



Diocese of Westminster

PROPERTY DEPARTMENT

Mr Adam Greenhalgh
Planning Officer,
Camden Council
Supporting Communities,
5 Pancras Square,
London,
N1 4AG.

Adam.greenhalgh@camden.gov.uk

15 September 2021

Dear Mr Greenhalgh

RE: PLANNING APPLICATION 2021-2841-NEW. ST ALOYSIOUS JUNIOR SCHOOL, 28 PHOENIX ROAD, NW1 1TA – CHANGE OF USE TO FOOD BANK.

Further to your request for further information on the travel arrangements for the foodbank. The Euston foodbank who are proposing to consolidate and use the site have provided the following information. They are currently based in lancing street and while they are to move a short distance, they do not expect further traffic generation.

Based upon their existing arrangements they would expect the following deliveries per week on average.

20 deliveries on foot or shopping trolley so small scale. These would average 20kg and would be weekend and daytime generally 11am to 4pm on a Tuesday.

10 deliveries by car. These would be 200kg weekend and daytime between 11 am and 4pm on a Tuesday.

4 deliveries by a small van e.g. a vw transporter or zip van. These would be an average of 500 kg Tuesday, Thursday, and Saturday around 2pm.

Twice weekly, they would have bigger cwt vans, which could be Luton vans, but these would arrive before 8am on Tuesday and Thursday so as not to conflict with other traffic and deliveries. These vans would average 750kg.

As part of a former school, there would have been several car movements and both vehicular and pedestrian traffic being generated in the area. The vans would have the ability to use the former playground to pull off the road if necessary and the small pedestrian gate would be used for staff to assist in keeping all safe on site.

Having regard to the Camden Planning Guide of January 2021 and the C2 Policy on Community Facilities there is a presumption in favour of retaining existing community facilities. While this is part of the former school serving the local community the church of St Aloysius are currently working in partnership with the food bank and would like to support their work.

The food bank is to be a community facility for those in need and will not be a commercial enterprise as most of the staff operate and work as volunteers.

Please reply to: Property Services, St Joseph's (Chapel Entrance), St Joseph's Grove, London, NW4 4TY

Tel: 020 8457 6534 E-mail: carolhaigh@rcdow.org.uk

Registered Charity No. 233699 – Website: www.rcdow.org.uk

The Food Poverty Needs Assessment of 2018 by the Trussell Trust in conjunction with Islington and Camden Council identified Somerstown as a deprived area. With the recent proposal to reduce the universal credit back to its former level, it could see more families in need of these type of facilities to help survive poverty.

If you require any further information, please do not hesitate to contact me on 020 8457 6534.

Thank you for your assistance in dealing with this matter.

Yours sincerely

C. Haigh

Carol Haigh
Estates Surveyor