

From: Cllr Jason Kitcat

To: The Members of the Planning Committee
Brighton & Hove City Council
Kings House, Grand Avenue
Hove BN3 2LS

19th November 2009

Dear Members,

Application BH2008/01052, Primark 169-174 Western Road, Brighton

I am writing to you to detail the objections and concerns I have received from constituents in the nearly 2 years since this application was first lodged. **On their behalf I am requesting that you condition Primark to only accept product deliveries from the loading bay on Western Road.**

Since Primark have moved into the former Littlewoods store they have caused considerable noise and disturbance to their neighbours. The key source of this is that deliveries and servicing (such as refuse collection) are done through the cul-de-sacs of Crown Street and Marlborough Street.



A vehicle being unloaded in Crown Street. Note it is not reversed into the yard hence blocking access to most of the street.

The vast majority of businesses on Western Road receive product deliveries via HGVs parked on loading bays on Western Road. These include Poundland (on the other side of Crown Street), Argos, McDonalds and Sainsbury's. The previous occupiers of the site in question, Littlewoods, also received deliveries through Western Road. A designated loading bay remains directly outside the property on Western Road.

Primark refuse to use this facility and instead deliver product via their yard in Crown Street. This happens 2-3 times a day involving many vehicle movements, the beeps of reversing alarms, lorries being left running while bells are rung and gates opened and then the clatter of unloading for around an hour per delivery.

At the inquiry which decided Primark's appeal on their original application, Primark informed the inspector that cages with rubber wheels and a rubberised floor would be used to minimise noise. This is categorically not the case - metal cages on a concrete floor are used creating a significant amount of noise throughout the day. To add insult to injury Primark staff shout their way through the unloading regaling tales of their previous night's exploits for all the neighbours to hear.

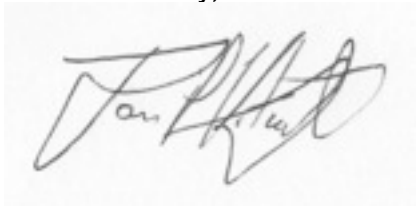
Other deliveries involving vehicle movements and noise include: Waste collection, recycling collection, lift and escalator servicing, toiletry deliveries etc. For example a skip full of cardboard is collected three times a week from Crown Street while on their side Marlborough Street have repeatedly had to endure excessively early, noisy and messy waste collections.

These are residential streets, at least ten children live on Crown Street alone. Some of these families have been living in the shopping district for years, they understand that some noise is inevitable. However the disturbance Primark is causing them, and it's failure to respond to requests for improvements has resulted in considerable distress. Primark's management have failed to be responsive, considerate or neighbourly.

The current 2-3 daily product deliveries are unbearable for residents as is the noise from Primark's general operations particularly in their yard. So on the residents' behalf I request that Primark only be allowed to take product deliveries from the loading bay on Western Road. Their refusal to consider this is untenable given the number of major shops currently able to receive shopfront deliveries from Western Road.

I trust in your consideration of these matters on behalf of my constituents.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jason Kitcat', written over a light blue grid background.

Cllr Jason Kitcat
Green Councillor for Regency Ward