

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	3 July 2026
LOCATION:	1 Beach Road Littlehampton BN17 5HY
SUBJECT:	LU/137/26/PL Change the use from Class E to a mixed Class E and C3 Residential Use consisting of 4 No commercial units at ground floor level No 4 residential units at first floor level No 2 residential units at second floor level and proposed external alterations include a first floor extension to the eastern elevation, 4 No dormers and 2 No roof lights (resubmission following LU/168/25/PL). This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the change of use from Class E to mixed Class E and residential use to form 4 commercial units at ground floor and 6 residential units across the first and second floors, comprising 4 x 1-bed, 1 x 2-bed and 1 x 3-bed flats. The site is located on Beach Road, a B-classified road subject to a speed limit of 30mph.

The site does not currently benefit from vehicular access and the proposal does not alter this arrangement. As such, a nil car parking provision is proposed for the development. Under the Arun Parking Standards (adopted January 2020), 6 car parking spaces may be provided for the residential use and up to 7 parking spaces for the commercial use. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Weight is given to the fact that the site is sustainably located within the centre of Littlehampton, within walking distance of the town centre shops and services, bus stops and Littlehampton Train Station. The proposal indicates that cycle storage will be provided on site for the residential use – this should be secure and covered - details of which can be secured via condition.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/137/26/PL at 1 Beach Road Littlehampton BN17 5HY

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Please could the attached response be distributed to the relevant case officer.

Regards

Nicola Elliott

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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