

**General Henry's, 31 Horsham Road, Littlehampton, West Sussex,
BN17 6BZ**

FURTHER INFORMATION ABOUT LOSS OF PUBLIC HOUSE USE

I understand that information has been requested about the loss of the public house use that would result from the proposed development for much needed housing in the borough (LPA Ref: LU/280/17/PL).

The pre-application advice from received from David Easton on 4 August 2017 (LPA Ref: PAA/138/17), it stated in respect of the existing public house use the following:

It is considered that the proposed development by virtue of its location will accord with policies GEN2 of the ALP and Policy 1 of the LNP. However, the proposed development will result in the loss of the existing public house which could be considered as a community facility. However, it must be considered that the existing pub is not identified as an Asset of Community Value (ACV) nor is it currently operational. Therefore, it is considered that evidence should be provided to show that the premises has been unsuccessfully marketed.

The evidence of marketing, to demonstrate there is no interest in continuing the public house use, was contained in the letter from Flude Commercial dated 8 August 2017. This letter formed part of the original application documents. As such it does seem rather unreasonable to request further information about marketing at this late stage in the application process. Nevertheless, I attach a letter from Kings Estates Sales and Lettings to demonstrate continued marketing of the premises as a public house or alternatively as Class A1, although planning permission would be required for change of use. This marketing includes offering the premises for rent.

Below is an extract from the planning design and access statement submitted as part of the original application documents. It refers to the relevant policy in the Littlehampton Neighbourhood Plan:

Policy 6 - Residential development involving loss of community facilities

This policy requires consideration of the loss of community facilities where residential redevelopment or conversion is proposed. The pub has not be identified as an asset of community value and therefore it is not clear whether this policy is relevant to the proposed development. Nevertheless, as requested in the pre-application response, a letter is attached from Flude Commercial dated 8 August 2017 demonstrating there is no demand for the pub use.

Appendix 6 forming part of the Neighbourhood Plan identifies the assets of community value in Littlehampton and the application premises are not included in the list.

It is therefore concluded there is no policy requirement to retain the public house use on this site. A plan is attached showing there are many public houses in this part of Littlehampton. Notwithstanding the policy situation the applicant has demonstrated, as required by the Planning Officer, that there is no demand to continue the public house use on this site.

John Pike

MRTPI IHBC

6 December 2017