

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Emma Sheppard
FROM:	WSCC – Highways Authority
DATE:	24 October 2025
LOCATION:	Units 5-7 Watersmead Business Park Norway Lane Worthing Road Littlehampton BN17 6LS
SUBJECT:	LU/93/25/PL 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. Response to National Highways-Trips and Distribution 3 July 2025. Additional plans and response to Highways comments.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority (CHA) has considered the additional information submitted by Connect Consultants regarding the proposed retail development at Watersmead Business Park, Littlehampton. Please read this response alongside the first response dated 4/07/2025.

WSCC asked for more information in this response and the comments below respond to these questions and the Technical Note 4.0 sent to the LPA on the 10/09/2025.

- 1. Provide a separate dimension drawing for the proposed carriageway widening works to include the existing and new widths proposed and the new kerb radii proposed for planning approval.*

Dimensioned Drawing – Body Shop Roundabout and Norway Lane Junction

To ensure that the approved design can be implemented at a later stage, a dimensioned drawing of the existing and proposed carriageway widths and kerb radii at the junction of the Body Shop Roundabout and Norway Lane has been provided.

Drawing No: 240844-010 Rev C has been reviewed by West Sussex County Council (WSCC), and we are satisfied that the dimensions confirm the following:

- **Norway Lane (Eastern/Outbound Carriageway):**

- Minimum width of 4.0m, flaring out to 8.0m at the junction with the roundabout.
- Kerb radius: R25.00, allowing for two lanes of traffic to filter onto the roundabout.

- **Pedestrian and Cyclist Provision:**

- Dropped kerbs will be installed on both sides of the lane.
- The central refuge will include tactile paving on each side.
- This arrangement will provide a direct link to the 3.0m wide cycle path, which extends into the site and connects to the Toucan Crossing.

2. *Can the Toucan crossing design be updated incorporating WSCC Traffic Signals and Road Safety Group comments including the proposed extent of the 40mph speed limit.*

Toucan Crossing Proposal – Drawing No. 24084-010 Rev C

The drawing titled 'Proposed Highway Improvements and Site Access Arrangement' (24084-010 Rev C) has been reviewed by the Principal Traffic Engineer at West Sussex County Council (WSCC). The Engineer is satisfied with the changes incorporated into the drawing and has raised no concerns at this stage.

Please note:

The current version of the drawing does not show the following reinstatement works, which must be included for completeness and implementation clarity:

- Reinstatement of the existing footway on the central reservation back to grass.
- Removal of all dropped kerbs on either side of the A259, and reinstatement to full-height kerbs.

These elements are essential to ensure the final design reflects all necessary changes and can be implemented as approved.

40 mph Speed Limit Reduction and Extension – TRO Requirements

The proposal to reduce and extend the 40-mph speed limit has been accepted by the Traffic Engineer and will be secured through the Section 106 (S106) agreement.

The Traffic Regulation Order (TRO) will be delivered in two parts. The Formal amendment to the TRO. This will incur a fee of **£10,205**, payable to West Sussex County Council (WSCC), and the implementation of physical works.

These works will be carried out in accordance with the approved planning application and will include:

- Relocation of speed limit signage
- Installation of any required road markings (lining)

It is essential that the TRO is fully in place prior to commencement of development, as the Toucan Crossing cannot be implemented without the revised speed limit being legally enforceable.

3. *The vision of the site is to encourage more walking to the site especially for staff in the local area. Therefore, WSCC would like to see dimension drawings to provide clarification over widths and types of paths into the site from all directions including Norway Lane and the eastern A259 crossing.*
4. *WSCC would also like the applicant to consider cycling as part of this vision, especially how the site connects into the existing shared use networks around the site.*

Footway Cycle Provision - More information has been submitted which provided a coherent understanding of the widths of shared use paths at the roundabout. All but the south easterly footway will provide a 3m shared use path. Unfortunately, due to land ownership issues the path on the south easterly part of the roundabout can't be widened.

Internal footway/cycle link has now been confirmed as being 3m in width. It is noticed there are clear pedestrian footpath links to the front of the retail area through the car park these should all have dropped kerbs and tactile paving at each end to assist mobility impaired visitors.

5. *Provide more information on how the travel plan will work with multiple operators in the site. Will this Travel Plan be a Framework plan and if it is this need to be clear with individual occupiers then required to provide a separate Travel Plan.*

A site-wide Travel Plan has been developed and submitted for approval. As a working document, it will be appended to the Section 106 (S106) agreement and subject to annual updates to West Sussex County Council (WSCC). These updates will reflect changes in site occupancy and incorporate findings from travel surveys. At present, the most up-to-date version of the Travel Plan is dated May 2025. This approach ensures the Travel Plan remains responsive to evolving site conditions and continues to support sustainable travel objectives throughout the lifetime of the development. The monitoring fee of **£3,950** will be required and included in the s106 agreement.

Swept path diagrams

SPA of the access into the north west car park as shown on drawing '24084-SK20250814.1' has been checked. Visibility splays of 2.4m x 25m are provided and two cars are able to pass each other simultaneously.

Delivery Mechanism for Off-Site Highway Works (S106)

The delivery of the off-site highway works will be secured through a Section 106 (S106) agreement. These works must be completed prior to the first occupation of the development.

Implementation of the off-site highway works is dependent on the completion of a Traffic Regulation Order (TRO), which must be undertaken prior to commencement of development. The TRO will consist of two components:

1. Amendment to the speed limit
2. Installation of physical signage and road markings

Once the TRO has been successfully implemented, the toucan crossing and all other associated highway works must be delivered in full before the site can be occupied.

Stage 1 Road Safety Audit – Off-Site Highway Works

The off-site highway works have undergone a Stage 1 Road Safety Audit. For completeness and transparency, it is requested that the auditor provides commentary on any design changes made following the audit. These comments should be formally responded to by the designer to confirm that all safety concerns have been appropriately addressed and incorporated into the final design.

Alison Meeus
West Sussex County Council – Planning Services

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

[REDACTED]

WSSC Highways response dated 24th October 2025







[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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From: [REDACTED]
Sent: 24 October 2025 11:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/93/25/PL at Units 5-7 Watersmead Business Park Norway Lane Worthing Road Littlehampton BN17 6LS

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Regards

Alison Meeus

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