Debbie Johnson

From: Planning
Sent: 03 March 2013 15:17
To: Planning
Subject: Application Comments for AWDM/1515/12

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:18 PM on 03 Mar 2013 from Mr Leigh Wingell.

Application Summary

Address: 28A Brighton Road Lancing West Sussex

Proposal: Change of use and alterations to partially-built building from permitted use as two restaurants with manager's flat above to ground floor cafe and water sports centre with 8-bed hostel and 3 flats above (2x 2 bed and 1x 3 bed)

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Mr Leigh Wingell

Email: [redacted]

Address: 21a Southwick Street Southwick

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Overdevelopment

Comments: As a regular Lancing Beach user and Lancing business owner, I strongly feel 28a Brighton Road, Lancing is unsuitable for partial conversion to residential dwelling due to it's location on the beach. Allowing residential use could seriously effect the character of this area of the beach. Proposing to have constant access crossing the Beach Green at Lancing which is one of the main attractions for families and beach users is unacceptable and will have a significantly adverse effect on the use of this amenity. The proposed change of use of this development is particularly ill-considered as it is on a unique site used by many local residents and tourists for recreation and dog walking, summer bathing and year round watersports. The change to residential use here would diminish the utilisation of this beach location. A Watersports Centre in this location seems an unrealistic prospect also. With the current Watersports Zoning on Lancing Beach, the Swimming Area is upwind of any

sporting activities, which is the safest and most realistic option. Any wind orientated sports operating upwind of a Swimming Zone will result in individuals and their equipment drifting downwind, endangering swimmers and beach users alike. This is not to mention the impact additional watersports instruction will have on the available space for recreational water use, already at capacity on Lancing Beach. If there is to be a safe well zoned Watersports Centre, I would like think the local Kitesurfing community would be involved in any proposals. I know 100% that existing key Lancing based Watersports Retail and Teaching businesses have not been approached and Lancing Kitesurfing Club (one of the largest and most active in the UK) was only contacted recently after voicing an objection. This development could have a large impact on existing businesses that have taken years to develop and have worked very closely with the Lancing Kitesurfing Club, the UK's governing body, the British KiteSurfing Association and Lancing Parish Council to maintain the safety and harmony of Lancing Beach. I would like to add, the proposed Cafe/Restaurant would be a great addition for the local economy and residents. I am all in favour of this idea being developed further and a larger portion of the building being utilised to accommodate this. It is my view that with the right business plan this could be very successful and beneficial to the local economy as is the case with the Sea Lane Cafe in Goring By Sea, the East Beach Cafe in Littlehampton and Carats Cafe Bar in Southwick. This is the ideal use for this location, even if the building has to be scaled down as I understand is part of the current proposal.