



Aldwick Parish Council
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Your Ref: OWPC24342
Our Ref: AW/237/19/PL
Please ask for:
Mr S Davis

19th September 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of conditions imposed on planning reference AW/211/14/PL relating to
condition 8 - delivery times & Condition 10 - delivery of goods serving the store in
accordance to the Delivery Management Schedule

The Former Ship Inn Aldwick Street Aldwick

Thank you for your internet comments made on 19th September 2019 which has been recorded as
'an objection' with the comments as follows:

Decision: OBJECTION

Members strongly objected to this application on the following grounds;

Aldwick Street is a busy narrow street with a footpath on the north side only and cars parked on the south side regularly reducing this street in the vicinity of 'The Ship' to a single lane.

38ft articulated lorries trying to negotiate this would have great difficulty manoeuvring and the impact to other road users and pedestrians would be severe.

The car park at the ship is very small and lorries trying to reverse into this to unload would cause both directions of traffic to stop for the duration of that task. If delivery vehicles arrive at the same time there is no other parking available and therefore the vehicle will pull up directly outside the building to unload completely blocking the eastbound lane for the unloading time, this currently happens outside the Tesco store in Aldwick Road and causes severe problems for other road users, neighbouring business's and pedestrians and is regularly reported to Arun District Council and West Sussex County Council.

Furthermore, there are doubts as to whether articulated lorries will be able to negotiate the gated access at Fish Lane or the small roundabout at the Gossamer Lane, Aldwick Street junction where there have already been accidents and where, on darker mornings, cyclists in particular will be put at risk. Developments at the Pagham/Aldwick strategic sites have already been accepted as increasing traffic on that route and commuting traffic will coincide with the increased number of delivery slots. The scale of the increase (21 to 35 per week) will further increase traffic pollution and noise unnecessarily and put at risk the health and wellbeing of residents.

Members were disappointed that condition 12 had not been addressed as documented in the previous West Sussex County Council Consultation paper and further information relating to the size of the proposed vehicles, scheduled daily vehicle movement numbers, a location plan showing where loading/unloading will take place, swept paths to show how the different size vehicles can use the existing site was absent and the non-existence of a Service Management Plan was seen as totally unacceptable. Members agreed that the requirements stated in the West Sussex County Council Consultation paper should be

submitted before any further planning consent consideration is given by the Planning Officer.

This application is in direct conflict with Policy T SP1 of the Arun Local Plan as it does not provide or accommodate an efficient delivery of goods and supplies, give priority to pedestrians and cycle movements and certainly does not create safe and secure layouts for traffic, cyclists and pedestrians or avoid street clutter. One of the most concerning conflicts is that it does not consider the needs of people with disabilities by all modes of transport. Members also agreed that the application is direct conflict with Policy QE SP1 of the Arun Local Plan as it will result in increased levels of noise pollution and increased levels of air pollution and does not demonstrate in any way an enhancement quality of life to all and does not include evidence of meeting the needs of a growing elderly population.

The increased number of deliveries and size of vehicles is contrary to the District Council's aim to mitigate against climate change - 13.5.3, Arun District Local Plan.

The application is also in conflict with the Parish Design Statement page 67 "because of the narrow road (Aldwick Street) strict control should be exercised over any increase in car access".

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Neil Crowther
Group Head of Planning