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Dear Sirs,

Ref: A/107/20/PL at the Vinery, Arundel Road, Poling

With reference to the above planning application, a proposed amendment to Condition 4 of Planning Permission A/154/17/PL, to allow longer hours of operation at the Vinery I object most strongly to the application. I make the following comments to the paragraphs in the application from Paul Airey, Planning Associates Ltd.

Paragraph 1 There is no comment

Paragraph 2 The potential tenants who are put off by the existing hours of operation are obviously unsuited to the neighbourhood and the needs of the local residents and should look elsewhere for premises.

Paragraph 3 Policies GE7 and GEN37 of the Arun District Local Plan were there for a reason.

Paragraph 4 Extending the hours of operation will add noise and extra traffic movements as businesses adjust and adapt to the new hours. Business would be in a position to expand. There would inevitably be an increase in the level of risk with more traffic movements and an increase in noise and pollution.

Paragraph 5 The present hours of operation on Saturdays of 08.00 to 13.00 sensibly reflect that there are local residents with families and visitors in close proximity to the Vinery Site. An earlier start and much later finish would introduce increased risk, noise and pollution.

Paragraph 6 No comment

Paragraph 7 Just because Fargo, as part of their development approval, improved access to the site and some believe caused an overall upgrading to the site and the quality of the buildings, in no way does this mean or suggest that a relaxation on operating hours is appropriate, necessary or justified. The amenity of the residents adjoining the site has been compromised. Evidence that has not been brought to the attention of decision makers to date includes:

- a. Extra traffic movements to and from the site with associated noise and pollution
- b. Some traffic for the Vinery misses the Vinery entrance and ends up down the narrow residential road. Large vehicles then have to reverse back up the residential road with the obvious increased risk to residents and their pets, their families and visitors.
- c. Virtually all vehicles leaving the Vinery site fail to stop at the stop board and solid white stop line both clearly positioned at the exit gate.

Many vehicles therefore leave the site at an unsuitable fast speed increasing the risks for residents who are entering or leaving their road.

Paragraph 8 It is most likely that a relaxation of the hours of operation will lead to additional traffic. The potential tenants who have been discouraged will now become tenants. The business needs of such tenants suggest that they will operate fully within the extended hours and that there will be no limit to the noise or the volume of traffic which would be generated. There will be an increase in visits to the Vinery over a longer period of time.

Any company sited at the Vinery would be able to operate outside the existing hours and would be able to increase their work and operations if they wanted to. In reality there would be no limit to the number of companies who could operate outside the existing approved hours. New tenants most likely would. This would be to the detriment of the local residents and neighbourhood.

Paragraph 9 When the effects of the Corona Virus subside or even disappear, will the hours of operation return to their present state? Of course not. The Corona Virus should not be used as a lever to permanently increase the hours of operation at the Vinery.

Paragraph 10 Retiming deliveries merely moves road congestion, pollution and road safety issues to other times of the day. Ask anyone who has watched vehicles speed out of the Vinery without stopping at the stop sign or reverse up a narrow residential road and especially during the school holidays and weekends.

I trust that you will give serious consideration to my objections to the proposed changes in the operating hours at the Vinery.

Yours faithfully,

T A Bignell