Debbie Johnson

From: Planning
Sent: 03 March 2013 18:53
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 6:54 PM on 03 Mar 2013 from Ms J Green.

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: Ms J Green

Email: Not specified

Address: 99 Lancing

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Other

Comments: I think everyone of us that is local or frequent to Lancing beach are excited at the prospect of this huge building being brought into its full potential. However as a resident of lancing I have some concerns about it being developed as a watersports centre. I cannot find a single objection to the centre creating a café, especially one that welcomes wetsuit users too! Something akin to the café on the beach in worthing would be great. It would be a real focal point for dogwalkers and beach users in general. Somewhere to meet and to be proud to go and enjoy our beach. The idea of the watersports centre and the watersports retail however seems a little unnecessary. We have a great sailing club, the adur recreation centre and a great kitesurfing club on our beach already coupled with the amenities growing at the lagoon in Hove along the road. There is also the Diving centre and the new kite/watersports shop in Lancing that took a derelict shop and revived it. There is a watersports shop on Shoreham

beach, one in Worthing and one by the Lagoon in Hove. They all have their own particular area of expertise, sales of particular watersporting brands and equipment. To create another watersports facility when there is so much already available seems to be shortsighted and very narrow. To combine all these services into one space will undoubtedly damage the exisitng similar services which actually occupy more space than this one building and also create traffic through Lancing village itself and use retail facilities in our high street. A lot of the users of the beach are Lancing residents, walkers, runners, dog walkers etc. These are the people that are using the beach all year around. When it's howling with wind, raining and even snowing and the watersports people are packed up or diminished in numbers those locals are all still there! I may be alone in my suggestion, but rather than trying to centralise something that is happily existing already independently (watersports activities) why not try creating a space that we can ALL use. A centre where there can be classes for different things, brownies, scouts, pilates, yoga, lessons, conferencing, teaching, events etc. Even using the residential space to allow access to the exisitng services for watersports along our coast. These are all things that can hire the facilities (allowing income for the owners) and be booked in so that the community as a WHOLE are benefiting from the building. Of course the building has to be profitable for the owners, definitely, but I think there is room for that along with the holiday lets and restaurant proposed. It would be great to see the building owners working with the council to try and help encourage the community growth that is already begun. There are enough watersports services for all on our coast and it's good that it is spread out and varied, and many of the people that operate those services are small businesses. Please don't allow one development of a watersports enterprise ruin the livelyhoods and hobbies of so many people, and miss the oppportunity of a really good community building in prime position for us all. Watersporters, locals, residents and any welcome passers by! Lancing is so focussed on regeneration and the community, to see this building as a really versatile community focal point for all and every ability would be good.