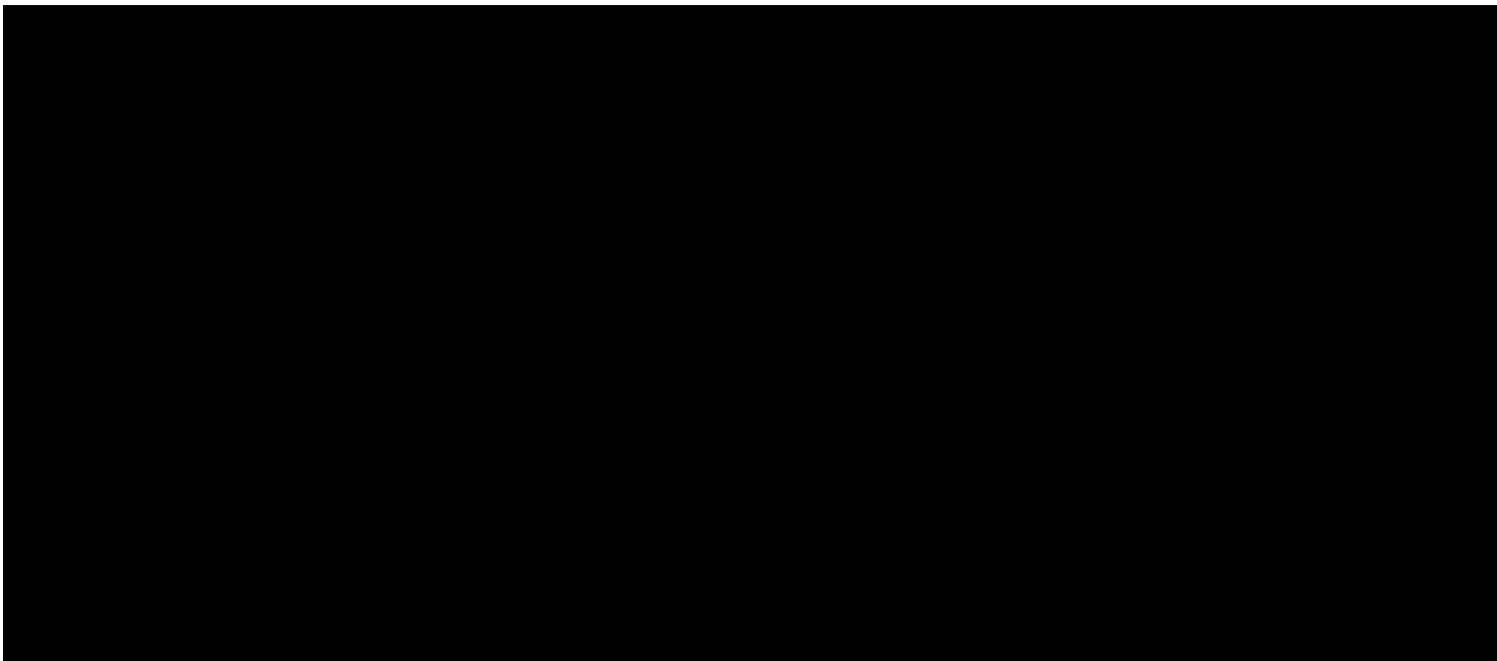




From: Henry Stamp [REDACTED]
Sent: 11 January 2018 17:03
To: Richard Temple
Subject: Objection to planning application reference: BR/194/17/PL

Dear Mr. Temple,

Happy New Year to you!

I write to Object to the above planning application for new toilets and foreshore office on the Promenade as part of the recent re-consultation following changes to the proposals with additional and revised supporting information submitted.

Changes to place the public toilet doors on the southern elevation are welcome. Well done.

My objection is on the following grounds:

- by removal of proposed clerestorey glazing, and the lack of other environmentally beneficial features (like PV on the roof or grey water harvesting for toilet flushing), the new buildings will not add to the achievement of sustainable development;
- the designs are out of context with their surroundings, both buildings on the Esplanade to the north (especially the Esplanade Grande) which will be the backdrop to views from the Promenade, and views along the Promenade by people (including visitors/tourists) walking along the Promenade in both directions westerly and particularly easterly - in the context of other buildings located on the Prom.;
- while each case should be considered on its merits, in the light of the Council's decision to refuse the Sir Richard Hotham Project's second planning application for sites including the nearby Regis Centre Site, for reasons which include " **having regard to the local character and qualities of the area** " with the decision being appealed, it would appear logical to refuse the current application on similar grounds; and

- recent supporting information in the Design and Access Statement and supplementary Planning Statement is wrong, misleading/deceptive, omits relevant factors, and is insufficient for proper consideration of the proposed new buildings; including given National Planning Policy and Guidance, not just local planning policy.

You will know that I didn't respond to the original consultation. This was for several reasons:

- partly because, apart from concerns about the orientation of doors/location concerns, many of those who responded at that time objected on design and aesthetic grounds. Given the volume of such design objections, compared to only one person thought the proposed designs were good, it seemed unnecessary for me to add my voice;

- subsequently, Arun's Head of Economy has been publicly quoted as saying: "The design is modern and contemporary as it will fit in with what we expect to see on the Regis Centre site in future".

And the supplementary Planning Statement states: the new building designs reflect emerging concept plans for the Regis Site; and the toilets "will set the quality and design standard of [buildings] that follow". Concern about these points also prompt my objection; and

- only on 11th of last month the revised Design and Access Statement and supplementary Planning Statement were added to the public application file. Having seen the deficiencies of these, in the terms of my objection set out above, they lead me to object at this time.

I will provide further information on the unsuitability of the proposed designs at the earliest opportunity, now I see that the expected decision date for this application is Development Control Committee next week. Probably later today or tomorrow.

Please make Members of the Committee aware of the grounds of my objection and my other relevant observations. I hope that the officer recommendation will be to refuse planning permission, and the applicant be persuaded to re-design to make it in keeping with its context and more sustainable. You will be aware that the applicant is not able to appeal any decision of the Committee. Also, you will know that public bodies are expected to take a lead and do more to assist achieving sustainable development in their actions and projects (e.g. Arun has looked into electric vehicle charging points, which Full Council backed last night); as they should both lead by example and because local authorities have primary responsibility for addressing the future impacts of a changing climate in their localities.

I know that the applicant didn't need to make a planning application for the proposals, which even its detractors (I am impartial, recognising both good and bad ideas) have commended it for doing so. Thus it has a fall-back position of proceeding without a planning permission. However, having looked into this for another case elsewhere, it is not just the existence of a fall-back position that is relevant; but the likelihood that any fall-back will be implemented that has influenced decisions at appeal. As the views of those commenting on the application on aesthetic grounds is overwhelmingly against current plans (only one person supporting them) it seems therefore unlikely that a local authority would proceed in the absence of a permission and of public support. Particularly as temporary toilet provision is to return next season and there is the opportunity for plans to be redrawn (i.e. building without a permission isn't the only option available).

Yours sincerely,
Henry

Henry Stamp. B.A. (Hons.), B.T.P., M.R.T.P.I. (Rtd.)