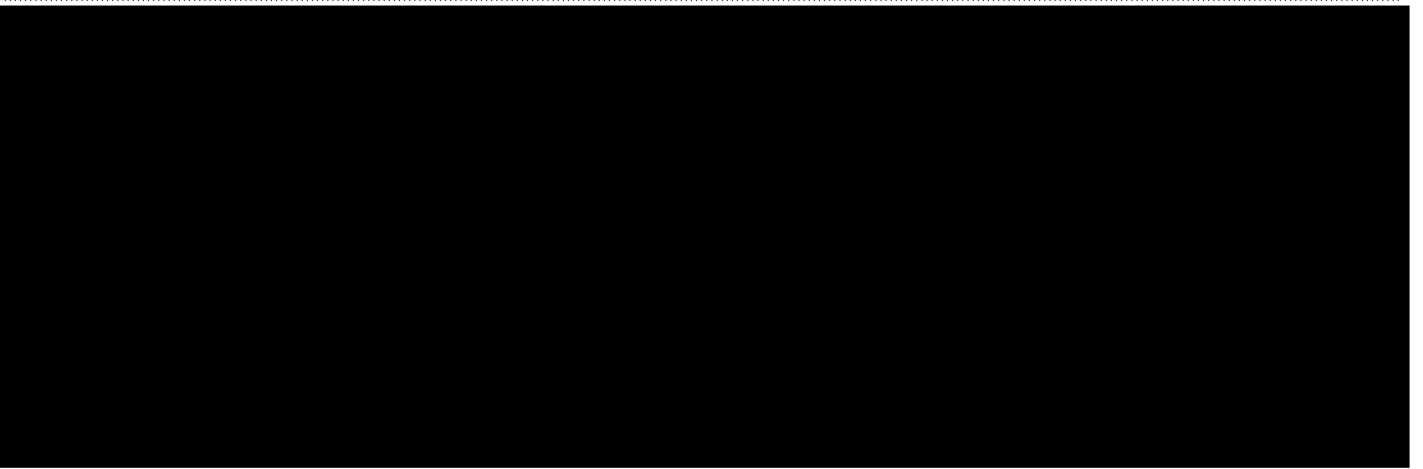
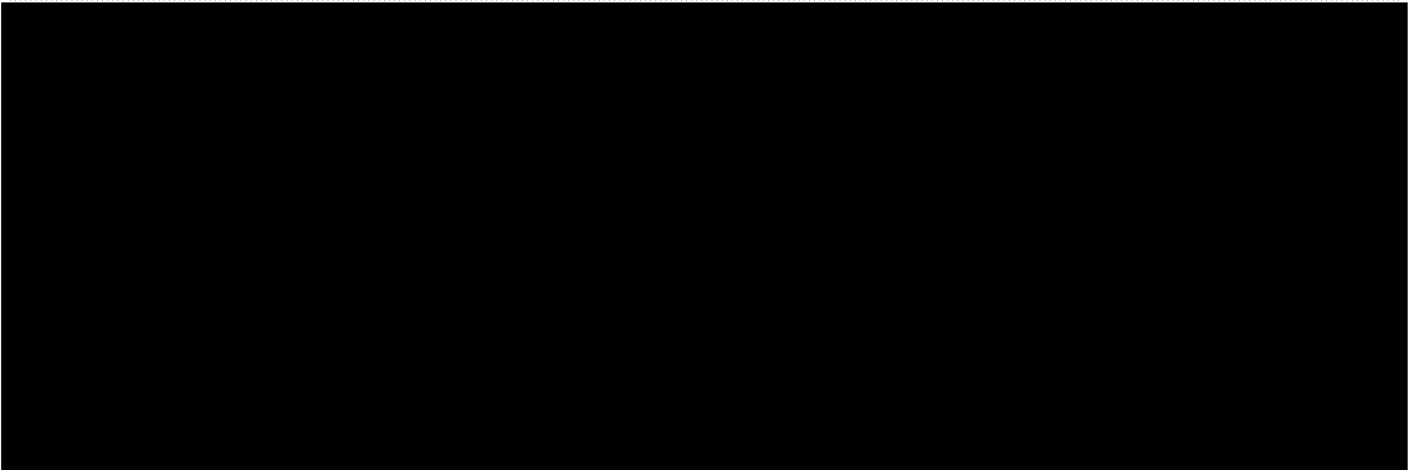




From: Tim Rodway | Rodway Planning [REDACTED]
Sent: 10 February 2020 17:45
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Application LU/91/19/PL - Representation

Dear Mr Wood

Planning application reference: LU/91/19/PL
Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets.
Various sites along Littlehampton Promenade, Littlehampton

I refer to the above detailed planning application. On behalf of our clients, we hereby provide you with our further formal representations in relation to this planning application.

I would be grateful if you could consider the contents of this letters when assessing the application proposals.

Please can you acknowledge safe receipt of this email and its attachments, and also keep me advised on the progress of this planning application.

I look forward to hearing from you.

Best regards,

TIM RODWAY



RODWAY PLANNING
CONSULTANCY LIMITED

RODWAY PLANNING CONSULTANCY [REDACTED] RODWAYPLANNING.CO.UK

CONFIDENTIALITY & DISCLAIMER NOTICE: This e-mail is intended only for the addressee named above and the contents should not be disclosed to any other party. If you have received this e-mail in error, please notify the sender and delete the e-mail and any attachments from your system. Although this email has been scanned for viruses, I advise you to carry out your own virus checks before opening any attachment as I cannot accept liability for any damage sustained as a result of any software viruses, or other malicious code.

Arun District Council
Planning Department
Council Offices
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
SENT VIA EMAIL ONLY

7th February 2020

Dear Mr Wood

Planning application reference: LU/91/19/PL

Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets. (REVISED & UPDATED SUBMISSIONS)

Various sites along Littlehampton Promenade, Littlehampton

We have been made aware of the further submissions of Sloane & Brown in respect of the above detailed planning application, comprising a substitute plan and a covering letter, which seeks to address the concerns that have been raised by ourselves and others.

On behalf of Messer's Smart of Harbour Park Limited we wish to reiterate the strong objections contained in our previous submissions, dated 25th April 2019. On behalf of our client we now wish to submit the following additional comments (using Sloane & Brown's letter numbering as a basis):

General Information (penultimate paragraph of first page).

Sloane & Brown make numerous mentions good quality very successful 'Gin, Prosecco and Pizza Bar' which from a visual inspection (see photographs below at Appendix A) is clearly a simple converted caravan. In our opinion for such a facility to be located at Site B would be under invested opportunity.

1. Loss of Coach parking

It is welcomed that some coach parking is to be maintained. However, at peak times during the summer there is no traffic management plan in place to determine where the excess coaches will park. The possible two places that maybe available at the Leisure Centre would, in our opinion, be wholly inadequate.

2. Competing with Existing Business

It remains to be seen what, if any footfall will be generated by these temporary businesses. These temporary seasonal outlets will do nothing to prolong the season, which is in conflict with Policy TOU SP1, which relates to sustainable tourism and the visitor economy. (please refer our original objection, paragraphs 4.3-4.6 on page 11).

The measurement used in the last paragraph on page 2 of the Sloane & Brown letter, “700m long seafront promenade” is incorrect. As between our client’s kiosks and East Beach Café is 560m and the proposal for site C is 85m from the current, permanent seafront kiosks and the position for the proposed site is 450m and East Beach Café. The businesses at the south end of Banjo Road is approximately 100m from the existing kiosks. Again, here they indicate that the Gin, Prosecco & Pizza Bar would be of good quality; we strongly dispute this assertion.

3. Visual Impact

Sloane & Brown accept that the undeveloped character of the area will be affected. The last paragraph of Section 3 of their letter refers to the good quality appearance, and they even mention Site B as a “key visual gateway”. We suggest that photograph of what they are proposing is a far cry from the quality they are indicating, and indeed it would actually have an adverse impact. This would be in conflict with Policies D SP1 and EMP DM1. The proposals would not have a sympathetic relationship to the surrounding areas and evidently no consideration has been given to the landscape, habitat, built and historic environment contexts

4. Environmental impact – litter, smell etc

We have no further comments to add to our previous submissions in this respect.

5. Promenade Safety

We dispute the figures given by Sloane & Brown. These are not recognised and the white line is used by the operator of the road train as a centre line. The operator has already objected on safety grounds. The dimension in Littlehampton where this is proposed are not wider. See our response contained in our previous objection letter (paragraph 3.16) and measurements.

Attached at Appendix A is a picture of the Littlehampton train in use on an average summers’ day on the site in question as our clients consider that Sloane & Brown do not understand how this train runs. There have been near misses in Bognor Regis and evidence of this should be found in the Beach Inspector’s Log. This will create an accident Black Spot.

6. Quality Appearance

We can only again refer to the photographs of the converted caravan (Appendix A) as to what Sloane & Brown consider to be an appropriate and high quality appearance. In our opinion this would clearly not be what would be resultant; indeed, it would be the opposite, which would have a degrading impact on this important part of Littlehampton.

In summary, our position remains that this application is ill-conceived. The proposals are in clear conflict with a number of employment, tourism and character/design policies as set out in the Arun Local Plan.

The objections detailed in our original representation letter remain unanswered, and on this basis, and for all the reasons outlined above, on behalf of our client, we continue to **OBJECT** to this planning application, and respectfully request that the planning application is refused.

Yours sincerely,

Tim Rodway

Director

c.c *Mr Smart, Harbour Park*



RODWAY PLANNING
CONSULTANCY LIMITED

Appendix A

Below are photographs of the “successful” prosecco bar that was open on Bognor front last summer, which is clearly a converted caravan.





RODWAY PLANNING
CONSULTANCY LIMITED

Below is a photograph of the Littlehampton train in use on an average summers' day on the site in question:

