
Former Waitrose, Avon Road, Littlehampton

Planning Statement Addendum

Prepared by Barton Willmore on Behalf of Ropemaker Properties Ltd

October 2020

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1.0 INTRODUCTION

- 1.1 This Planning Statement Addendum has been prepared in support of a full planning application for the following development at the former Waitrose, Avon Road, Littlehampton, BN17 6AT (the 'Application Site' or 'Site'):

'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).'

- 1.2 The application was submitted to Arun District Council on 6th August 2020. In response to comments provided by the Council's Conservation Officer, local heritage groups and local residents, the proposals were amended and a revised set of drawings were issued to the Council on 2nd and 20th October 2020.

- 1.3 The proposed changes to the scheme can be summarised as follows:

- Reduction in height across the scheme to 2-storey, with the exception of a partial 3-storey element on Building 1. This has resulted in a reduction in units from 50 down to 37;
- Reduction in parking opposite Avon House and the introduction of additional landscaping here;
- Despite the reduction in parking, the overall parking ratio has increased slightly due to the reduction in units. 19 spaces are now proposed (down from 25);
- Changes to the elevations of Building 1 so that it now mimics the proportions and fenestration of the Conservation Area with reduced balconies; and
- Changes to the proposed material to match the knapped flint and red brick across the scheme.

- 1.4 This Addendum provides an update to Section 4 of the submitted Planning Statement (August 2020) which summarises the Proposed Development.

2.0 PROPOSED DEVELOPMENT

- 2.1. The Proposed Development involves the demolition of the former Waitrose building on the southern part of the Site and the erection of two new buildings providing 144 sqm GIA of modern, flexible commercial floorspace (Use Classes A1 and/or A2 and/or A3 and/or D1) at ground level, with two storeys of residential use (Use Class C3), (referred to as Buildings 2 and 3). Together the buildings provide 17 residential units. On the northern part of the Site, comprising the former Waitrose car park, a third residential building (Use Class C3) is proposed, comprising 20 apartments (referred to as Building 1).
- 2.2. A total of 19 car parking spaces are proposed (including 2 disabled spaces and 6 EV charging spaces) to serve the three buildings. In addition, there is also secure storage for up to 38 bicycles with 8 additional cycle spaces proposed externally (outside Building 2). Waste storage facilities are proposed in all buildings.
- 2.3. The proposed flexible commercial floorspace is located in Building 3, which fronts onto East Street. This will create an active frontage and help to better integrate the Site with the nearby High Street. This will deliver a significant improvement on the existing blank façade of the former Waitrose building which currently occupies this position and provide an enhanced surrounding for the adjacent East Street Conservation Area.

3.0 SUMMARY

- 3.1. The amended proposals seek to address the concerns of the Council's Conservation Officer, local heritage groups and local residents, most notably through a further reduction in the scale and height of the proposed buildings and changes to the elevations.
- 3.2. It is considered that the proposals comply with all relevant planning policies contained within the adopted Development Plan. Furthermore, the proposals are considered to embrace the Government's overarching aim of achieving sustainable development as set out within the NPPF.
- 3.3. In land use terms the proposals are entirely consistent with the Council's overarching Strategy for the District, which seeks to direct mixed use development towards town centres such as Littlehampton which are highly accessible by a range of sustainable transport modes and offers a range of services within walking distance.
- 3.4. The proposed changes to the scheme have responded to the concerns raised by the Council's Conservation Officer and those of local heritage groups and local residents in the context of the Site's proximity to nearby heritage assets, and the proposals are considered to preserve the significance of designated heritage assets.
- 3.5. The Proposed Development lies within a flood risk area however the design response ensures that there will be a low probability of flooding from tidal, fluvial, pluvial, groundwater and artificial sources, and confirms that surface water runoff can be managed sustainably to ensure that flood risk is not increased elsewhere. We note that the Council's Drainage Engineer has not objected to the proposals subject to recommended conditions (response dated 15th September 2020).
- 3.6. The proposals will not have a discernible impact on the local highway network and WSCC have confirmed that the proposed parking ratio is acceptable (response dated 16th September 2020). On the basis that the parking ratio has increased marginally under the amended scheme, we trust that the revised proposals will also be deemed acceptable.
- 3.7. The proposals will incorporate a range of passive design and energy efficiency measures throughout the site, including on-site photovoltaic panels in order to reduce the regulated CO2 emissions in line with the Council's policy.

- 3.8. Given the above, we consider that no material planning reasons exist to preclude the grant of planning permission.