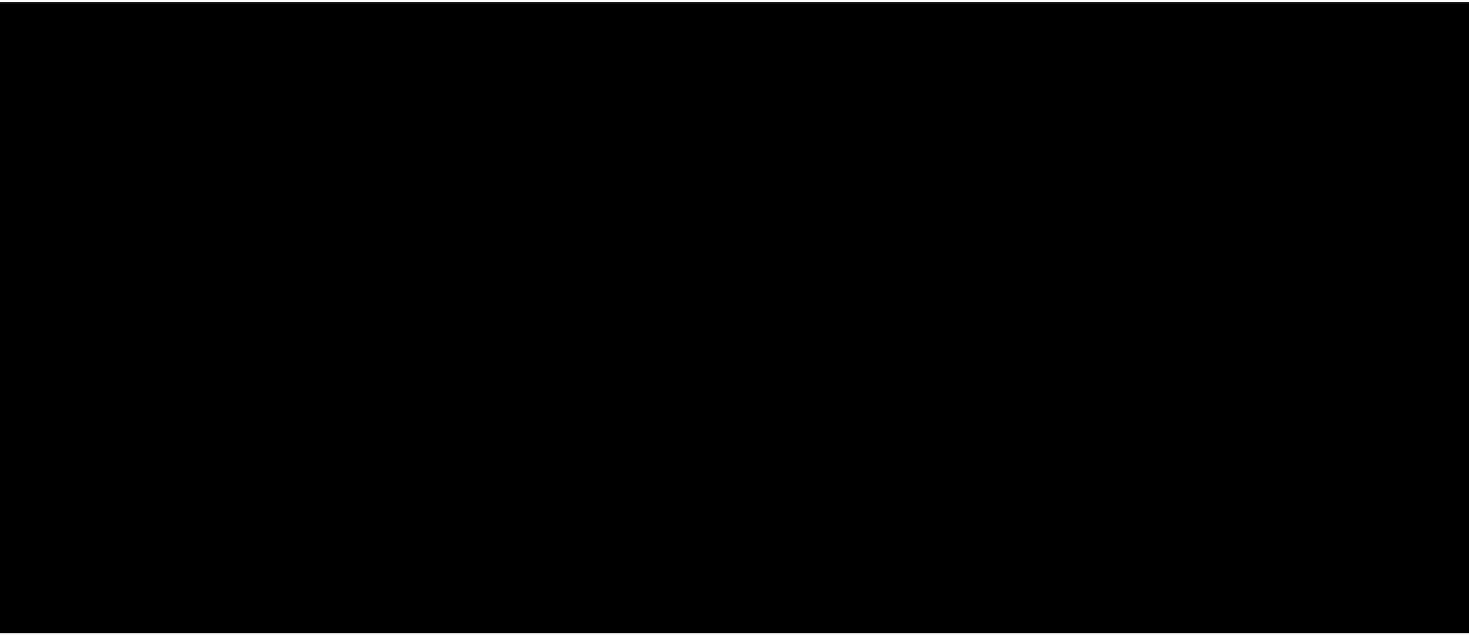




From: Miles Young [REDACTED]
Sent: 07 December 2017 14:20
To: Simon Davis
Cc: Jessica Ferguson
Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Simon,

Apologies. I have discussed the matter with my client and we suggest the existing delivery condition is deleted and replaced with the following conditions:

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 1500 and 1800 on weekdays only.

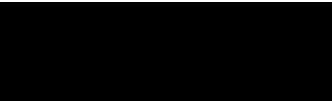
Within three months of the date of this permission, a Delivery Management Plan (including details of delivery procedures and measures to prevent customer vehicles parking in the delivery area) shall be submitted to the local planning authority. Once approved, the Delivery Management Plan shall be implemented and shall remain in force unless otherwise agreed by the local planning authority.

I am confident this addresses the County Council's concern and hopefully allows you to release the permission.

Kind regards,
Miles

Miles Young
Director

21 Buckingham Street
London, WC2N 6EF



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MARTIN ROBESON
PLANNING PRACTICE

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 07 December 2017 13:06

To: Miles Young [REDACTED]

Cc: Jessica Ferguson [REDACTED]

Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Dear Miles,

I have not heard from you since our telephone conversation on the 21st November. I think you said you would speak to Tesco about a Delivery Management Plan. Can you provide an update as I am being put under pressure here to determine this and would rather not do a refusal if you are close to submitting something.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Miles Young [REDACTED]

Sent: 21 November 2017 13:34

To: Simon Davis

Cc: 'Train, Ben'; Jessica Ferguson

Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition

Simon,

May we please have an update, bearing in mind the content of our Friday email.

Regards,
Miles

Miles Young
Director

21 Buckingham Street
London, WC2N 6EF
[REDACTED]

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From: Miles Young
Sent: 17 November 2017 16:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Train, Ben [REDACTED] Jessica Ferguson [REDACTED]
Subject: RE: FP/161/17 - Tesco Store, Felpham - Variation of Condition
Importance: High

Simon,

In doing so, can you be absolutely clear to those involved at the County Council, that the application seeks not to review the operation of parking and deliveries at this site generally, but to partially relax an existing planning condition pursuant to s73. It is therefore, incumbent on those involved to assess the proposed alteration primarily in the light of the justification for the original condition and any other material considerations.

Through negotiation, the proposed relaxation is now rather more limited, with no deliveries to be made in the evening peak when both the store and adjacent highway are agreed to be busy. However, we have demonstrated that although the adjacent highway is also busy in the morning peak, the store and its car park is significantly less so. This and the management regime which would be used to facilitate deliveries, will reduce the risk of any blocking which would effect the highway (and indeed is already shown to operate successfully at other times).

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).

Should it become clear that such considerations have not formed part of the County Council's position and planning permission refused as a result, then it would clearly strengthen my client's position in the event of an appeal.

Regards,
Miles

Miles Young
Director

21 Buckingham Street
London, WC2N 6EF
[REDACTED]

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