

15th 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 14th February 2019 which has been recorded as **'an objection'** with the comments as follows:

- 14th February 2019

LU/3/191PL - Waitrose supermarket site

Littlehampton Civic Society makes the following comments on this application:

- 1. The application is for too high a density - there are approximately the same numbers of units as the East Bank development but on a much smaller site. There is a need in the town centre for larger accommodation, not tiny one-bedroom flats.
Apart from the supermarket building, most of the existing surrounding properties are two storeys high. The proposed new blocks of flats are three or four storeys high and are quite out of scale with the area.*
- 2. The site adjoins the East Street Conservation Area, in which there are several listed buildings, and the scale of the development will have an adverse affect on the Area.*
- 3. The car parking provision is ridiculous. 40 spaces for 80+ units are completely inadequate. It is stupid to suggest there is plenty of room to park in surrounding streets - there isn't! We know from other town centre sites (eg the old Market) that although residents may not NEED a car, almost everyone HAS a car that has to be parked somewhere. Roads within reach of these developments are always filled with parked cars. Unsocial working hours when there is no public transport, the cost of public transport, out-of-town shopping are all reasons for owning and parking a car.*
- 4. The Anchor Springs/East Street/Beach Road area floods regularly. Part of the site lies at the lowest point in the town and more work should be done to the East Street sewers. The site is also downstream from north Littlehampton's expansion and sewer capacity is at risk until Southern Water undertakes the improvements they are planning.*
- 5. Lack of consultation on alternative uses for the supermarket building. We are presented with a fait accompli.*

*Sarah Tyrrell
Chairman
Littlehampton Civic Society*

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