



Arun District Council
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14th September 2020

East Street/Avon Road Conservation Area Residents
25-35 East Street and Avon House
Littlehampton
BN17 6AU

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 12th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29556

Please find listed the serious concerns of the residents who live next to the proposed development:

Surrounding Area of Proposed Development

The buildings to the Northeast, East and Southeast are all part of the East Street Conservation Area, deemed as such for a reason. They are attractive historic buildings which line one of the main routes to the seafront. The new development would be higher than the East Street cottages and Avon house and ruin that approach. All the buildings on the three approaches to the town from the A259 are character buildings (or have been designed to blend) and give the first impression of Littlehampton to visitors.

The existing surrounding properties are serviced by drains built by the Victorians. It is debatable whether these would cope with any extra wastage and survive the actual building work itself (e.g. any piling). There is also a well in the vicinity. The water pressure is already low in this area so presumably more dwellings could compound this problem. This area has also suffered from flooding before.

All our houses are Victorian and built on the soil with footings of approximately two feet deep we believe. The driving of piles or any alternative could be extremely detrimental to our homes. The same applies to the heavy vehicles and machinery that would be required.

Avon Road was not built with this sort of traffic in mind. A delivery lorry or dustcart would effectively block this single lane/one-way road.

We have definite environmental issues with dust and building debris. Our houses would effectively be within a building site so we would not be able to use our gardens comfortably for recreation or washing etc. Noise

pollution would also affect us.

The residents of the above properties have all been keen to encourage wildlife and are extremely proud of what we have achieved so close to the town centre. This could destroy that.

The Planning Application

Even though the number of dwellings has been decreased from the previous application this has been offset by including three-bedroom apartments this time. There are now a proposed 25 parking spaces for 91 bedrooms. This is not acceptable. Parking is a continuous problem in the town, and this would just compound it. Visitors will stop coming to the town if they continuously must drive round to try and park and us, as residents, struggle as it is. The Arun District Council parking requirements for the development show a need for 40.2 spaces but there are only 25.

The previous application showed sympathy to our community stating 'the East Elevation of Building One has no windows. This is in response to the location of the private gardens next to the site'. Not only does this application have windows overlooking our gardens but the building encroaches far further across the car park towards the bottom of Avon House garden. We would therefore lose light as well as privacy.

There is a conveyance on part of the land which includes a right of way. This is constantly being used but the application does not show any mention of this legal right.

The buildings are far too high and not in keeping with the area at all. To put this in the centre of Littlehampton does not have any beneficial positives for the seaside town or its residents.

There are many inconsistencies in the application ie Avon Street instead of Avon Road, Little Hampton, Cranleigh, Surrey, Duke Street shown at both East and West of area, Carpet Right and motor works being to the side of the development (Carpet Right hasn't been there for at least a year and the nearest garage is in another car park). These are to name but a few and do not add credence to this application in any way, shape or form.

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](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.