



Littlehampton Heritage Group

Monday 14th September 2020

Arun District Council Planning Department

LU/214/20/PL

I write this submission as Chairman of The Littlehampton Heritage Group

Littlehampton Heritage Group is a newly created organisation which aims to help inspire local pride in the town's wide-ranging built heritage.

The group, in partnership with Littlehampton Town Council, has recently received a grant from the Heritage Lottery Fund for its project "Protection, Sustainability and Raising Awareness of Heritage Assets in Littlehampton", and is working with the support of Arun District Council to deliver this exciting project.

LU/214/20/PL

Empty Supermarket Premises Avon Road Littlehampton BN17 6AT

For the second time The Littlehampton Heritage Group regret the failure of this new re-application to undertake any pre-application community consultation in advance of submitting the application.

The very existence of this group demonstrates the great interest in the heritage of Littlehampton and the design of new development in the Town and members would have been able to make a contribution which would have been to the applicants benefit.

We consider the following policies in the Arun Local Plan to be of relevance in assessing the application.

Chairman: Terry Ellis: [REDACTED]



HER DM1 which states, 'proposals affecting statutory listed buildings will be required to (e) protect, and where possible enhance the setting of the building.'

We consider that this policy does mean that the appearance of the existing building on the application site and its ugly appearance should not be used to justify a development which would by its scale, height and mass overwhelm the notable listed properties in its immediate vicinity. The heritage statement as submitted contains an excellent explanation of the listed properties, buildings of special character and the conservation area. We consider the construction of the development the modern shop front on the East Street frontage to be alien to the character of the area. Whilst welcoming the explanation in the heritage statement that flint and red brick materials will be incorporated we consider the height and bulk of the blocks and use of balconies to be alien and certainly not fulfilling the requirement to 'enhance the setting of the listed building'. It is worth noting that when the Gratwick Arms Public House, a building of special character, was developed and extended to provide offices and residential the development was carried out in character with the area. Also, when the redevelopment of the 'Old Dairy, behind 3 and 5 Church Street' was consented for 8 dwellings, the application was permitted because the demolition of the old depot and the proposed dwellings was considered an improvement for the conservation area. Even then there were objections about the proposed height of the dwellings which were a maximum of two and a half storeys.

HER SP1 'non-designated heritage assets including locally listed heritage assets and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment'

There are a considerable number of these in the vicinity and we consider that if a residential element of the proposal is considered appropriate then use of the site to deliver a collection of town houses designed in a manner sympathetic to the area would be far more appropriate.

HER DM3 'permissions will be granted for proposals which affect the setting of a conservation area if (a) new buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings'.

This proposal is on the immediate boundary of the East Street conservation area. We consider the creation of the new blocks of flats, at points higher than the existing supermarket building, to be at great odds with the characteristics of the area. Both in scale and design. It is likely to overwhelm it.

The position and glass fronted slab design of the shops is incongruous with any building they overlook. The Gratwick Arms development and the proximity to the Flint faced Flintstone Centre, should be considered as this looks directly onto them. Plus, for shops, there is no immediate parking nearby for deliveries and loading.

We are also concerned that this proposed development could be part of an overall future development of The St Martin's Car Park and if combined with this area, might provide Littlehampton with great regeneration opportunities and bringing us a new 21st Century Town Centre, which would include sympathetic housing opportunities.

In summary the Heritage Group consider the application contrary to the policies mentioned in the Arun Local Plan. The Group considers the East Street conservation area to be of crucial value to the Town in architectural and historical interest and plays an important role in attracting those that visit the Towns natural assets (the seafront and river) to take a trip into the Town Centre itself.

We would therefore respectfully ask that the proposals are refused and would reiterate our previous request that the applicant opens a dialogue with the community about more appropriate development for the site. One that would be more in keeping with the area which is one of Littlehampton's most impressive Conservation and Heritage sites.

Terry Ellis
Chairman, Littlehampton Heritage Group.