



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st September 2020

The Littlehampton Society
24 New Road
Littlehampton
BN17 5AX

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/214/20/PL
Site Address: Empty Supermarket Premises Avon Road Littlehampton BN17 6AT
Description of works: Demolition of existing buildings & redevelopment comprising 50 No. residential units (Class C3) & flexible commercial floorspace (Class A1, A2, A3 and/or D1) together with the provision of car & cycle parking, landscaping & associated works (resubmission following LU/3/19/PL). This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area. This application is in CIL Zone 4 (Zero Rated) as 'flats & other development'.

Thank you for your internet representation made on 31st August 2020 which has been recorded as an objection with the comments as follows:

OWPC29309

1st September 2020

- LU/214/20/PL

We are disappointed that such a critical location in the centre of the town has not been afforded sufficient care and attention to detail. At present, the site contains an inappropriately scaled supermarket building but, even so, any new replacement development on the site must respect the scale, character and heritage importance of its surroundings. The need to enhance the setting of heritage assets, the respect of local distinctiveness and sense of place should be made possible through appropriate and good quality design and is made clear in the National Planning Policy Framework and Arun District Local Plan. There is a golden opportunity for this to be achieved here given sufficient spacing of properties, the avoidance of a mass of dwellings and the use of quality materials, such as flint, that have been traditionally used in Littlehampton.

It is considered that the proposed development does not achieve these requirements and, therefore conflicts with them for the following reasons:

1,- As the Inspector indicates in his decision letter regarding LU/3/19/PL, existing development in the vicinity of the application site is predominantly modest in scale. This reflects the edge of town centre location and historical growth of the town. Although efforts have been made to reduce the extent of new building and to introduce variations in building line, the mass, height and materials of the three storey elements of the buildings will appear overbearing in relation to the street scenes in Franciscan Way, Avon Road and East

Street. This is also detrimental to the settings of the Conservation Area and those adjacent and nearby Listed Buildings. These include Avon House where the setting will be further compromised by the proposed row of parking spaces directly opposite.

2.- The block fronting East Street and the conservation area appears out of keeping in its configuration, massing, form and fenestration treatment with the historical and good quality townscape context that includes several listed buildings.

3.- Despite the issues addressed in the Design and Access Statement, apart from the use of pitched roofs, it is difficult to see how the particular local vernacular in building form, materials, design and detailing has been incorporated in any contemporary and innovative way in the designs of the blocks. An example of how this has been undertaken successfully is numbers 1-5 Floyd's Cottages, Surrey Street. Whilst it is not proposed that this should be copied in any way on the application site, it does indicate the level of the quality of design, materials and finishes which should be expected and required in this important and prominent town centre location and also given the high heritage significance of its surroundings.

Inaccuracies in the Heritage Statement such as 'Grafton Arms' when it should be 'Gratwicke Arms' and 'Vine House' when it should be 'Vine Cottage' do not give us confidence that enough attention has been paid to developing this important and sensitive site.

SARAH TYRRELL
Chairman

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.