

Tim Coldwell
35 East Street
Littlehampton
BN17 6AU

Your Ref: OWPC21453
Our Ref: LU/3/19/PL 08-01-2019
Please ask for:
Mrs A Gardner

13th February 2019

Dear Sir/Madam

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

Demolition of existing buildings & redevelopment of site comprising 83 No. residential units (C3 Dwelling Houses) & 158.5 sqm flexible retail floorspace GIA (A1 (Shops) and/or A2 (Financial & Professional Services) and/or A3 (Food & Drink) and/or D1 (Non-residential Institutions)) together with the provision of car & cycle parking, landscaping & associated works. This application affects the setting of listed buildings & affects the character & appearance of the East Street, Littlehampton Conservation Area.

Empty Supermarket Premises Avon Road Littlehampton

Thank you for your internet representation made on 13th February 2019 which has been recorded as **'an objection'** with the comments as follows:

As a local resident I would like to put in writing my objections to the proposed development. The submitted plans for 83 flats, with a mixture of one and two bedrooms, but then only providing less than half the number of parking spaces to homes will only cause more issues in the area.

In our current society people purchase cars, so that travelling around is convenient and safe, this is why the buses and train usage is going down, this I believe will lead to more cars in the area than spaces provided.

In a very overcrowded area, and with very few parking spaces currently, this will only cause issues in the surrounding areas as everyone hunts for somewhere to legally park. A good example would be when they opened the old Waitrose car park up the public; it was immediately filled by locals day and night.

The additional cars in the area will cause greater congestion in the local area, especially along the Franciscan Way during school time, as the traffic already tails back to the previous junction.

There is no proposed parking/loading/unloading area for the shop space. How will it be serviced? By delivery lorries parking in the road? This will then cause major issues for anyone, but especially for buses exiting Anchor Springs and turning north up East street. The shop will require customers, and again these will stop outside in the main traffic flow areas, as no short term parking is provided.

There are big housing estates around Littlehampton, which are growing at a rapid rate, but these people do not come into the town centre as there is nothing for them: shops are closing down nearly every month. We need these people to come into our centre and spend their money in the local shops, and not go to Chichester or Worthing, but for them to do this, they need a reason.

The flats should be on the housing development and the site should be for the community and to bring people in, and not drive them out! Shops, indoor markets, 10 pin bowling, community centre, and parking, again if we want people to come, we need to provide parking.

This proposal is not right for the area, and the planning department should be supporting the town centre and providing shops/business for the local people to make it a vibrant destination that people want to come to.

Having reviewed the documentation on-line, I could not find the building impact report(s), this again as a resident living next to the development, who has not been consulted, I'm

concerned that this will have an effect on the house I live in. Ours's is extremely old, and does not have modern day foundations, and any drilling/power driving could cause damage to walls and the stability of the structure. There appears no proposal on how this will be monitored and minimised.

During the nice summer months myself and my wife and 5 year old daughter spend evenings and weekends in the garden which backs onto the development, so we have concerns about dust/noise/working which could impact our enjoyment of use our garden.

I would formally reject the proposal for the building of these flats in this area as this is not in keeping with the area. As no local consultation has been carried out with the community our local council should be supporting the town and agree to look at any plans without consultation.

These should be rejected in their current state and a form consultation should be started.

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