

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSSC – Highways Authority
DATE:	10 October 2025
LOCATION:	1 & 2 Norfolk House Beach Road Littlehampton BN17 5HZ
SUBJECT:	LU/195/25/PL Change of use from offices to 2 No. 1 bedroom flats. This application is in CIL zone 4 (zero rated).
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 office to 2 x 1-bedroom flats. The site is located on Beach Road, a B-classified road subject to a speed limit of 30mph.

The proposal relates to the existing office use on the first floor of the site. Currently there is no vehicular access to the site and this proposal does not alter that arrangement. The proposed residential use of the site is not anticipated to result in a material increase in movements to or from the site over the existing office use.

A nil car parking provision is proposed for the new development. Under the WSSC Car Parking Standards, two car parking spaces may be provided for the proposal. 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 detrimental 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 from an amenity point of view.

The site is sustainably located within the centre of Littlehampton town, with shops and services within the immediate locality, and Littlehampton train station within 500m of the site. The LHA would ideally like to see secure and covered cycle storage provided for the development to further encourage sustainable transport methods and reduce the reliance upon the private car. The LPA may wish to consider securing this via condition if it appears achievable on site.

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.

Nicola Elliott
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 09:30
To: Planning Scanning
Subject: FW: Response To Application Number LU/195/25/PL at 1 & 2 Norfolk House Beach Road Littlehampton BN17 5HZ
Attachments: Response_LU-195-25-1.pdf

WSSC Highways response

Nikki Oktay
Planning Receptionist, Planning Department







T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
--	---	---	---	--

From: [REDACTED]
Sent: 10 October 2025 10:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/195/25/PL at 1 & 2 Norfolk House Beach Road Littlehampton BN17 5HZ

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.