

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSSC – Highways Authority
DATE:	29 July 2025
LOCATION:	Former Waitrose Site Avon Road Littlehampton BN17 6AT
SUBJECT:	<p>LU/76/25/PL</p> <p>Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, landscape improvements, retention of associated car park and all associated works. This application affects the setting of listed buildings and affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.</p> <p>Amendment to the above application dated 23rd July 2025 relating to:- Finalised CEMP:received make proposed con. 7 compliance only</p>
RECOMMENDATION:	Advice / No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on the above application. The LHA have been requested to provide comment on the finalised Construction Environmental Management Plan (CEMP) to avoid the need for this being a pre-commencement condition.

- **the anticipated number, frequency and types of vehicles used during construction,**

Tipper lorries, concrete lorries, flat-bed trucks, skip lorries and transit vans. Fig. 11 estimates daily movements as 2 x LGV and 2-4 HGV – this is not anticipated to have a 'severe' impact on operational capacity of nearby road network.

- **the method of access and routing of vehicles during construction,**

Access to layby via Avon Road. Routing via A27 and A/B roads, avoiding town centre roads where possible. Fig 12 shows new Lyminster bypass will be used (A284).

- **the parking of vehicles by site operatives and visitors,**

Limited car parking on site in Avon Road car park – public transport will be promoted.

- **the loading and unloading of plant, materials and waste,**

Waste materials to be removed via layby on Avon Road. Layby to be used for construction vehicles, unloading/loading etc. Swept path tracking shows largest anticipated construction vehicle can undertake this manoeuvre. Traffic marshals managing all arrivals and departures. Deliveries outside of peak hours.

- **the storage of plant and materials used in construction of the development,**

Skip on site for demolition/ clearing/ levelling works. Carpark to be used for material/plant storage. No storage on public highway, storage areas within site may change as building progresses

- **the erection and maintenance of security hoarding,**

Site hoarding to follow existing building line so bus stops adjacent Anchor Springs can remain operational. Temporary fencing around car parking area also.

- **the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),**

Roads swept and wheel washing where required. Highways will be contacted to agree any temporary traffic management measures that may be required. An informative has been included below.

CONCLUSION

The details in the CEMP are considered acceptable for this to be secured as a compliance only condition.

INFORMATIVE

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Katie Kurek
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 29 July 2025 12:53
To: Planning Scanning
Subject: FW: Response To Application Number LU/76/25/PL at Former Waitrose Site
Attachments: Response_LU-76-25-4.pdf

WSCC Highways response

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From: Katie Kurek [REDACTED]
Sent: 29 July 2025 12:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Response To Application Number LU/76/25/PL at Former Waitrose Site

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Comments on CEMP



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