

## Carley Lavender

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**From:** Juliet Harris  
**Sent:** 03 March 2022 11:40  
**To:** Paul Broggi  
**Subject:** RE: New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

**Importance:** High

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Dear Paul

With apologies for the delay I have detailed below our response to this proposal:

**Extract Minutes of the Community Resources Committee held in The New Millennium Chamber, Manor House, Church Street, Littlehampton BN17 5EW on THURSDAY 17 February 2022 at 6.30 pm**

**Present:**

Councillor Blanchard-Cooper – Chair  
Councillor Molloy  
Councillor Tandy\*  
Councillor Turner  
Councillor Dr Walsh KStJ

**54.1. Arun District Council Beach Huts New Locations**

Members had before them a revised proposal for the provision of additional beach huts on the seafront at Littlehampton – copy attached to the Minutes. This was due to be considered by the District Council's Economic Committee and Members' comments were sought on the plans. The revised scheme envisaged a reduction in the number of new huts to the west giving a total of 17 new huts to both the east and west of the beach. Concerns remained that the additional huts at the western end of the scheme would still impact the view to the seafront from Norfolk Road and the South Terrace Conservation Area. It was also considered unfortunate that shingle movement was thought to prevent further expansion of the scheme to the east as this area had the capacity to take more huts. The lack of accessible huts was also very disappointing as this was considered to be an opportunity to meet the deficiency in provision. The view was expressed that this might not work well at this stage as it required more detailed planning. It was noted that in response to a query, the provision of wheelchair accessible huts would be considered as part of a later project. Overall, the Committee felt unable to support the proposals unless the additional provision was fully accessible.

It was Resolved that:

The Committee's views as set out in Minute 54.1. above be forwarded to the District Council.

Thank you  
Juliet

Juliet Harris  
**Assistant Town Clerk**  
**Littlehampton Town Council**  
01903 732063

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**From:** Paul Broggi <[Paul.Broggi@arun.gov.uk](mailto:Paul.Broggi@arun.gov.uk)>

**Sent:** 16 February 2022 17:40

**To:** Juliet Harris <[jharris@littlehampton-tc.gov.uk](mailto:jharris@littlehampton-tc.gov.uk)>

**Cc:** Peter Herbert <[pberbert@littlehampton-tc.gov.uk](mailto:pberbert@littlehampton-tc.gov.uk)>

**Subject:** RE: New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

Juliet,

A point I forgot to mention also relates to the spacing of beach huts. For beach huts to be truly accessible along with size of doors and internal space / layout and facilities the Council would need to consider their spacing. The current spacing adopted would not be acceptable as use by persons with mobility issues, perhaps using wheelchair(s) or mobility scooter(s) would have insufficient room to park , store and manoeuvre in order to enjoy the facility in an unrestricted way, which would be the aim. These are all factors that will be considered when planning provision of further beach huts in other areas of the district moving forward so that we cater for customers that have access or mobility issues.

Many thanks

Paul

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**From:** Juliet Harris <jharris@littlehampton-tc.gov.uk>  
**Sent:** 16 February 2022 11:34  
**To:** Paul Broggi <Paul.Broggi@arun.gov.uk>  
**Subject:** RE: New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

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Many thanks Paul – we will get something back to you following our meeting. Kind regards Juliet

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**From:** Paul Broggi <Paul.Broggi@arun.gov.uk>  
**Sent:** 16 February 2022 11:00  
**To:** Juliet Harris <jharris@littlehampton-tc.gov.uk>  
**Subject:** RE: New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

Juliet.

Thanks there are no plans to make any of the 17 proposed standard composite huts wheelchair accessible. This is partly due to the fact that this would necessitate pathways to be laid on the shingle (some of which is vegetated). The shingle regularly moves and this presents on-going cost and maintenance issues for the council as well as risk in the event of slips trips and falls for persons using the area.

This proposed scheme is a small project of 17 huts and the Council will be looking to install more beach huts in Littlehampton and other areas of the district in order to meet the significant known demand. My team will be working on identifying these locations. Part of this exercise will be looking at the possibility of siting beach huts in a location where they can be readily and easily accessed via hard standing (such as promenade etc) by wheelchair users. It is felt that an alternative location other than the shingle, but still close to and connected with the beach, would deliver a sustainable alternative. We would also as part of this future project need to re-design the huts as the existing standard composite huts would require changes in order to accommodate potential wheelchair use such as door width / weight , level access / ramp facilities adjustable worktop internally as well as larger space in to provide turning circle toom to accommodate wheelchairs etc.

I hope that the above provides your members with comfort that this matter is on our agenda moving forward.

Yours sincerely

Paul

**Paul Broggi MCIQB**  
Property, Estates & Facilities Manager  
Property, Estates & Facilities Department  
Technical Services  
Arun District Council

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**From:** Juliet Harris <jharris@littlehampton-tc.gov.uk>

**Sent:** 16 February 2022 10:49

**To:** Paul Broggi <Paul.Broggi@arun.gov.uk>

**Subject:** FW: New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

**Importance:** High

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Dear Paul

Peter has passed this on to me and to confirm we have a Committee meeting tomorrow evening where will present this information and get Members views. I have one question about the accessibility of the huts which is something that we have raised before. Although the Town Council did not object to the original plans we had hoped that some (three was a figure we mentioned) would be wheelchair user friendly.

I am sure this will be raised by my Members tomorrow and wonder if you can say if this provision will form part of the new plans?

Many thanks

Juliet

Juliet Harris

**Assistant Town Clerk**

**Littlehampton Town Council**

01903 732063



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**From:** Paul Broggi <[Paul.Broggi@arun.gov.uk](mailto:Paul.Broggi@arun.gov.uk)>

**Sent:** 16 February 2022 08:52

**To:** Peter Herbert <[pberbert@littlehampton-tc.gov.uk](mailto:pberbert@littlehampton-tc.gov.uk)>

**Cc:** LTC <[LTC@littlehampton-tc.gov.uk](mailto:LTC@littlehampton-tc.gov.uk)>

**Subject:** New beach hut installations Littlehampton seafront. - Consultation ahead of report to Economy committee 29th March 2022.

Dear Peter,

In accordance with the Economy Committees instructions we have a report due to go in front of them on 29<sup>th</sup> March concerning the provision of additional beach huts in Littlehampton in order to assist meeting customer demand and increasing revenue generated for the Council.

You may recall The Council previously submitted a planning application for the siting of an additional 20 new composite beach huts in March 2021 on the seafront in Littlehampton under planning application reference LU/50/21/PL.

This application went to the Council's Development Control Committee (DC) on the 28<sup>th</sup> April 2021. The planning application was presented to DC including a Planning Officer recommendation for approval.

DC refused the planning application on the grounds that given the number and position of the proposed beach huts and the lack of accessibility detail the development would adversely affect the visual amenities of the locality in conflict with policies D DM1, DSP1 and LAN DM1 of Arun Local Plan and policy SCP-1 of the South Inshore and Offshore Marine Plan.

The planning officers report confirmed that the planning application submitted was compliant in all aforementioned policy areas.

It is my intention to submit a slightly revised plan reducing the number of beach huts from 20 to 17, losing three beach huts off the end of the Western most bank. I have attached a plan that shows the previous layout included in the planning application (20 huts) and the revised layout (17 huts) proposed as part of the report proposal being put to committee on the 29<sup>th</sup> March 2022.

Initial feedback received by Property & Estates following the planning refusal included to relocate the bank of 10 beach huts proposed on the Western end of the run of beach huts to the Eastern end, just past the newly constructed

beach café. Property & Estates have consulted the Council's Coastal Engineers on this proposal. The Engineers have confirmed that the shingle in the Eastern location to be unstable and the beach subject to annual over wash with loss of shingle. This is therefore not a viable alternative location upon which the Council could locate beach huts due to the risk of sea damage to the Councils assets.

In terms of economies of scale when purchasing the composite beach huts (manufactured off site) in the past the Council looked to secure a fixed manufacturing run. This requires the manufacture to produce vacuum moulds to run out the necessary composite materials for the walls, roofs and flooring sheeting materials. They also need to contract in suitably skilled staff (carpenters) to complete the hut builds.

Ordering small numbers of beach huts causes the individual unit price to increase as the manufacture cannot take advantage and pass on the economies of scale they attain with larger orders. When added to the haulage costs to get the beach huts to site from the factory this makes smaller install schemes more expensive. In the event the Council are unable to locate 7 beach huts to the Eastern end of the beach hut run in Littlehampton this would leave the scheme with a total hut install of 10 units. This is not considered a viable single project to run.

I should also advise that Property & Estates will also be exploring other areas in the district where additional beach huts can be located.

I would be grateful to receive any comments that you may have in order that these can be incorporated into the report submitted to the Economy committee. I have also consulted Arun Ward Councillors in respect of this proposal.

Thank you in advance for your time in this matter and I look forward to hearing from you.

Yours sincerely

Paul

**Paul Broggi MCIOB**  
Property, Estates & Facilities Manager  
Property, Estates & Facilities Department  
Technical Services  
Arun District Council

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