

Littlehampton Civic Society
121 Bayford Road
Littlehampton
BN17 5HW

Your Ref: OWPC19963
Our Ref: LU/182/18/PL 12-06-2018
Please ask for:
Mrs A Gardner

13th September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of the existing buildings & erection of 2 No. new buildings incorporating commercial (A1) at ground floor with 4 No. residential units above.

46A & 46B Pier Road Littlehampton

Thank you for your internet representation made on 11th September 2018 which has been recorded as '**an objection**' with the comments as follow s:

LITTLEHAMPTON CIVIC SOCIETY



11th September 2018

Planning Application LU/182/18/PL

46A and 46B Pier Road

This application is on part of a highly strategic piece of land on Pier Road adjacent to the river flowing through the heart of our seaside town that represents a key heritage and tourism resource for Littlehampton. If this application is granted, it precludes any exciting plans that offer the opportunity for creative enhancement of the whole of the Pier Road/Clifton Road area, which is in desperate need of improvement. This is the view of many Civic Society Members, town residents and visitors alike.

The application itself is for two bland slab-sided three-storey blocks, the like of which are perhaps too many in Littlehampton. The flats on top of retail space contribute to area housing allocation targets but, beyond that, contribute little to heritage, tourism and the future economic growth and vitality of Pier Road and its maritime and river front culture. The buildings have flat roofs, quite out of keeping with neighbouring properties, all of which have pitched roofs. If this proposal were to have pitched roofs, it would be much higher than its neighbours and compromise the street view. Parking has been provided for three cars. The Council's Standards for Parking Provision state 'one garage or space AND one space for visitors should be provided in curtilage where possible and, in any case, be in a convenient position to encourage use'. There is not enough car parking, considering parking is also needed for those who will work in (and visit) the commercial space, nor is there a clear assessment of the additional pressure it will place on parking in an already congested area.

The site is in Flood Zone 3 and as a consequence must demonstrate necessary compliance.

An overall concern the Civic Society has, as demonstrated by this application, is the recognition that planning applications for strategic sites of this nature (on Pier Road) are evaluated on a case-by-case basis without reference to a clear, integrated vision of the potential the site has to add value to the Town's river front, other than offering housing. Moreover, there are no options to choose from in deciding whether to approve key developments, which may allow sub-optimal development to proceed. If a contribution to

housing allocations is the main consideration in assessing this and similar applications, do those housing allocations differentiate among various types of residential use (e.g. units that are most suited for the local housing market, for second homes and vacation homes, for holiday-let flats)? Will this proposal be tested against the aims in that regard?

SARAH TYRRELL

Chairman

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning