road network.

Conclusions
Overall, the increase just in terms of the existing farming operation is small. When compared to the volume of traffic that currently operates from the AH Worth site which equates to approximately 100 HGV movements in and 100 HGV movements out per day, the increase in traffic volume attributable to the proposal is negligible and certainly well within the daily fluctuation of traffic on the local road network surrounding the site.

Kind regards

Lewis

Lewis Smith MRTPI
Town Planning Director

rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: 10 November 2020 15:07
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H05-0851-20 - Proposed agricultural store, Mill House Farm, Roman Bank, Fleet

Many thanks Lewis.

I look forward to the transport statement in due course.

Regards

David Gedney | Senior Planning Officer| **South Holland District Council**
dgedney@sholland.gov.uk
DDI: 01775 764468 |
www.sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 10 November 2020 14:20
To: Gedney, David <DGedney@sholland.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; Sharon Lammiman <s.lammiman@rdc-landplan.co.uk>
Subject: RE: H05-0851-20 - Proposed agricultural store, Mill House Farm, Roman Bank, Fleet

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Good afternoon David
Please find attached the amended plans for the above showing the proposed building almost double the distance from the rear boundary with the Listed Building. We have also added some additional tree planting in the resultant gap.
I am also in the process of putting together the further information requested by the Local Highway Authority and will forward this to you shortly.
Kind regards

Lewis

Lewis Smith MRTPI
Town Planning Director

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