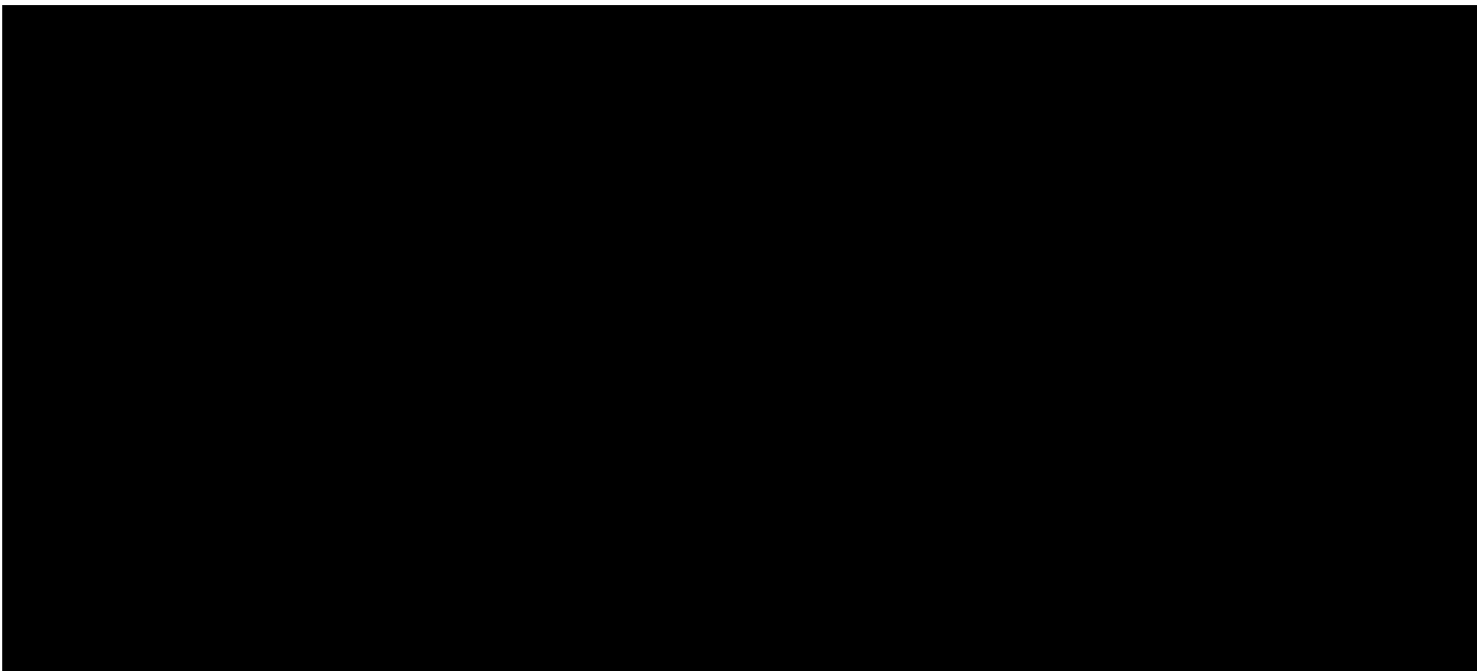




From: Jessica Ferguson [REDACTED]
Sent: 06 October 2017 18:40
To: Simon Davis
Cc: Miles Young; Planning
Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Simon,

We have now reviewed the County's response in respect of highways. Their main concern relates to the impact of deliveries on the safe operation of the site during weekday peak hours. This concern arises from the assertion that it is difficult to manoeuvre in and out of the echelon spaces opposite the store and therefore this is likely to result in a delay with vehicles waiting close to the site access. They allege that whilst this situation could occur at any time of the day, it can be contained within the site outside of peak hours. It is asserted that during peak times however, blocking could impact the public highway due to the number of vehicles entering the site. Thus, although the County Council does not object in principle to amending the delivery condition, they propose that deliveries are restricted between the hours of 0700 to 0900 and 1600 to 1800 (considered by the County Council to be the 'peak' hours here).

Conversely our onsite observations and discussions with store management indicate that the car park operates well and would not be prejudiced by the presence of delivery hours during the weekday peak hours. However, we have now obtained sales data which provides an indication of the hourly trading performance of the store for each day. This data is provided in the attached graph and shows that the peak activity of the store occurs at two points during the trading day; lunchtime (between 1100 and 1300) and evenings (between 1600 to 1800). However, it can be seen that during the AM peak (0700 and 0900), the store is quiet relative to other periods. There is therefore no justification to limit store deliveries taking place in the morning. The car park is designed to operate efficiently whilst deliveries are occurring and data in respect of store activity identifies that this is one of the quieter periods in the trading day.

The design of the car park is one which ensures that any interaction between delivery vehicles and customers is limited and any potential delay in manoeuvring in to/out of an echelon space is momentary. Notwithstanding this and our view that there should be no restriction on the hours of delivery, the client is mindful of the activity of its store and would therefore be willing to restrict weekday deliveries between 1600 and 1800. This relates to the weekday peak activity of the store and also corresponds with the suggested peak activity of the adjacent highway.

Your Environmental Health colleagues raised no objection, but requested that no deliveries take place between 0600 to 0700, which our client is willing to accept.

Thus, in light of the foregoing, our client can accept the following amended condition:

"No servicing or deliveries (with the exception of newspapers) to the retail unit hereby approved shall take place between the hours of 2300 and 0700 on any day. Additionally, there shall be no deliveries to the retail unit between 1600 and 1800 on weekdays only."

On the basis you are agreeable to our client's position we agree to a further extension of time until 13th October.

Kind regards,
Jessica

Jessica Ferguson
Senior Planner
MRPP
21 Buckingham Street
London, WC2N 6EF

visit our website at www.mrpp.co.uk

MRPP is a trading division of Martin Robeson & Partners Ltd (Registration No. 05329525).

