

# Planning Application Supporting Information

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Site: Norfolk House, 1-3 Beach Road, Littlehampton, BN17 5HZ

Application Ref: LU/195/25/PL

Prepared for: Kalmax International Ltd

Prepared by: Des Harman (Building Drawings)

Date: October 2025

# **Biodiversity Enhancement Statement**

## **1. Introduction**

This statement has been prepared to support the planning application for the change of use of the first floor at Norfolk House, Beach Road, Littlehampton from office (Class E) to two self-contained flats. It responds to Arun District Council's validation requirement for a Biodiversity Enhancement Statement, separate from the statutory Biodiversity Net Gain regime.

## **2. Existing Site Conditions**

The application site comprises the first floor of an existing building fronting Beach Road. There is no private garden land, landscaped area, or green infrastructure within the applicant's ownership. The building is entirely hard-surfaced with no existing habitats of ecological value. Accordingly, the baseline biodiversity value is negligible.

## **3. Impacts of Proposed Development**

The proposal involves internal conversion of office space into two flats. No demolition or ground disturbance is proposed. There will be no loss of vegetation, trees, or habitats, and therefore no adverse impact on biodiversity.

## **4. Proposed Enhancements**

While opportunities are limited due to the nature of the site, the applicant is committed to proportionate enhancement measures, including:

- Installation of swift or bat boxes on external elevations where feasible.
- Incorporation of bee bricks or insect-friendly features into the building fabric.
- Use of the private rear patios for potted plants and small planters with nectar-rich and pollinator-friendly planting.

## **5. Conclusion**

The proposal will not harm biodiversity, as no habitat is being removed. The modest enhancements identified will ensure that the development contributes positively to the local environment in a manner proportionate to the scale and type of development. The details of the above could be a condition for granted planning application.

# Economic Development Statement

## 1. Introduction

This statement is submitted to support the application for the change of use of the first floor of Norfolk House, Beach Road, Littlehampton from office (Class E) to two self-contained flats. It addresses the requirement for an Economic Development Statement where applications involve the loss of employment floor space.

## 2. Existing Use and Site Context

The site comprises approximately 147–150 sqm of first-floor office accommodation. The office space has historically been difficult to let and has not been in active, intensive employment use in recent years. The ground floor and surrounding area provide a mix of commercial and residential uses in a sustainable town-centre location.

## 3. Proposed Development

The proposal is to convert the first floor into two high-quality one-bedroom flats (72.9 sqm and 74.8 sqm respectively). The scheme reuses the existing building fabric, improves energy efficiency through refurbishment, and delivers much-needed housing.

## 4. Economic Implications

Although there is a modest loss of office space, the proposal offers significant local economic benefits:

- Provision of two new homes supports Arun's housing supply and growth objectives.
- Future residents will generate local spending, supporting shops, services, and the evening economy in Littlehampton.
- The Council will benefit from additional Council Tax revenues.
- Refurbishment will prevent vacancy, ensuring the building remains in active use and contributes positively to the streetscape.
- The development improves the long-term viability of the property, preventing dereliction or underuse.

## 5. Policy Alignment

The Arun Local Plan (2018) places strong emphasis on both supporting economic growth and delivering housing. It identifies economic growth for job creation as a key priority but also recognises the importance of housing delivery and the regeneration of under-utilised sites. This proposal balances these objectives by addressing the limited viability of office use in this location while contributing to sustainable housing supply.

## 6. Conclusion

The modest loss of office floorspace is outweighed by the wider economic, social, and environmental benefits of the proposed residential use. The scheme contributes to local vitality, supports town-centre regeneration, and provides high-quality housing in a sustainable location. It is therefore considered compliant with relevant local and national policy objectives.