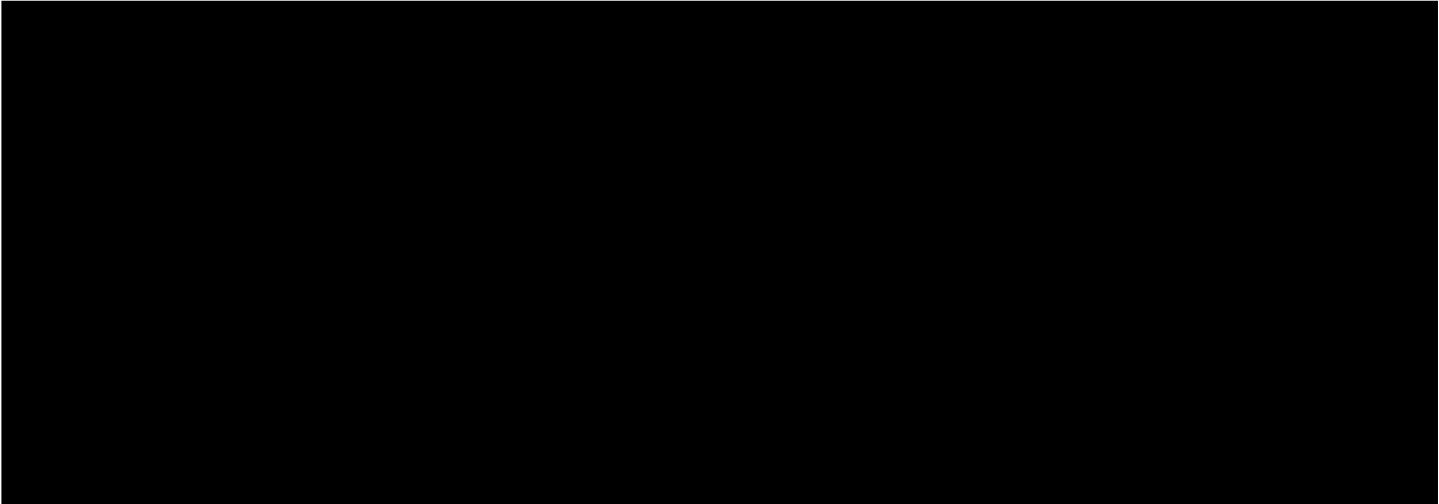



From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 13 October 2020 19:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/216/20/PL - 2 Wick Parade - POLICY OFFICER COMMENTS

PLs add below email to the file and label as 'Policy Officer comments'



Thanks
Amy

From: Nicki Faulkner <Nicki.Faulkner@arun.gov.uk>
Sent: 29 September 2020 12:13
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Kevin Owen <Kevin.Owen@arun.gov.uk>
Subject: RE: LU/216/20/PL - 2 Wick Parade - CHANGE OF USE A1 TO A5

Hi Amy,

Wick Parade is not a 'secondary frontage' in policy terms (ref. RET DM1 (2)), but it is defined as a Village and Suburban Centre (see paragraph 9.1.6 of the ALP). Therefore, see policies RET SP1 and RET DM1 in relation to Village and Suburban Centres.

Policy RET SP1 says that suburban centres, including shopping parades may be expanded, provided that it adds to the **range and accessibility of goods and services** [my emphasis on the importance of retaining a range of goods and services].

Policy RET DM1 states “Change of retail will not be permitted for shops which are located outside the defined Town Centres and Local Service Centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use...”.

It is assumed that hot food takeaway falls under the category of retail (as part of the (now old) A use class), so technically, the ALP allows this. However, this may reduce the range and accessibility of goods and services, so the proposal goes against RET SP1.

Furthermore, the Littlehampton Town Council, Neighbourhood Development Plan identifies Wick Street as a Local Centre. It is not totally clear that Wick Parade is included under that policy, however, it is assumed that it is included.

Policy 9 – Local Centres states that “within the local centres, the Neighbourhood Plan: supports proposals for the development of A1-A5 uses, provided the number of A2-A5 uses does not exceed 50% of the proportion of the total number of A1-A5 uses in the local centre.

Overall, there may be a requirement for LTC to provide evidence of the % use in Wick Street (including Wick Parade) to support their position/or for you to consider that matter when looking at the suburban centre as a whole.

I hope this assists.

Kind regards,

Nicki

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