



LITTLEHAMPTON CIVIC SOCIETY

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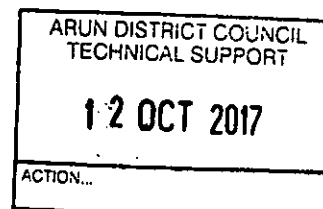
Planning Applications Department

Arun District Council,

Maltravers Road,

Littlehampton BN17 5LF

Comments on LU/287/17/PL



12th October 2017

This application is on part of a highly strategic piece of land between Clifton Road and Pier Road, adjacent to the river flowing through the heart of our seaside town, which represents a key heritage and tourism resource for Littlehampton. The Civic Society's view is that if this application is granted, it precludes any exciting plans for the long-term future of the whole of the Pier Road/Clifton Road area which is desperately in need of improvement and offers the opportunity for creative enhancement. This is the view of many Civic Society Members, town residents and visitors alike.

The application itself is for a bland, slab-sided three-storey block (although the application appears to state it is two storeys), the like of which are perhaps too many in Littlehampton. The eight flats on top of an office space contribute to area housing allocation targets but, beyond that, contribute little to heritage, tourism and the future economic growth and vitality of Pier Road and its maritime and riverfront culture.

The building has a flat roof, quite out of keeping with neighbouring properties, all of which have pitched roofs. If this proposal were to have a pitched roof, it would be much higher than its neighbours and compromise the street scene.

Parking has been provided for 9 cars. The Council's Standards for Parking Provision state 'one garage or space AND one space for visitors should be provided in curtilage where possible and, in any case, be in a convenient position to encourage use'. There is not enough car parking, considering parking is also needed for those who will work in (and visit) the office/commercial space, nor is there a clear assessment of the additional pressure it will place on parking in an already congested area.

The site is in Flood Zone 3 and as a consequence must demonstrate necessary compliance. We have noted the concerns Southern Water have over handling surface water coming from this site. We question whether connection to a manhole 220 metres away is a practicable or viable option. There would be difficulties with attenuation due to the geology of the immediate area and this, together with the height of the proposed building, leads us to conclude that rigorous testing of ground and groundwater conditions are needed before a decision may be made.

An overall concern the Civic Society has, as demonstrated by this application, is the recognition that planning applications for strategic sites of this nature (on Pier Road) are evaluated on a case-by-case basis without reference to a clear, integrated vision of the potential the site has to add value to the Town's river front, other than offering housing.

There are no options to choose from in deciding whether to approve key developments that may allow sub-optimal development to proceed. If a contribution to housing allocations is the primary consideration in assessing this and similar applications, do those housing allocations differentiate among various types of residential use (e.g. units that are most suited for the local housing market, for second homes and vacation homes, for holiday-let flats)? Will this proposal be tested against the aims in that regard?

Sarah Tyrrell

Chairman

Littlehampton Civic Society