

Derrick Chester
'Braemar', Worthing Road, Littlehampton

BN17 6JR

Your Ref: OWPC5600
Our Ref: LU/32/15/PL 03-02-2015
Please ask for:
Mrs A Gardner

7th May 2015

Dear Sir/Madam

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

Installation of Dry Cleaning, Key Cutting, Shoe & Watch Repairs Pod to front elevation.
Tesco Stores Ltd Broad Piece Littlehampton

Thank you for your internet representation made on 2nd May 2015 which has been recorded as '**an objection**' with the comments as follows:

In objecting to this proposal I would like you to take into account the following. First, that in compilation of the Littlehampton Neighbourhood Plan it was noted that 'generally those consulted expressed concern for small business in the present economic climate.' In the plan under Policy 9 it is detailed that the plan 'recognises the importance of convenience retail, services and food take away facilities in local centres. The loss of such valued facilities to other development will require local communities to travel further, most often by car, and cannot be supported unless there is clear evidence that there is no longer a demand from customers, investors or operators to continuing the use'. Clearly not the case here as there are already providers of these services in town and local centres. In Aruns own emerging plan section three of the policy on retail development includes extensions. It specifies that sites should have provision for access by foot and cycle, something which from most directions this store does not. The National Planning Framework section 2 on the vitality of town centres makes it clear that 'local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date local plan.' I understand that it might be considered difficult to reject this application given that the store already has permissions for class A1 uses, it should be noted however that the proposed pod will be situated on a pedestrian area which can be heavily congested at busy times, with people waiting for taxis and the bus as well as for people shopping inside. It is already commonplace for people to be walking on the roadways at the front of the store. I also note that the dry-cleaning is to be taken away and done elsewhere, where and how often and by whom and in what transport? Perhaps most importantly though I would like to draw you attention to the decision of the Cornwall planning committee on the 5th Jan this year which rejected an identical application by 12 votes to nil. One of those objecting summarised the arguments against as follows ' (1) the proposal was contrary to the provisions of the NPPF 2012 (2) the proposed services were already provided by existing town centre businesses and the competition created would be unfair because the business would be attracted to the out of town Tesco store with free parking (iii) other town centre shops would be affected because customers of the business would shop in Tesco at the same time (iv) there is ample capacity on the town centre to accommodate new businesses (v) the proposal would jeopardise dozens of jobs and create only a couple.' I couldn't put it better myself.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published

you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration