To: Adur & Worthing Councils

Planning Dept.

By email to planning@adur-worthing.gov.uk

From D. K. Tarbox

Flat 26 Sunbeam,

164 South Street

Lancing BN15 8BQ

**Representation re AWDM/2085/21**

Dear Sirs,

I have a number of concerns and reservations about the previous car sales room being turned into a convenience shop. I do recognise that it is unlikely to ever attract another car sales (or estate agent) and a convenience shop is preferable to leaving it derelict.

Firstly, there are already several such facilities available:

- 1 minutes walk south of the premises at Premier, 157 South Street
- Budgens/Mulberrys less than 10 minutes walk north at 40 South Street.
- There is a large ASDA supermarket a little further north of "Mulberrys".

Hence any new facility must either reduce the viability and economic benefits of those outlets or attract in new customers hence greatly adding to Public Nuisance.

Secondly, I am disturbed that refurbishment work has clearly been going on in the premises for the past several weeks in advance of planning permission. This does not augur well for adherence to other laws and regulations in future.

Third, with Chelmer House above, Sunbeam opposite and other housing all round, the immediate area of the premises is much more densely occupied than the facilities above. At least 12 flats in Sunbeam have bedrooms which face the premises. I believe the proposed opening hours will clearly interfere with the residents sleep especially if there are staff or delivery movements outside even those hours. Most of the businesses in the immediate vicinity run 8am-8pm and we rely heavily on the road traffic continuing as now to decline dramatically after 9pm.

Fourth, there is very little parking available in the area and that which does exist is occupied almost continuously by local residents and users of existing premises.

> We routinely see vehicles parked on the double yellows and inconsiderate parking by large vehicles on either side of our entranceway already creates a major road safety hazard on a daily basis. "Mulberrys" and ASDA have good parking facilities. There is limited public transport in South Street.
>
> Although temporarily supressed by reduced visiting during the pandemic, repeated trespass and inconsiderate parking forced us to engage a private company to patrol parking in our entrance way and our privately owned parking spaces. At least 3 of my neighbours have received aggressive responses when challenging inconsiderate or illegal parkers. Note also that anyone visiting "One Stop" and then turning round in our entrance way would do so directly underneath bedrooms.
>
> This end of South Street already suffers from heavy daytime traffic and when two lorries need to pass, the traffic tails back on both South Street and the A259 as South Street becomes alternate one-way. Any addition to traffic can only worsen this.

Please note that there is a Residents Meeting of Sunbeam planned for Dec 21st at which opinions will be discussed. Informal discussions with my neighbours to date suggest that many have the same "yes but" concerns as I have expressed above.

Thank you for your consideration,

David Keith Tarbox