

From: Simon Davis
Sent: 21 November 2017 14:57
To: Planning.Responses
Subject: FW: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Further Highways comments (include 2 photos)

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: [REDACTED]
Sent: 21 November 2017 12:02
To: Simon Davis
Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Hello Simon

Please find attached photos from one of my site visits. The issue is as previously stated and is clearly shown in the photos which is vehicles parked adjacent to the shop front. The problem occurs when deliveries arrive and they cannot get into the site resulting in the public highway being blocked.

In response to extract 34 from the applicant's planning Statement, the following issues remain:

1. The cones shown in the previously submitted email are used by the Tesco store staff to secure a small amount of space to the rear of delivery lorries to allow for the hydraulic lift/cages and limit the use of the pedestrian crossing. They are also used to secure the lorry parking space. They do not appear to be used to restrict the parking along the entire store frontage.
2. Tesco Logistics may provide notice to the store however it has not been confirmed that all deliveries (non tesco) are scheduled to the same degree.

The problem is ultimately driver behaviour in the form of parking in non-parking spaces. This is a problem because it has an impact on Highway Safety as delivery vehicles cannot enter the site or if they can enter the site cannot park and block the access. Both of these

problems result in standing vehicle in the highway either delivery vehicles or customers trying to access the site. It is usual in an application such as this for the applicant to proposed a solution – Section 34 from the planning Statement is not considered prescriptive enough and from experience of delivery practice during site visits this does not happen.

It would appear from the extract below that the applicant is suggesting the inclusion of a condition to address own concerns. Is this a workable option and can we enforce such a condition?

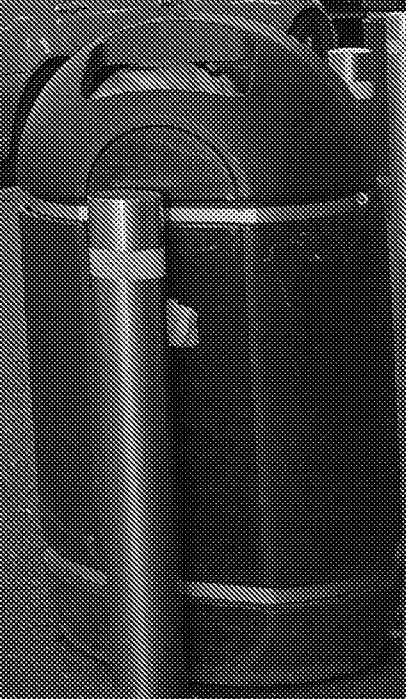
'Even if the County Council has residual concerns here, it must consider whether other controls are available to address them or put forward alternative wording for the condition in mitigation. Indeed, it is also open to them to recommend, and for you to consider imposing, any other conditions which may be necessary to make the proposed amended condition workable, such are the broad powers afforded by s73 of the principal Act (eg. submission and approval of a delivery management scheme).'

Any condition would have to include a method for prohibiting parking adjacent to the entire store frontage when a delivery was imminent.

Debbie

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