

From: Jessica Ferguson [REDACTED]
Sent: 23 August 2017 09:29
To: Simon Davis
Cc: Miles Young
Subject: RE: FP 161 17

Simon,

Thank you for providing the Highways Comments. We have taken the opportunity to review these comments, along with others received to date and respond as follows.

This application seeks the variation of condition 15 of permission FP/133/08 in respect of delivery hours. The store presently operates from 0600 to 2300 seven days a week, however servicing and deliveries can currently only take place between 0900 and 1600 of the same day. This application therefore seeks to vary condition 15 so that it mirrors the present trading hours of the store (between 0600 to 2300 daily). We understand that the condition was imposed due to concerns regarding the impact of potential delivery vehicles on the highway network during peak hours.

We have reviewed the response received from the Highways Authority who do not raise an objection to the modification of the condition but do raise concern with the hours proposed. It is stated that the presence of deliveries during peak hours is likely to result in vehicles backing onto the highway or waiting outside of the right turn lane. As such, it is stated that there are a high number of pedestrian movements in the AM peak, which would be vulnerable to any congestion either on site, or in the vicinity.

Whilst we are pleased to note that the County does not object to the alteration of the delivery hours we have concern with the restriction of deliveries during the hours of 0700 to 0900 and 1600 to 1800 which are deemed as the peak times. In addition, the reason for the continued restriction goes beyond the reason for which the condition was imposed i.e. to remove HGVs from the highways network during busy peak periods. The current comments revolve around the potential for congestion within the site itself and the safety of pedestrians. Indeed, the County have stated that they would not, in this instance, *"raise any objections to additional HGV's on the network at peak times"*.

The County note that the car park has been observed at peak times at capacity with vehicles waiting outside of the store for a space. However, our onsite observations, and information from the store indicate that the car park operates well. Indeed, it is noted that on occasion, some customers have parked parallel to the store for convenience; however the displacement of customer vehicles by a HGV delivery is not problematic due to the spare capacity within the car park. Furthermore, even if the car park were to reach capacity, due to the visibility of the site from the junction, it is clear to any potential customers whether there is sufficient space for them to enter the site and park. Customers are therefore likely to redirect themselves to either visit the store later or not to visit at all. Any potential congestion is therefore avoided by customers themselves before they even reach the entrance to the site.

Notwithstanding the capacity of the car park, the site is designed to provide a dedicated space for delivery vehicles that does not result in the loss of any spaces for customers. The site is relatively spacious, as can be viewed on the attached photographs, as such delivery vehicles are able to pull-up adjacent to the store without reducing the number of car parking spaces or the capacity and safe operation of the car park.

Indeed, the County acknowledges the inclusion of echelon parking spaces in the car park which are located directly opposite the area for delivery vehicles. From our onsite observations of these spaces during a delivery, they are well designed and operate successfully. The design allows customers to access these car parking spaces whilst a delivery lorry is parked adjacent without causing any impediment to them entering or exiting the space. It is a rare situation

whereby a possible blockage is caused arising from this arrangement, and even when one does occur this is only momentary. Therefore a bottleneck situation is highly unlikely to occur. Notwithstanding this, such a situation could arise at any time of the day when a delivery lorry is attending the store, and would not just be limited to the peak.

The store includes the provision of 16 car parking spaces. The Transport Statement submitted with the original application anticipates that, in the worst case scenario, there could be 2-3 vehicles per minute accessing/egressing the site, during the peak hour. However given the nature of the store, the majority of this traffic would be traffic that is passing the site and not new trips generated by the store. The Transport Review of the Proposed Store undertaken by WSP also confirmed that the Transport Statement presents a worst-case scenario in respect of the forecast trips that would be generated by the proposed development.

The car park has been effectively designed so that the interaction between delivery vehicles and customers is limited. Whilst site visits and store observations have indicated that the car park operates efficiently without reaching capacity, should this occur, due to the visibility of the store, any customers travelling to the store can judge as to whether it is an appropriate time for them to visit. Thus it is highly unlikely that vehicles would back up onto the public highway and would result in any safety concerns for pedestrians.

We are pleased to see that there have only been a minimal number of objections from residents, along with an objection from Middleton-On-Sea Parish Council. The focus of these comments have been addressed within the scope of this response. In addition, we are pleased to note a lack of objection from Felpham Parish Council.

Kind regards,
Jessica

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 17 August 2017 11:16
To: Jessica Ferguson [REDACTED]
Subject: FW: FP 161 17

Dear Jessica,

Please note Highways comments just received.

Kind Regards

From: Debbie Farrell [REDACTED]
Sent: 15 August 2017 18:32
To: Simon Davis
Cc: Planning.Responses
Subject: FP 161 17

TESCO EXPRESS, BOGNOR REGIS
SITE PHOTOGRAPHS



Image taken from Google

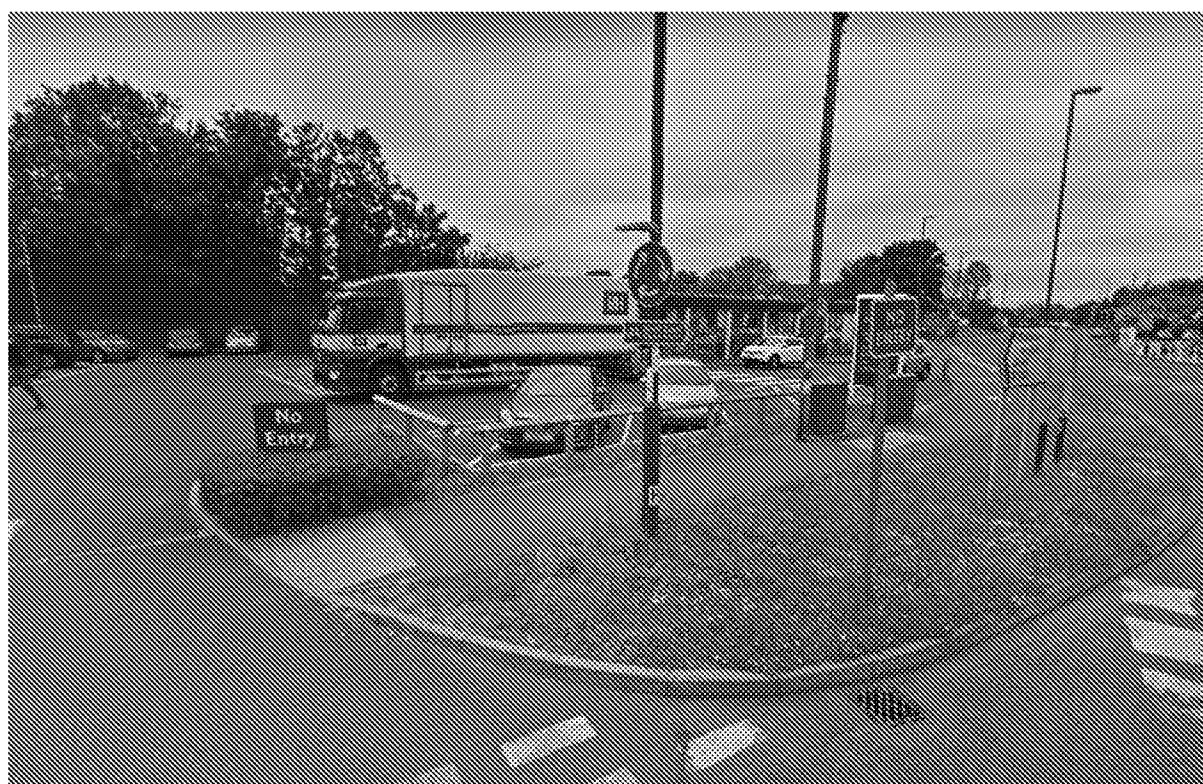


Image taken from Google



Site Visit Photograph



Site Visit Photograph