

36 PIER ROAD LITTLEHAMPTON BN17 5LW

ECONOMIC DEVELOPMENT STATEMENT

In my opinion there is no economic loss to changing use from dual banded to fully residential as there is not a loss of a commercial building, the building has not been used as a commercial building since the floods of 2008, more than ten years ago. It took me years creatively to build up the year round trade as the tourism trade was seasonal only, which cannot sustain anybody throughout the year? Moreover, the repeat business I had is long gone, eg, Goodwood is booked a year in advance. This cannot be resurrected overnight & would bankrupt me in the process, so the building would fall into disrepair.

I am providing more affordable local accommodation, which is needed in Littlehampton and surrounding areas; and I plan to have it managed well, unlike other establishments left to be smashed up & constantly with police at the door, as was Victoria House in Bayford Road when poorly managed. So I am doing something better with my building for local residents.

Therefore, as it has not been a commercial entity since 2008 there is no loss to the town.

Moreover, there is an economic gain. I am providing approximately 10 people with homes, those 10 people will be buying food in the local supermarkets, visiting local eateries and bars, dentists, even the local vet if they have a pet, perhaps buying or hiring a bicycle to use, the ferry to cross the river, or a boat trip, Smart's amusements & certainly an ice cream or two, all adding to the local economy. They may even park a vehicle or two outside and forget the hour time limit, thereby getting a parking ticket since the road is regularly targeted & ticketed bringing more revenue to the local council. Perhaps even the solicitors to fight a case & certainly an estate agent to obtain a home at the outset.

Therefore, I propose that making 36 Pier Road fully residential is nothing other than an economic gain all round.

Jacqui Narvaez-Jimenez