

Arun District Council
Development Management
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF



16th May 2025

Our Ref: 88117674/1/BE/MH

Submitted via Planning Portal: Ref. PP-13854212

Dear Sirs,

FULL PLANNING APPLICATION IN RESPECT OF THE PROPOSED REDEVELOPMENT OF LAND AT NORWAY LANE, LITTLEHAMPTON TO PROVIDE A RETAIL (FOOD AND NON-FOOD), LEISURE AND FOOD & BEVERAGE SCHEME (CLASS E)

We act on behalf of Hallway Properties Ltd (“the Applicant”) and have been instructed to submit this full planning application for the proposed redevelopment of Land at Norway Lane, Littlehampton, West Sussex, BN17 6LS (“the site”) to provide a retail (food and non-food), leisure and food & beverage scheme (Class E) (“the proposed development”).

The description of development is as follows:

“Part demolition, conversion, refurbishment and re-elevation of Units 5 and 6 and construction of retail (food and non-food), leisure and food & beverage units (Use Class E), together with associated car parking, access, loading areas, landscaping and associated works.”

For clarity, the following documents are enclosed for your consideration:

- Completed Application Form and Certificates;
- Completed Community Infrastructure Levy Form;
- Location Plan (11631-PL101_A);
- Existing Site Plan/ Topographical Survey (11631-PL102_C);
- Existing Ground Floor Plan (11631-PL103_B);
- Existing First & Second Floor Plan (11631-PL104_A);
- Existing Roof Plan (11631-PL105_A);
- Existing Elevations Units 5 & 6 (11631-PL106_A);
- Proposed Site Plan (11631-PL108_E);
- Proposed Ground Floor Plan (11631-PL109_E);
- Proposed Mezzanine Floor Plan (11631-PL110_E);

Freeths LLP, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH DX 10039 Nottingham
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- Proposed Roof Plan (11631-PL111_F);
- Proposed Elevations & Sections (11631-PL112_E);
- Proposed Contextual Elevations (11631-PL113_D);
- Proposed Demolition Plan Units 5 & 6 (11631-PL114);
- Green Infrastructure Strategy (12641-FPCR-ZZ-ZZ-DR-L-0001-P06);
- CGI View 1 (11631-CGI-View 1 Rev_E);
- CGI View 2 (11631-CGI-View 2 Rev_E);
- CGI View 3 (11631-CGI-View 3 Rev_A);
- CGI View 4 (11631-CGI-View 4 Rev_E);
- CGI View 5 (11631-CGI-View 5 Rev_E);
- CGI View 6 (11631-CGI-View 6 Rev_E);
- CGI View 7 (11631-CGI-View 7 Rev_D);
- CGI View 8 (11631-CGI-View 8 Rev D);
- Planning Statement (Freeths LLP, May 2025);
- Retail Assessment (Sequential and Impact) (Freeths LLP, May 2025);
- Design and Access Statement (RGP, April 2025);
- Marketing Statement (SHW/DTRE, 11 April 2025);
- Transport Assessment (Connect Consultants, April 2025);
- Travel Plan (Connect Consultants, May 2025);
- Statement of Community Involvement (Cratus, April 2025);
- Ecological Impact Assessment (FPCR, May 2025);
- Biodiversity Net Gain Assessment & Metric (FPCR, May 2025);
- Arboricultural Impact Assessment (FPCR, April 2025);
- Air Quality Assessment (TRC, May 2025);
- Flood Risk Assessment and Drainage Strategy Report (Pinnacle, April 2025);
- Ground Conditions Survey and Report (Pinnacle/Delta Simons, April 2025 / March 2019);
- Low Carbon Report & Sustainability Statement (ITD Consultants, 2 April 2025); and
- Noise Assessment (Sharps Redmore, April 2025).

The planning application fee has been paid via the Planning Portal.

The planning application is intended to deliver a new retail, leisure and food & beverage development to serve the Littlehampton urban area and surrounding settlements. The proposed development represents an important opportunity to redevelop a vacant previously developed site in an accessible urban location. The scheme has been formulated to revitalise and energise the site, introducing new retailers and businesses to provide greater choice and convenience for the residents of Littlehampton and the wider area.

The planning application has been submitted following pre-application discussions with your Council's officers since October 2023 and more recently community and stakeholder consultation which concluded in March 2025. The proposed development will deliver a number of important public economic, social and environmental benefits for the town and wider community. These can be summarised as:

- Important inward investment into the Littlehampton economy reversing a failing site, which has no reasonable prospect of being re-used or redeveloped for industrial or office use.

- Re-use of a vacant, brownfield site in a sustainable location.
- Provision of an enhanced and inviting commercial environment to reverse decline following vacancy.
- Introduction of a range of new multiple retailers and operators to Littlehampton. The decision to progress a retail scheme is based on retailers wanting to be both in Littlehampton and this site specifically compared to potential alternatives.
- Supporting expansion of existing retailers in the town.
- Improve convenience and accessibility in this part of Littlehampton and the town's offer overall including new fascias to make a key qualitative difference.
- New non-food retailers to the town to improve local access to key retail sectors and reduce loss of trade to surrounding areas and on-line shopping.
- Creation of circa 250 retail industry jobs in Littlehampton and spin-off opportunities for the local supply chain.
- Improved pedestrian accessibility for residents from the south across the A259.
- New planting and biodiversity net gain through on and off-site measures.

Overall, the benefits of the proposed development are substantial. The submitted supporting justification demonstrates the scheme is in compliance with the Development Plan. As the proposed development constitutes sustainable development for the purposes of the NPPF, the application should be approved.

I trust that the information provided is sufficient to allow for the prompt registration of the application. In the meantime, if you wish to discuss the application proposal or require any additional information, please do not hesitate to contact me or my colleague, Mark Harris.

Yours faithfully,

This document is "unsigned" as it is electronically forwarded. If you require a signed copy please contact the sender.

Beth Evans
Managing Associate
Freeths LLP

Please respond by e-mail where possible