

01 October 2014

Delivered by Planning Portal Ref: PP-03700981

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AZ

Dear Sir/Madam

**ALDI STORES LTD, PARK ROAD TRADING ESTATE, HAVANT
APPLICATION UNDER S73 TOWN AND COUNTRY PLANNING ACT 1990**

I am instructed by ALDI Stores Ltd to submit the enclosed planning application which seeks the variation of conditions 18 and 19 of planning permission 04/59412/002 to allow extended opening and delivery hours at their store in Havant.

Accordingly, please find enclosed the following documentation:

- Completed application forms and certificates;
- Site Location Plan;
- Noise Impact Assessment (Entran Ltd, 2014); and
- Decision Notice (ref: 04/59412/0020).

A cheque for £195 made payable to Havant Borough Council to cover the statutory planning application fee will be sent under separate cover, quoting the relevant Planning Portal reference number (PP-03700981).

APPLICATION PROPOSALS

Outline planning consent for the ALDI store was granted in June 2005 (ref: 04/59412/0020). A copy of the decision notice is enclosed for your reference.

Condition 18 currently states the following:

"No deliveries or collections shall be made to the premises in the area to the rear of the retail units (north and west elevations) except between the hours of 0700-2100 on Monday to Saturday and 1000-1700 hours on Sundays and recognised Public Bank Holidays."

Condition 19 currently states the following:

"The retail premises (...) hereby permitted shall not open to public before 0700 hours or remain so open after 2100 hours on Monday to Saturday and 1000 hours to 1700 hours on Sundays."

The Charlotte Building
17 Gresse Street London W1T 1QL
T 020 7851 4010 turley.co.uk

In response to demand for greater flexibility in the opening and delivery hours at the store, this application seeks permission for the following proposals:

- Mondays to Saturdays - 07:00 – 22:00
- Sundays – 09:00 – 17:00 (delivery hours only)

We propose that the wordings of the conditions are amended as follows, with the changes proposed made in **bold**:

*"CONDITION 18 – No deliveries or collections shall be made to the premises in the area to the rear of the retail units (north and west elevations) except between the hours of **0700-2200** on Monday to Saturday and **0900-1700 hours on Sundays.**"*

*"CONDITION 19 – The retail premises hereby permitted shall not open to the public before 0700 hours or remain so open after **2200 hours** on Monday to Saturday and 1000 hours to 1700 hours on Sundays."*

CONTEXT

It is widely accepted that the trading hours of a foodstore are extended over time to reflect changes in customer preference and demand for greater flexibility in the hours for undertaking food shopping trips. This flexibility allows for an enhanced offer at the store and retail provision in the local area. These extended opening hours will align with modern lifestyles and peoples' varying working hours.

It is important to note that that this application relates to the extension in opening and delivery hours of just one hour per day. We do not consider that this will materially alter the existing operations at the store, nor will it cause any unacceptable harm to the local area.

The ALDI store is an existing successful store. In a competitive market place ALDI must evolve to meet consumer demand. Given the change in the pattern of retailing overtime and the desire for customers to purchase fresh produce with maximum product life, this requires a flexible system of stock management and distribution.

The sheer volume of stock that the store handles means that ALDI needs to be as efficient as possible at restocking when the store is at its quietest. This is to enable the store to provide the best service and shopping environment to its customers.

IMPACT ON RESIDENTIAL AMENITY

The application proposal raises one principal issue, that is, the effect that the proposed variation of permitted delivery hours will have on the amenity of nearby residential properties and whether the effect would be that adverse so as to outweigh the benefit of the proposal.

In order to assess the impact of the proposals on nearby residents, a noise impact assessment has been undertaken by Entran Ltd, which details the results of a noise survey undertaken at the store during the daytime period of Friday 11th to Sunday 13th July 2014. A copy of the report accompanies this application.

The noise assessment has been undertaken based on the results of environmental noise monitoring undertaken at the site for an extended period and the predicted delivery activity has been considered including HGV's arriving, reversing, starting and departing, unloading, loading, return dock process and service bay door closing.

The noise assessment has concluded that on the basis of the methodology undertaken noise impact is not predicted to be significant at nearby noise receptors. The assessment has also identified that noise impacts would be categorised as "complaints unlikely" in accordance with BS 4142 methodology.

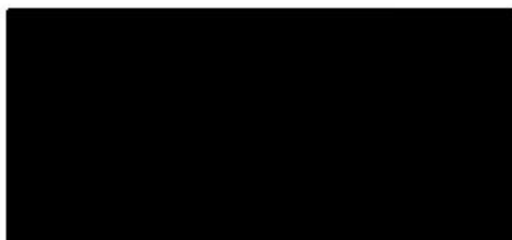
Based on the findings of the noise assessment undertaken by Entran Ltd, it is our view that the proposed extension to permitted delivery hours will not give rise to any significant impact for the nearest noise sensitive buildings. It is therefore considered that the proposal will not have a detrimental impact on the amenity of surrounding residents.

In conclusion:

- (i) The ALDI store is successful store provided for the needs of the residents of Havant.
- (ii) Allowing ALDI to extend its opening hours would provide flexibility for enhancing the offer to modern lifestyles and shopping patterns.
- (iii) Allowing ALDI to extend its delivery hours will bring further benefits to customers, by allowing a greater flexibility for receiving deliveries and thus restoring shelves.
- (iv) The extended delivery hours will not have a significant impact in terms of noise and will not impact on existing nearby residents to the store.

I trust that the application is in order and that it can be processed accordingly. Please do not hesitate to contact me should you wish to discuss the above or require any additional information.

Yours faithfully



Abigail Rees
Planner

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