

# Arun District Council

<b>REPORT TO:</b>	<b>Policy and Finance Committee – 13 February 2025</b>
<b>SUBJECT:</b>	<b>Littlehampton Seafront Project</b>
<b>LEAD OFFICER:</b>	<b>Philippa Dart – Director of Environment and Communities Joe Russell-Wells – Group Head of Environment and Climate Change</b>
<b>LEAD MEMBER:</b>	<b>Councillor Martin Lury</b>
<b>WARDS:</b>	<b>Beach, River</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b> The Littlehampton Seafront project will implement parts of the Council's Vision by improving infrastructure that supports wellbeing and enabling improvements and activities to increase visitor spend. The project will also meet the town centre aspirations of the Council's Economic Development Strategy 2020-2025.	
<b>DIRECTORATE POLICY CONTEXT:</b> The Littlehampton Levelling Up Fund project sits within the Directorate plan. Its design will take account of existing maintenance contracts and management strategies.	
<b>FINANCIAL SUMMARY:</b> The budget for the project is £7,346,501, of which £7,234,201 is funded by a Levelling Up Fund grant from DLUHC. The remaining funding comprises:  £31,300 funded by Arun District Council, sitting within the Changing Places budget on Asset Management for the inclusion of a Changing Places Toilet (CPT) facility at Littlehampton seafront. £25k has been made available for PV panels from Council's Climate Change budget. £56k has been received from the Levelling Up Fund as a capacity and capability grant payment and is being specifically used to fund design guardians.	

## 1. PURPOSE OF REPORT

1.1 This report provides an update on the Littlehampton seafront project.

## 2. RECOMMENDATIONS

2.1 Members are asked to agree that future committee reports will be brought forward only when a formal decision is required. This is proposed due to the regular project updates issued via the Members newsletter and circulated publicly.

### **3. EXECUTIVE SUMMARY**

- 3.1 This report provides an update on the Littlehampton seafront scheme, including the progress of the construction phase, and seeks agreement for future committee reports to be brought forward only when a formal decision is required.

### **4. DETAIL**

#### 4.1. Background

Arun District Council has been awarded a £7,234,201 grant from the Levelling Up Fund (LUF) to enhance the seafront public realm in Littlehampton. The scheme will transform the seafront open space, attract more visitors, and boost economic regeneration in the town. The improvements will provide better opportunities to access culture, encourage outdoor activities that strengthen social connections and improve mental and physical health and well-being.

A planning application submitted in October 2023 was approved with conditions in December 2023. A process of value engineering was required during 2024 to ensure the delivery cost was within budget. Construction work commenced on site in September 2024.

#### 4.2 Planning update

The final details of the surface water drainage scheme were signed off in December 2024. Work to satisfy the conditions for biodiversity enhancement, a landscape and ecological management plan, electrical vehicle charging points, landscape planting and cycle parking is being progressed so these can be signed off during the construction phase.

The drawing pack has been updated in response to the value engineering exercise. Clarification is being sought from planning officers to confirm which type of application should be submitted following design changes.

#### 4.3 Construction phase progress

Since the initial clearance and demolition work commenced in September 2024, Neilcott Construction has made good progress on site. The following summary outlines the work completed to date:

##### i. West Green car park

Improvement work to the tarmac area commenced in January 2025 and will include a revised layout and lighting columns. Once complete, the contractor will focus on installing the new surface for the overflow area. Some parking is being made available for residents and businesses during this period. Connected Kerb is contracted by ADC to install electric vehicle charging points within the car park. This work is being carried out in parallel with the seafront project and all parties are working together to minimise disruption.

ii. New toilet block

Drainage is in place, the foundation slab for the new building has been laid and work is underway on wall construction. A gas pipe feeding the Windmill has been identified which was not on the network supplier records. This conflicts with the new building and will need to be diverted. A legal agreement needs to be in place before a date is arranged for the diversion. The contractor is phasing the building work to reduce impact on the programme.

iii. Foreshore building

The drainage and foundation slab are in place. Wall construction will begin following the installation of metal posts to increase wind resistance.

iv. Activity area

The water play storage tank is in position and pool shapes have been excavated. Pipework has been laid to the different areas of the water play feature and lead back to the plant room foundation ready for connection. The area for the volleyball court has been formed and pathways are being set out.

v. Market place

The bases for the four concession kiosks have been laid. The Property and Estates team has started to seek expressions of interest for the operation of the kiosks.

vi. Site wide infrastructure

New drainage systems, ducting for electrical cables and pipes for new water supplies are in the process of being laid.

4.4 Communication

Regular news releases are published on the project webpage and social media channels and also issued to stakeholders and will continue during the construction phase. Members will continue to receive updates via the newsletter. An information point has been installed on the seafront to tell people about the scheme with a link to the project website.

4.5 Programme

The following table summarises the expected project programme:

RIBA 1/2: Survey work, concept design, public consultation	Complete
RIBA 3: Framework tender to procure design and build contractor, detailed design, planning application	Complete
RIBA 4: Technical design, construction tender process	Complete
RIBA 5: Construction phase	Autumn 2024 – Summer 2025

These dates are subject to change and assume there are no unforeseen events during the construction phase. This is normal for any construction project as the impact of different risks will change from week to week, depending on whether and how they can be mitigated.

## **5. CONSULTATION**

- 5.1 The original plans for the Littlehampton seafront were consulted on in 2017. The refreshed proposals for the scheme were shared with stakeholders and published for public consultation in October 2022. The consultation results were presented to Policy and Finance Committee on 13 December 2022.
- 5.2 Following the conclusion of the consultation the designs were developed further during RIBA Stage 3 and a planning application submitted, enabling further opportunity for public comment.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

- 6.1 To require reports to be brought to each future Policy and Finance Committee meeting.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

- 7.1 The project is monitored regularly with no current financial implications outside of allocated budgets.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. A project risk register will be maintained for the duration of the project. The highest risks to the project are currently identified as unforeseen costs during construction, delivery programme, buried services and statutory authority connections.

The contract makes provision for managing risk during the construction phase and regular meetings are held to review current risks and discuss mitigation options.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1 This report is for noting and therefore within the report there are no governance or legal implications.

9.2 Throughout the project delivery internal and external legal advice will be sought on the procedures and powers the Council can use to implement the scheme.

## **10. HUMAN RESOURCES IMPACT**

10.1 None.

## **11. HEALTH & SAFETY IMPACT**

11.1 Further consultation is being carried out with the corporate health and safety team to ensure any health and safety concerns identified through the consultation are addressed in the final design. The design team have produced a designer's risk assessment, and the project will be delivered in accordance with The Construction, (Design and Management) Regulation 2015.

Appropriate health and safety risk assessments and management regimes will need to be established for any new activities, including play areas and water features. Consultation and communication with other interfacing council services will also be maintained to ensure that any additional risks that result from the works are suitably managed.

Contact numbers for the site manager have been published to enable the public to report any safety concerns and contact details have been circulated to key internal stakeholders.

## **12. PROPERTY & ESTATES IMPACT**

12.1 The project will result in improvements to council assets as well as the potential for additional assets. These will impact on future revenue and planned maintenance budgets.

Covenants and lease arrangements are being taken into account and discussions underway with relevant parties to mitigate for potential constraints.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1 The EIA for the project identifies positive impacts to the following protected characteristics/groups:

- Age – new facilities and creation of social spaces will form part of the project.
- Disability - Changing Places facility is included as a result of successful grant funding. The design allows for accessibility within the scheme layout.

- Pregnancy and maternity – the design of the scheme will enable good accessibility for prams/pushchairs.
- While not a protected characteristic the project will also benefit socio economic disadvantaged groups through the provision of new, free facilities.

The appointed design and build contractor set out their social value proposals as part of their tender submission which include engagement with local schools, developing employment skills, creating opportunities for local businesses, and supporting community projects.

#### **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

- 14.1 The carbon footprint impact of the project has been considered as part of the design phase. Betterment will be looked for in terms of drainage and flooding mitigation. The project aims to achieve a minimum of 10% Biodiversity Net Gain through new planting on the site.

#### **15. CRIME AND DISORDER REDUCTION IMPACT**

- 15.1 Stakeholder engagement during RIBA Stage 3 with the community safety team assessed potential issues and opportunities for mitigation.

#### **16. HUMAN RIGHTS IMPACT**

- 16.1 It is not anticipated there will be any impact.

#### **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

- 17.1 Sensitive data will be handled in accordance with the GDPR.

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#### **CONTACT OFFICER:**

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Job Title: Principal Landscape and Project Officer

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#### **BACKGROUND DOCUMENTS:**

[Levelling Up Fund Bid Submission - Economic Committee 8 June 2021, Item 63](#)

[Levelling Up Fund Projects – Policy & Finance Committee 9 December 2021, Item 504](#)

[Levelling Up Fund Projects – Full Council 26 January 2022, Item 623](#)

[Levelling Up Fund Projects – Bid Submission](#)

[Littlehampton Seafront Project – Policy & Finance Committee 30 June 2022, Item 111](#)

[Littlehampton Seafront Project – Policy & Finance Committee 6 September 2022, Item 238](#)

[Littlehampton Seafront Project – Policy & Finance Committee 20 October 2022, Item 373](#)

[Littlehampton Seafront Project – Policy & Finance Committee 13 December 2023, Item 529](#)

[Littlehampton Seafront Project – results of public consultation](#)

[Littlehampton Seafront Project – Policy & Finance Committee 7 March 2023, Item 755](#)

[Littlehampton Seafront Project – Policy & Finance Committee 11 July 2023, Item 126](#)

[Littlehampton Seafront Project – Policy & Finance Committee 26 October 2023, Item 321](#)

[Littlehampton Seafront Project - Policy & Finance Committee 6 December 2023, Item 453](#)

[Littlehampton Seafront Project - Policy & Finance Committee 8 February 2024, Item 615](#)

[Littlehampton Seafront Project – Policy & Finance Committee 7 March 2024, Item 684](#)

[Littlehampton Seafront Project – Policy & Finance Committee 9 July 2024, Item 97](#)

[Littlehampton Seafront Project - Policy & Finance Committee 24 October 2024, Item 238](#)