



Arun District Council
Arun Civic Centre
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24th November 2020

Arun District Conservation Area Advisory Panel
c/o Civic Centre

Dear Sir/Madam,

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

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 23rd November 2020 which has been recorded as an objection with the comments as follows:

OWPC31576

The Panel have considered the revised plans and the reduction in heights and other amendments lead to a development which in its form, height and layout seems generally satisfactory.

However, the Panel still consider that the elevational appearance of the residential blocks is well below the standard which should be required for this sensitive location and which includes the settings of Listed Buildings, and the setting, and approaches into, the Littlehampton (East Street) Conservation Area.

A modern approach to external appearance would be welcomed but it needs to be innovative, imaginative and interprets local vernacular in a convincing and attractive way. The scheme lacks these qualities and will materially detract from the settings of the heritage assets mentioned above. As such it is considered that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the Arun District Local Plan relating to the protection of the settings of heritage assets, the need for good design and the preservation and enhancement of local distinctiveness.

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.