



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

Steve Booth
29 East St
Littlehampton
BN17 6AU

6th November 2020

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 37 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 5th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31021

This proposed development, with its new substitute plans, is still nowhere near sympathetic to the surrounding area. There are listed buildings and a conservation area, in extremely near proximity, that will be dwarfed by this project.

Building 1, as it called, is on the existing car park that was Waitrose. The footprint of the building appears to be about the same (if not slightly larger) as the previous one proposed, but it is now a lot closer to the rear of the properties on East St / Avon Rd. The building is now 2/3 storeys high is on higher ground and has windows overlooking said properties and therefore intruding on their privacy.

The whole development now only has car parking for 19 vehicles (down from 25) which in no way is enough for a project of this size. Parking in the Town is bad enough for local residents, of which I am one, without adding another 112, was 139, people (developers figure, but it's probably more, e.g. they calculate a 1 bed flat will have 1 occupant, 3 bedrooms 5). They have cut the number of apartments from 83 to 50 and now 37 but they have added some with 3 bedrooms so the actual reduction is not as much as it may seem.

Having looked at the plans and substitute plans for this development it is extremely disconcerting the numbers of errors which have made. For example:

Residential Travel Plan: appendix 1 - site layout - Is Titled Master Plan, project LITTLE HAMPTON (2 words), CRANLEIGH, SURREY.

Proposed Elevation B - Franciscan (Looking South) - East St and Duke St are wrong way round

Proposed Elevation E - Should be AVON ROAD not AVON STREET

Existing Elevation F - ANCHOR STREET should be ANCHOR SPRINGS, Duke Street is both east and west of the proposed site.

These are just some of the discrepancies, there are more. Makes you wonder if they can build it the right way round and in the right town!

There are other concerns which have been highlighted in other objections so no need to repeat them.

But on a personal note our property's deeds show we have a right of way to the rear of our garden and from the plans it appears that this has been ignored / overlooked / not bothered with.

Also do we need any more small retail units in the Town when there are so many empty in the High St and elsewhere?

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.