

The Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

Your Ref: OWPC20583
Our Ref: LU/286/18/PD 05-10-2018
Please ask for:
Richard Castro-Parker

14th November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) to provide 30 self-contained flats (14 studios & 16 one-bed flats)

4 Hawthorn Road Littlehampton

Thank you for your internet representation made on 14th November 2018 which has been recorded as '**an objection**' with the comments as follows:

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 12th November and object to the application on the grounds that the proposals were contrary to Policy EMP DM1, of the Arun Local Plan relating to the protection of existing employment premises and sites which states that the Council will seek to protect and enhance existing employment sites. Observing that the premises had only been actively marketed for a relatively short period of time, Members considered that there was still a reasonable prospect of the site being used to provide employment and that the change of use to residential should be resisted.

In terms of relevant material planning considerations, it was also considered that the that noise and disturbance from both the surrounding industrial units and the A259 would have an adverse impact on the amenity of future residents and that the site generally was not suitably safe particularly for families with young children. Members also questioned the veracity of the information provided in support of the application in relation to the transport statement regarding bus routes and the sufficiency of drainage provision. With this in mind, the Committee also therefore considered that proper consultation with Southern Water would be necessary to ensure that demand could be catered for. In addition, the proposals lacked amenity space and it was observed some of the dwelling sizes were below the national minimum standard for 1 bed 1-person dwellings.

The proposals were also contrary to Policy 7 of the Littlehampton Neighbourhood Plan relating to Business Land Allocations which assigns the land at Hawthorn Road for business use. Observing that the area had gained some employment land neighbouring the Courtwick development, it was considered that this would be wiped out if this application was approved and would be to the detriment of the increasing population and the need to provide local jobs.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are

determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning