

RESPONSE TO OBJECTIONS

- Please note the location of The Ship Inn and Itchenor Sailing Club (members only), the two other licensed premises in Itchenor, highlighted on the attached map. Both of these are closer to a larger number of residential properties, as close or closer to the water and both have larger external seating areas than The Quarterdeck.

'The premises are in the middle of a working boatyard that is generally unlit at night'

- Northshore Shipyard is a working boatyard Mon-Fri 0800 – 1630. During this time there is actually very little movement of heavy machinery which, when in progress, is well managed by the shipyard staff to ensure the safety of those in the yard.
- There are already a number of other licensed premises in boatyards and marinas throughout the harbour, so I do not believe the fact that we are located in a boatyard to be a valid objection.
- There is currently security (motion activated) lighting in place. As stated in my application, further lighting may be necessary, however, any additional lights installed will be selected and positioned so as to cause as little impact as possible to our neighbours and the local environment.

I have noted the objection by Chichester Harbour Conservancy relating to their concern over light pollution in the area. If any additional lighting is required, in order to minimise light pollution, and for the benefit of local wildlife and our immediate neighbours, when selecting and installing any lights, I will be using the guidelines and advice set out by the International Dark Sky Association (<http://darksky.org/lighting/lighting-basics/>) and the British Astronomy Association Commission for Dark Skies (http://www.britastro.org/dark-skies/pdfs/CfDS1410_E_Good_Lighting_Guide.pdf).

- The Quarterdeck is actually further away from the area of concern than stated in their objection and I am certain will not have a negative impact on their Dark Sky project. I am happy to work closely with them to ensure that it doesn't and I have communicated this to them.

‘The main, advertised accessed route to the premises is down an unlit footpath that bisects a number of gardens. The opportunity for noise and disturbances is therefore very significant’

‘The advertised access route to the premises is via a narrow, uneven footpath also unsuitable for use at night’

- There are 3 advertised routes to the Quarterdeck, none of which can be considered ‘the main’ route.
- The footpath referred to is shown in red on the attached map.
 - o This is a public footpath, which is open for use 24/7. If it is unsafe to navigate at night, presumably it should be closed off during the hours of darkness, which it is not. That said, with other more suitable routes available, I think it unlikely that this footpath will be used at night to access The Quarterdeck.
 - o Given the available access to the premises via the main road (shown in pink on the attached map), which gives pedestrian access to the site, vehicular access to the nearby public car park (marked in green), as well as to the customer parking immediately behind The Quarterdeck, I would suggest that there would be very little reason for customers on foot to use the public footpath when it is dark, as it is a far less convenient route.
 - o With no public transport to West Itchenor, it is likely that most customers visiting in the evening will come by car and use the available on site parking, or the nearby public car park, already used frequently by customers of the sailing club, which has no parking, and for customers of The Ship when their car park is full.

‘Other licenced premises in the area use wristbands to properly control the sale of alcohol’

- This is certainly not true of The Ship Inn. I understand that the sailing club use wristbands in order to split groups of children into different age bands for activities in the summer – this is not to control the sale of alcohol.
- The Quarterdeck will use the methods set out in the premises application, which has been approved by the Sussex Police Licensing team

‘The outdoor nature of the premises and lack of barriers exposes children in an uncontrolled way’

- Only part of the premises is outside and this is purely additional seating.
- The outside seating area has barriers in place, to separate it from the shipyard