

# REPORT UPDATE

**Application no:** LU/50/21/PL  
**Page no:** Item 8  
**Location:** Littlehampton Promenade South of Putting Green Sea Road Littlehampton  
**Description:** Provision of 20 No. new beach huts on concrete bearers to broadly match existing. This site is in CIL Zone 5 (Zero Rated) as other development.

## UPDATE DETAILS

Reason for Update/Changes:

Additional Information from agent :

The Council currently holds a waiting list for beach huts of more than 200 expressions of interest across the District.

Whilst turnover of beach huts is consistently low (typically less than 10 huts change hands per year), demand for beach huts in the Arun District is significantly greater than the current provision. Viable sites for Arun to install beach huts are limited. This site has been chosen following consultation with the Councils Estates, Foreshores Team and Coastal Engineering services. The chosen site, being directly adjacent to existing huts of many years standing, provides an area of stable shingle that is least likely to suffer damage in the event of inclement tidal/weather events, without impeding or obstructing access for the wider public.

9 Additional Objections:

- Proposal does not accord with policy SCP1 because it would have a significant adverse impact upon the seascapes with no mitigation or public benefit. It will cause an unacceptable reduction in amenity for hundreds of people who walk the prom every day of the year, and similar numbers driving along Sea Road and down Norfolk Road.
- The proposal adversely affects views of the sea, sky and beachscape from the Promenade; The first glimpse and emerging view of the sea along Norfolk Road would be lost.
- Sea views should be available to all.
- The group of ten huts at the west end of the row is an act of destruction, because it will utterly ruin the only view of the sea and horizon from Street Level in the entire town.
- Demand alone is not any justification for more. The majority of the huts have extremely light use. Only a few people use their huts frequently.
- The proposal would increase the number of beach huts along Sea Road by 20 units which is more than 16% on top of the 121 existing.
- At the moment nearly 60% of the beach between the East Beach restaurant and the Skate Park is not visible, but if the project is carried through, the blockage will rise to 69%, meaning less than a third of the view is visible, and then only in the form of narrow gaps between huts.
- Some form of time-sharing and some scheme to lease huts at a suitable rate on a daily and weekly basis would result in both a higher occupancy and a greater overall income.

Officer Comment:

Even if the current beach huts and those proposed utilised a time share option there would still be a demand in excess of provision.

Beach huts are an established and accepted part of seafront vistas and would not be visually out of keeping or obtrusive.