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23rd April 2021

Rodney Brown
4 Norfolk Place
Littlehampton
BN17 5PD

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/50/21/PL
Site Address: Littlehampton Promenade South of Putting Green Sea Road Littlehampton
Description of works: Provision of 20 No. new beach huts on concrete bearers to broadly match existing.
This site is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 22nd April 2021 which has been recorded as an objection with the comments as follows:

OWPC35311

I object to this proposal, which clearly does not accord with the intentions of Planning Policy SCP-1 because it would have a significant adverse impact upon the seascapes with no mitigation or Public Benefit.

It will cause an unacceptable reduction in amenity for hundreds of people who walk the prom every day of the year, and similar numbers driving along Sea Road and down Norfolk Road.

Further, the Application does not give any indication of the appearance of the Street Scenes before and after the proposed intervention, and so does not meet requirements of the Planning Acts, or Local Validation, making it impossible to assess the destructive effect of the proposal on the Seascape and Streetscape.

I have lived in the East Beach / Norfolk Road area for over 45 years, and walk on the Seafront most days, past the row of beach huts four or five times a week, on the prom or along the strand. I know the huts well, the large Glass-fibre shells prior to 1987, the timber board cabins replacing them, to the current plastic huts. After the 1987 storm the number of huts at the east end of the row was increased and gaps filled in.

And I know how much (or actually, how little) the huts are actively used.

Two important characteristics make this part of Littlehampton special for both Residents and Visitors:

The Sea, Sky and Beachscape from the Promenade;

The First Glimpse and Emerging View of the Sea along Norfolk Road, iconic to residents returning home after a days work, to families walking down to the beach, and to the visitors arriving in town for the first time and on

every return visit.

Objections show that users of the promenade, local and from outside the town, highly value the amenity of the Seascape, and find the existing obstructions already get in the way of their enjoyment. They totally deplore the proposal to reduce the views even more. The Sea Views should be timeless and available to all.

But the group of ten huts at the west end of the row is an even bigger act of destruction, because it will utterly ruin the only view of the sea and horizon from Street Level in the entire town. It is beyond belief that the unique value of this place isn't recognised by either Littlehampton Town Council comments or in the Planning Officer's Report to be presented on 28 April.

Huts block and degrade views all day, all year, spoiling enjoyment of thousands of people who don't possess huts, denying them the positive benefits on mood and mental health from clear views of the Seascape and Open Sky. There's no Public Benefit from the proposal, just a limited amount of private pleasure.

The objection is not to huts in principle, but to the impact of additional units. Demand alone is not any justification for more. The majority of the huts have extremely light use, and judging from conversations I've had with Hut tenants, many are paying the equivalent of several hundred pounds for each day they use their huts. Just a few people use their huts frequently, and it's great to see the doors open and the furniture and windbreaks up, and the families getting lots of benefit.

With such light use, it's highly likely that some form of time-sharing and some scheme to lease huts at a suitable rate on a daily and weekly basis would result in both a higher occupancy and a greater overall income. What's needed is some Lateral Thinking, not Lateral Infill that obliterates the Seascape.

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 including your name and address 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.

To register to receive notification of planning applications in your area, please go to
<https://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**