



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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3rd December 2020

EJ Moyle LLP
15 Beach Road
Littlehampton
BN17 5HZ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/295/20/PL
Site Address: 15 Beach Road Littlehampton BN17 5HZ
Description of works: Full planning application incorporating permitted change of use of part of existing office (A2 Professional & Financial Services) & use to form 2 No. dwellings (C3 Dwelling houses) on the two upper floors (resubmission following LU/107/20/PL). This site is in CIL Zone 4 (Zero Rated) as flats.

Thank you for your internet representation made on 3rd December 2020 which has been recorded as an objection with the comments as follows:

OWPC31886

We refer to the above planning application lodged on behalf of our landlord in respect of our office premises at 15 Beach Road, Littlehampton.

Our firm is now the longest serving firm of solicitors in Littlehampton having been formed by the late Eric Moyle in 1971 almost 50 years ago. If it were not for the coronavirus pandemic, we would regularly have within our office at 15 Beach Road some 14 members of staff and partners occupying all three floors including those to which this planning application is subject. If this planning application were to be granted and the conversion works commenced then in all probability we would have to make several of our loyal staff redundant as there are no suitable alternative premises available within the Town Centre.

The office and retail sector of the Town Centre is already in substantial decline with numerous shops and other units having to close and we have no wish to add to this. The Arun's Local Plan already has a strategic objective for employment and enterprise within the District and we would seriously question whether closure of such a well-established firm as ours is in keeping with such an objective. Furthermore section 8.1.2 of the Plan specifically states that one of the Council's objectives is 'to drive employment and business growth by protecting land in business use'. Whilst if it acknowledged that in all probability the proposed change of use falls within the new permitted development use class O nevertheless in our view this planning application runs counter to the Council's long term objective for regeneration of the town centre and should be refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.