



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

27th June 2025

Littlehampton Town Council
Laura Chrysostomou
Manor House
Church Street
Littlehampton, W Sussex
BN17 5EW

Case Officer: Emma Sheppard
Telephone:
Email: emma.sheppard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/93/25/PL
Site Address: Units 5-7 Watersmead Business Park Norway Lane/Worthing Road Littlehampton BN17 6LS
Description of works: 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. This application is in CIL Zone 2 and is CIL Liable.

Thank you for your internet representation made on 27th June 2025 which has been recorded as no objection with the comments as follows:

OWPC77362

This application was considered by the Littlehampton Town Council's Planning and Transportation Committee on Monday 16 June 2025. The committee did not object to the application, an extract of the minutes of the meeting is set out below:

21.3. Planning Application Reference LU/93/25/PL - Units 5 to 7, Watersmead Business Park, Littlehampton

21.3.1. The committee reviewed the application which set out proposals to redevelop part of the existing business park and create an out-of-town retail park comprised of large outlets. It was noted that the site was underutilised, and it was considered that the proposals would widen the retail offer in the area without impinging on the town centre businesses. It was also thought that the plans had the potential to attract more visitors to the area and allow the continued expansion of independent businesses in the town centre which was increasingly becoming the focus of hospitality and smaller local businesses. The proposals also included placemaking features which were a welcome acknowledgement of the site's history and enhanced the plans.

21.3.2. The application included a plan to introduce a signalised pedestrian crossing on the A259 eastern arm of the Body Shop Roundabout. The committee questioned this aspect of the scheme which was considered unnecessary when viewed in the context of the recent dualling of the A259 and the new pedestrian crossing on the western arm of the roundabout. In addition, the committee felt the introduction of a new crossing would cause congestion and increase pollution. It was also hoped that local bus services

would be encouraged to stop at the site which would improve connectivity.

21.3.3. Observing that the proposal was CIL liable, the committee hoped the developer would engage positively with the local authorities and business forum to deliver support for town centre regeneration, promoting the visitor economy and local events to ensure the development complimented this work.

The committee therefore resolved:

Not to object to the application and that it's comments as set out in minutes 21.2.1 to 21.2.3 above be forwarded to Arun District Council.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>