



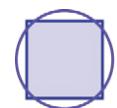
October 2025

The Fen Farm

Sompting Community Farm

Planning Application

Traffic Statement

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ARCHITECTS LTD

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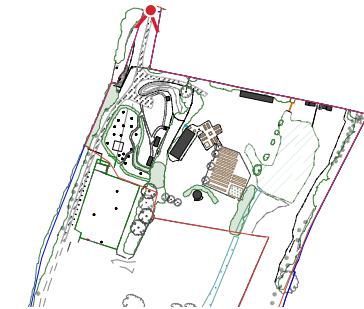
INTRODUCTION

Site Address:

Land at Sompting Brooks, part of Sompting Estate, south of Test Road, Sompting, West Sussex.

This Traffic Statement accompanies the full planning application for the development of the Fen Community Farm in Sompting.

The site benefits from existing vehicular access from Test Road, which is subject to a 30mph speed limit. The site is within walking distance of Lancing railway station and is served by local bus routes (7, 701 and 16) and footpaths, supporting sustainable travel options. Access is provided via a gated entrance for vehicles, with an adjacent gate for pedestrians.



01

Entrance gate to The Fen Farm, with new hedging planted



Planning Context:

Planning permission was granted in 2022 under AWDM/2022/20 for the creation of a community farm on the site, including the provision of six standard car parking spaces. Subsequent application AWDM/0435/22 granted six bicycle parking spaces to improve the accessibility of the site.



02

Existing car and bicycle parking

ACCESS & TRANSPORT

This application builds on the existing consented use by proposing three new buildings to support the farm's operations and community functions. This includes improvements to access, circulation, and parking arrangements to ensure the development meets current standards for inclusivity and emergency access, while maintaining the low-impact, sustainable ethos of the site.

The community farm is intended to serve the local community, providing space for education, food production, volunteering, and environmental awareness. It is not designed to function as a regional visitor attraction, therefore, the development is expected to generate low volumes of vehicle traffic.

The farm actively promotes walking, cycling, and public transport use among volunteers, visitors, and staff. The site layout has been designed

to encourage sustainable travel behaviours, with sufficient parking for bicycles and improved pedestrian access.

The community farm operates on a farm-to-fork ethos, with the majority of food items served across all three buildings sourced directly from the farm itself or other land owned by Sompting Estate nearby. Any additional supplies required will be delivered in small quantities using light goods vehicles or vans, minimising traffic impact on the surrounding community.

Granting planning permission will facilitate the approval of the formal application to the council for kerbside collection of refuse where the site meets Test Road. This will eliminate the current reliance on volunteers transporting waste in private vehicles to offsite collection points.

Proposed Access and Parking

Provisions:

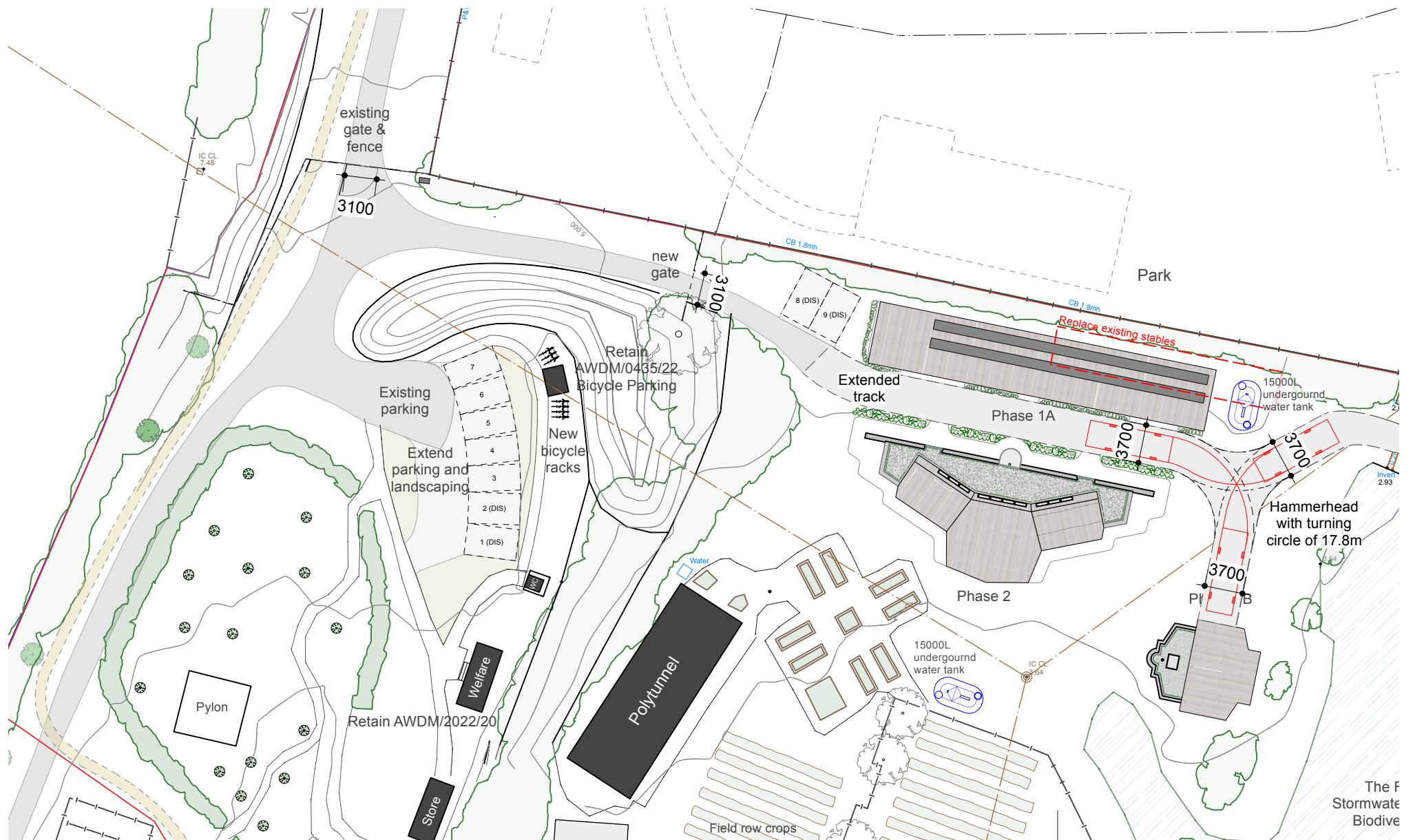
As part of this application, we propose the following measures to support safe and inclusive access:

- **Designated Disabled Parking:** Provision of four marked disabled parking bays to enhance accessibility for visitors with limited mobility. This increases total parking provision on-site from six to nine spaces.
- **Revised Parking Layout:** The existing gravelled area will be extended to accommodate appropriate bay dimensions and allow safer circulation and manoeuvring within the site.
- **Expanded Cycle Parking:** Installation of two ground mounted bicycle racks, providing six additional bicycle spaces, bringing the total to twelve, to support and encourage cycling.

- **Emergency Access Compliance:** Extension of the existing farm track to allow access for fire and rescue services to the proposed buildings in compliance with Approved Document B, Volume 2 (2020 edition). This involves; a minimum track width of 3.7m, minimum gate width of 3.1m and hammerhead with turning circle of 17.8m.

- **Maintain Agricultural Character:** New hard landscaping areas will consist of compacted soil sub-grade, a Type 1 sub-base, and a running surface of well-graded crushed stone or similar.

These measures are clearly set out on drawing no. 372/19F, submitted with this application.



Extract from drawing
no.372/19
parking, track and turning
circle (1:500)

POLICY COMPLIANCE

The proposal aligns with the following Adur and Worthing Local Plan policies and UK Building Regulations:

Policy 15: Sustainable Transport

- Promoting sustainable modes of transport by encouraging walking, cycling, and public transport use rather than car travel.
- Providing cycle parking and proximity to Lancing railway station and local bus routes.
- Minimising car dependence and ensuring that new development does not create significant traffic or parking problems.

Policy 14: Sustainable Development

- Enhancing community use of land with minimal environmental impact.
- Improving accessibility for disabled users through the two new parking bays.
- Not increasing trip generation or road burden significantly.

Policy 29: Transport and Accessibility

- Ensuring safe and accessible environments for all users,

- including those with disabilities.
- Managing parking to avoid negative impacts on local highways.
- Extended gravel area and revised bay dimensions contribute to better safe manoeuvring on site.

Policy 28: Protecting and Enhancing Existing Community Facilities

- The community farm is a valuable community asset, and these access improvements will enhance its viability, particularly for those with mobility challenges.

West Sussex County Council

Parking Standards:

- Maintains appropriate and proportionate parking provision.
- Offers cycle parking and improved turning space within site standards.

Approved Document B, Volume 2 (2020 edition) of the Building Regulations (England):

- Meets the minimum road width for fire service vehicle access (3.7m), minimum hammerhead turning circle (17.8m), gate width (3.1m).

CONCLUSION

These associated traffic and access arrangements have been designed to enhance inclusivity, safety, and operational functionality while remaining consistent with the site's low-impact, community-focused character.

The proposal does not introduce new vehicular access points or generate significant additional traffic. Instead, it modestly improves existing site access, re-opens a historic access point for pedestrians only, and ensures compliance with emergency standards, and supports sustainable travel options. The development is fully aligned with local and national planning policies relating to sustainable transport, accessibility, and community infrastructure.

We trust this statement demonstrates that the traffic and access implications of the proposed development are acceptable and support the objectives of the Adur and Worthing Local Plan.

FIGURES

- 01 Author (2025) *Entrance gate to The Fen Farm, with new hedging planted*
- 02 Author (2025) *Existing car and bicycle parking*
- 03 Author (2025) *Extract from drawing no.372/19
Parking, track and turning circle*

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