

ADDENDUM REPORT

Application Number:	AWDM/0333/22	Recommendation - APPROVE Subject to Conditions and receipt of a satisfactory planning obligation
Site:	Downlands Retail Park Lyons Way Worthing	
Proposal:	Construction of a drive-through coffee shop unit (Use Class E(a) and ancillary Sui Generis) and associated works within Downlands Retail Park car park.	
Applicant:	Worthing Retail Limited	Ward:
Agent:	Montagu Evans	
Case Officer:	Graeme Felstead	

Further Information - Air Quality

The Air Quality section of the officer report, and the Environmental Health Officer response, refers to the air quality impact of the 488 additional vehicle movements generated by the development. The applicant's table 5.3 (below) shows the hourly distribution of these additional vehicles in the separate right hand column. The peak occurs between 10am - 2pm, with between 24-27 in & out movements, and far fewer movements, between 1-7 in & out, at the start and end of the day (6.00am and 11pm).

The total of 488 movements (244 in & out) comprises vehicles which would queue to make purchases at the drive-through window, and those customers who would park their vehicles and use counter service inside the building.

In view of the limited potential for on-site mitigation of the associated air quality impact, the Environmental Health Officer has applied the emissions mitigation calculation methods of the Sussex Air Quality & Emissions Mitigation Guidance document, and up to date emission factors provided by DEFRA. This produces a financial contribution of £30,903, which would be required for use by the Council in off-site air quality mitigation activities, including monitoring.

The applicant has agreed to provide this payment by means of a s.106 obligation in the form of a unilateral undertaking. Subject to the receipt of a satisfactory undertaking, planning permission can be granted and condition 10 can be deleted from the list of recommended planning conditions. An informative is also recommended to encourage information signs to be erecting signs asking drivers to turn off engines whilst queuing to help reduce emissions.

5.3 Prediction After Completion of Costa

	50%		50%		AM		60%	pass-by	
	AADT						Rest	40%	Pass-by
	Total		DT Lane		Park / East-in		New		
	Arrive	Depart	Arrive	Depart	Arrive	Depart	Arrive	Depart	
00:00-01:00	0	0	0	0	0	0	0	0	
01:00-02:00	0	0	0	0	0	0	0	0	
02:00-03:00	0	0	0	0	0	0	0	0	
03:00-04:00	0	0	0	0	0	0	0	0	
04:00-05:00	0	0	0	0	0	0	0	0	
05:00-06:00	1	0	0	0	0	0	0	0	
06:00-07:00	16	13	8	7	8	7	7	5	
07:00-08:00	35	32	18	16	18	16	14	13	
08:00-09:00	42	39	21	19	21	19	17	15	
09:00-10:00	46	42	23	21	23	21	18	17	
10:00-11:00	43	42	21	21	21	21	26	25	
11:00-12:00	42	41	21	20	21	20	25	25	
12:00-13:00	44	40	22	20	22	20	26	24	
13:00-14:00	41	45	21	22	21	22	25	27	
14:00-15:00	33	35	16	18	16	18	20	21	
15:00-16:00	32	32	16	16	16	16	19	19	
16:00-17:00	30	33	15	16	15	16	18	20	
17:00-18:00	25	28	12	14	12	14	15	17	
18:00-19:00	16	19	8	9	8	9	10	11	
19:00-20:00	5	6	2	3	2	3	3	4	
20:00-21:00	1	2	1	1	1	1	1	1	
21:00-22:00	0	0	0	0	0	0	0	0	
22:00-23:00	0	0	0	0	0	0	0	0	
23:00-24:00	0	0	0	0	0	0	0	0	
	453	449	449	449	449	449	244	244	

Revised Recommendation

To delegate the decision to approve the application to the Head of Planning and Development subject to the receipt of a satisfactory planning obligation (Unilateral Undertaking) requiring a financial contribution for air quality mitigation, the conditions set out in the agenda and the following informative is added to the decision notice:

The applicant is encouraged to erect signs within the site encouraging drivers to turn engines off whilst queuing to reduce the level of car emissions.

