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Your ref: ADC/0023/10

Our ref: P1985/008

9 March 2010

Planning Services
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea BN43 6PR

BY EMAIL AND POST

FAO: Carlos Hone

Dear Sir/Madam,

APPLICATION FOR ADDITIONAL STOREY ABOVE EXISTING TWO-STOREY BLOCK OF SHOPS AND FLATS TO FORM 8 SELF-CONTAINED FLATS (4 ONE-BEDROOM AND 4 TWO-BEDROOM) (2-32 QUEENS PARADE) AT QUEENS PARADE, NORTH ROAD, LANCING (REF ADC/0023/10)

Roger Tym & Partners act on behalf of the Co-operative Group, which operates a Co-operative Food store at Queens Parade, North Road in Lancing. We understand that an application has been submitted for the addition of eight residential units above the residential units which already exist above the commercial units at Queens Parade. The Co-operative Group has no objection in principle to the application, but is keen that deliveries to its store are not compromised, which may have consequences for highway safety, both during construction of the additional units and following their occupation.

Dealing first with the construction phase, we think it reasonable to impose a condition on any permission requiring the applicant to prepare and adhere to a construction method statement, the content of which should be agreed with the local planning authority. The purpose would be to ensure that the Co-operative store and other shops are able to continue to receive deliveries from the area to the rear of the building. In the event that they are not, delivery vehicles would be forced to unload from the highway, which may put the safety of staff, customers and the wider public at risk.

To not impose such a condition would be at odds with paragraph 29 of PPG13 which advises that: *'Planning can … influence road safety through its control of new development. When thinking about new development, and in adapting existing development, the needs and safety of all in the community should be considered from the outset … taking account of the importance of good*

design.' We recommend that the condition is based on the model planning condition drafted by the Planning Inspectorate[1], amended as necessary to address the particular circumstances of this site. This condition should be discharged before the commencement of construction.

Turning to the period after completion of the units, we are concerned that the area to the rear of the building may be used for parking by residents of the new flats. Given that this area is used for deliveries to the Co-operative Food store and other shops, additional parking in this area would force delivery vehicles to unload from the highway, which may put the safety of staff, customers and the wider public at risk.

To guard against this, we recommend the imposition of a condition requiring the applicant to:

- mark out the area to the rear of the building with no more than four parking spaces, at least one of which shall be for the dedicated use of the Co-operative home delivery vehicle, in a way which does not compromise access to the area and unloading by an articulated delivery vehicle of up to 42'
- implement signage which makes clear that there shall be no parking to the rear of the building, except in the four marked parking spaces

To not impose such a condition would be at odds with paragraph 29 of PPG13 which advises that: *'Planning can … influence road safety through its control of new development. When thinking about new development, and in adapting existing development, the needs and safety of all in the community should be considered from the outset … taking account of the importance of good design.'* The condition should require that this work is complete before the occupation of the new units.

We would be grateful if you would confirm receipt of this letter as a representation duly made. Please do not hesitate to contact Richard Lemon at this office if you require further information.

Yours faithfully,

Roger Tym & Partners

Roger Tym & Partners

cc Helen Garry, Planning Manager, The Co-operative Estates (by email only)
Gary Collar, Store Manager, The Co-operative Food - Lancing, North Road (by post only)

[1] Available: www.planning-inspectorate.gov.uk/pins/appeals/model_conditions.html#CONSTRUCTION
Access date: 4 March 2010