

shoezone

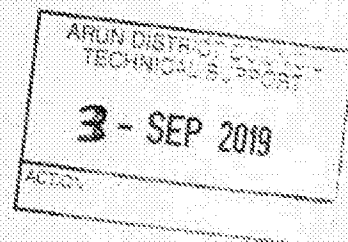
Shoe Zone Retail Limited Humberstone Road Leicester LE1 2LH

shoezone.com

Your Ref: BR/180/19/PL

Our Ref: CB/SM/1655 Bognor

2 September 2019



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

BY RECORDED DELIVERY

Dear Sirs

We refer to the recent planning application and associated supporting documentation (the 'Application') filed by Clive Hawkins Architects Ltd on behalf of the Trafalgar Group (the 'Applicant'). The Application relates to the erection of a demountable commercial unit at front facing London Road with residential unit at rear (the 'Proposed Development').

Shoe Zone Retail Ltd ('Shoe Zone') occupy the retail premises at 31b London Road and are immediate neighbours to the Proposed Development.

We write to express our opposition to the Application on the following reasons:

1. Access- Since 1980 Shoe Zone (and its predecessor companies) have occupied the premises at 31b. Shoe Zone has enjoyed a legal easement expressly granted by a deed over the land which the Applicant proposes to develop. We attach a copy of the lease plan from the most recent lease dated 13 April 2017, showing the accessway coloured brown (the 'Accessway'). Shoe Zone staff use this land as a means of access to and from the London Road and the rear area for deliveries. Given the width of the Accessway at the front and rear, it is unsuitable for a commercial and residential unit. The Proposed Development will restrict the Accessway significantly.
2. Health and Safety- the Proposed Development obstructs a designated fire escape route at the rear of our premises.
3. Layout and density of buildings- The Proposed Development is of an overbearing nature in its entirety. The proposed commercial unit seeks to infill the covered passageway from London Road entirely and, in particular the proposed residential unit as shown in Block Plan is almost touching the structure at No. 33. Introducing another

two units into this area would increase what is already an excessive concentration of buildings.

4. Traffic generation- the residential unit at the rear incorporates parking for vehicles, which will result in increased vehicular activity in an already constricted area.

In light of the above reasons, we urge the Arun Council Planning department to reject this Application.

We look forward to hearing from you.

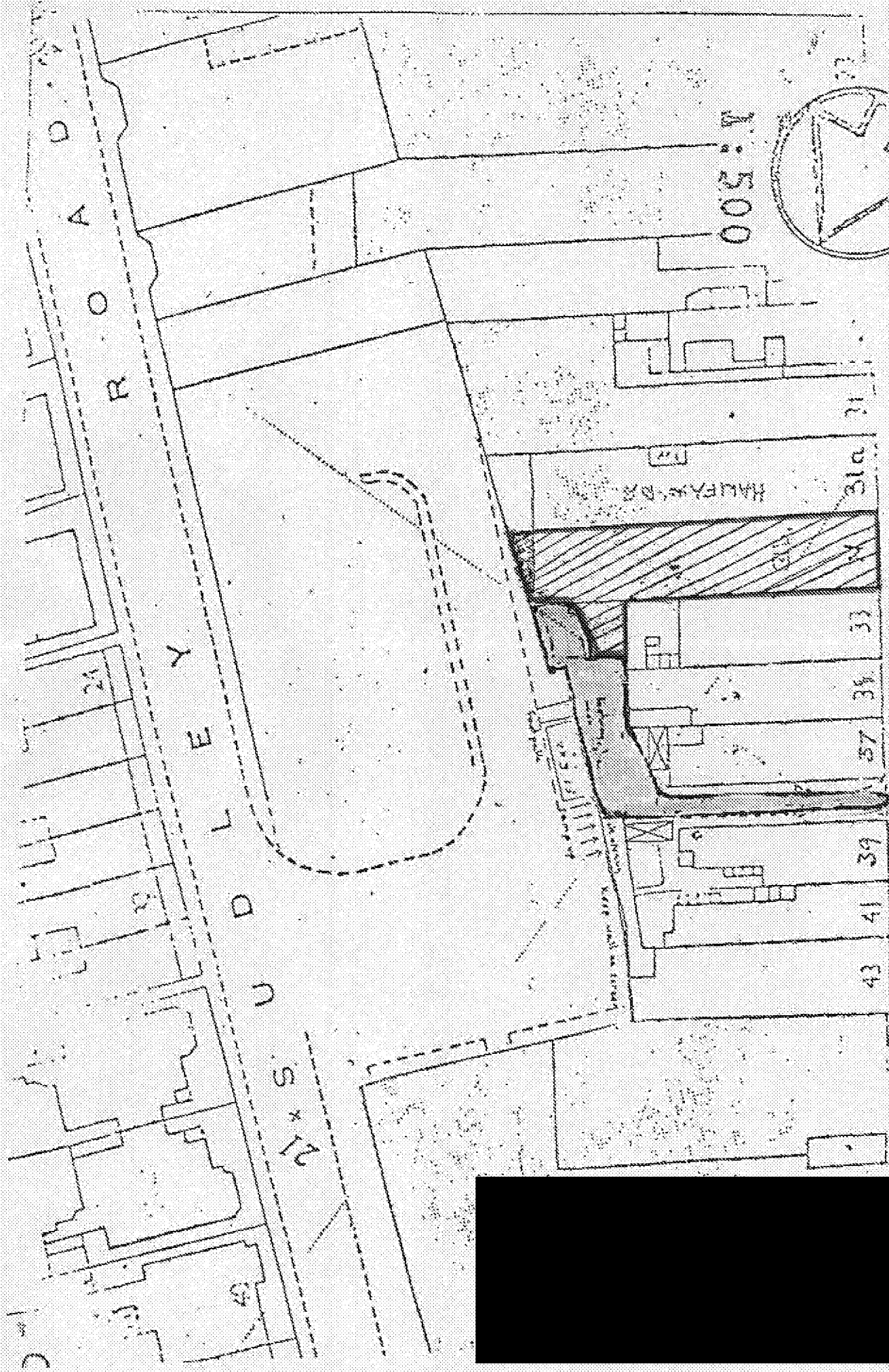
Yours faithfully



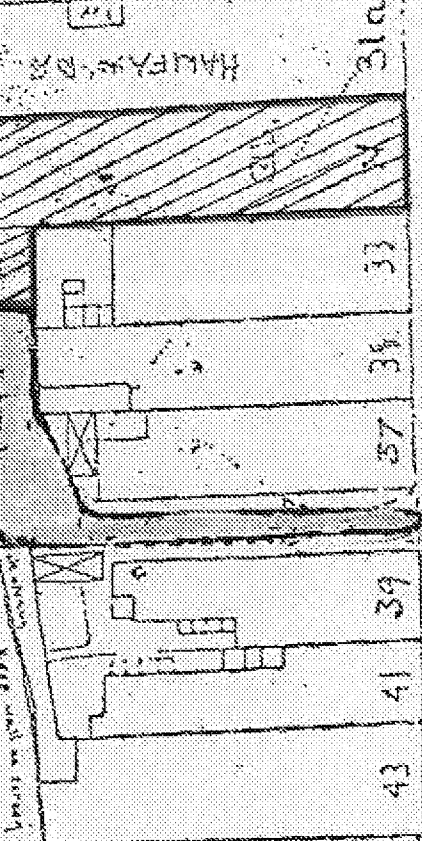
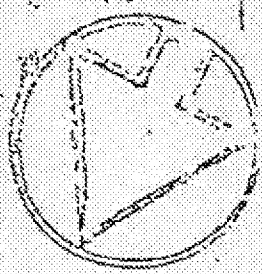
Catherine Bowen
General Counsel
Shoe Zone Retail Limited



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