

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 20 July 2020 17:04

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Draft planning conditions for reserved matters application LU/152/20/RES regarding the northern section of the Fitzalan Link Road, Littlehampton

Please upload onto Ocella the email below from the Local Highway Authority regarding the draft conditions for **LU/152/20/RES**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tim Townsend

Sent: 20 July 2020 12:17

To: Bernadette Gledhill Clark, Robert

[REDACTED]
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: Draft planning conditions for reserved matters application LU/152/20/RES regarding the northern section of the Fitzalan Link Road, Littlehampton

Both,

The highlighted conditions are carry-overs from the previous planning applications.

With regard to Condition 2, the wording at the start might be better stating '*shall not come into use*' instead of '*shall not be constructed*'.

Condition 4 reads fine as far as I am concerned.

Tim

Tim Townsend, MCIHT

Principal Planner, County Highways Team – Highways, Transport and Planning

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

From: Bernadette Gledhill

Sent: 20 July 2020 12:07

To: Clark, Robert

Cc: Tim Townsend

Subject: RE: Draft planning conditions for reserved matters application LU/152/20/RES regarding the northern section of the Fitzalan Link Road, Littlehampton

Rob,

I can only comment with what I know I can't confirm whether they should or should not be conditions. I have provided some comments but these could be conditions Tim has asked for. Therefore I have copied Tim in as he may be able to shed some light on them from WSCC point of view.

Regards

Berni

Bernadette Gledhill MICE EngTech

Principal Engineer, Highway Agreements, Planned Delivery,

West Sussex County Council, Ground Floor, Northleigh,

County Hall, Chichester PO19 1RO

From: Clark, Robert

Sent: 08 July 2020 14:40

To: Bernadette Gledhill

Subject: RE: Draft planning conditions for reserved matters application LU/152/20/RES regarding the northern section of the Fitzalan Link Road, Littlehampton

Hi Berni

Below are the conditions that ADC are imposing on the revised Fitzalan Link application. I've highlighted the conditions in yellow which I don't believe are required.

Presumably, all the signage positions etc has already been agreed with WSCC.

Kind Regards

Rob

Robert Clark
Head of Planning
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ
[REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 07 July 2020 17:48

To: Clark, Robert [REDACTED]

Subject: Draft planning conditions for reserved matters application LU/152/20/RES regarding the northern section of the Fitzalan Link Road, Littlehampton

Rob,

Would you be happy with the following conditions being imposed on the reserved matters application **LU/152/20/RES** regarding the northern section of the Fitzalan Link Road, Littlehampton:

CONDITION 1.

The development hereby approved shall be carried out as substantively shown in accordance with the following approved plans:

Drawing No. A088461 FL6 - Location Plan (1 of 2)

Drawing No. A088461 FL7 - Location Plan (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-S278-01 Rev. P9 - Section 38/278 Agreement Drawing (1 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-S278-02 Rev. P9 - Section 38/278 Agreement Drawing (2 of 2)

Drawing No. A088461 FL1 Rev. W - Landscaping Proposals (1 of 2)

Drawing No. A088461 FL2 Rev. W - Landscaping Proposals (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-208-01 Rev. P4 - Topographical Survey Drawing

Drawing No. PHF-MB-S278-GF-DR-D-208-02 Rev. P3 - Topographical Survey Drawing

Drawing No. PHF-MB-S278-GF-DR-D-209-01 Rev. P8 - Site Clearance Drawing (1 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-209-02 Rev. P6 - Site Clearance Drawing (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-210-01 Rev. P17 - General Arrangement Drawing (1 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-210-02 Rev. P17 - General Arrangement Drawing (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-211-01 Rev. P10 - Construction Treatments Drawing (1 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-211-02 Rev. P9 - Construction Treatments Drawing (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-212-01 Rev. P11 - Drainage Drawing (1 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-212-02 Rev. P9 - Drainage Drawing (2 of 2)

Drawing No. PHF-MB-S278-GF-DR-D-213 Rev. P7 - Proposed Traffic Signal Crossing

Drawing No. PHF-MB-S278-GF-DR-D-219-01 Rev. P8 - String Labels Drawings (1 of 2)
Drawing No. PHF-MB-S278-GF-DR-D-219-02 Rev. P6 - String Labels Drawings (2 of 2)
Drawing No. PHF-MB-S278-GF-DR-D-220 Rev. P7 - Longitudinal Sections Along MFTZ and MCL1
Drawing No. PHF-MB-S278-GF-DR-D-221 Rev. P6 - Cross Sections along MFTZ (1 of 2)
Drawing No. PHF-MB-S278-GF-DR-D-222 Rev. P7 - Cross Sections along MFTZ (2 of 2) & MCL1
Drawing No. PHF-MB-S278-GF-DR-D-230 Rev. P6 - Stockdale Crown Line Design
Drawing No. PHF-MB-S278-GF-DR-D-231 Rev. P2 - Cross Sections Along MCR0 & MCR1
Drawing No. PHF-MB-S278-GF-DR-D-232 Rev. P2 - Cross Sections Along MCR2 & MCR3

including recommendations of any Safety Audits, Design Checks, and any Traffic Regulation Order requirements (and any other alterations as may be reasonably required by the Local Highway Authority) to be provided to and agreed with the Local Planning Authority after consultation with the Local Highway Authority.

Reason: For the avoidance of doubt and in the interests of amenity and the environment and to ensure fit-for-purpose road constructed to appropriate design and safety standards in accordance with Policy D DM1 of the Arun Local Plan.

CONDITION 2.

The development, hereby permitted, shall not be constructed until the pedestrian and cycle accesses to the site have been constructed substantively in accordance with the approved plans, Design Checks, formal Public Rights of Way (PRoW) requirements and any Road Safety Audit (RSA) recommendations. *This would be build and checked before the road is opened.*

Reason: To ensure fit-for-purpose access on foot and by cycle roads constructed to appropriate design and safety standards and to encourage access by non-car modes, in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

CONDITION 3.

The northern section of the Fitzalan Link Road shall not be brought into use until any disused crossovers and/or accesses no longer required as part of the development, have been permanently removed and re-instated in accordance with Local Highway Authority specifications to be submitted to and approved by the Local Planning Authority after consultation with the Local Highway Authority.

Reason: To ensure that any access points not required to serve the development are permanently removed to avoid risk of inappropriate re-opening in the future and also in the interests of road safety, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

CONDITION 4.

The northern section of the Fitzalan Link Road, hereby approved, shall only be brought into use once a suitable Signing Strategy has been provided to and been agreed by the Local Planning Authority after consultation with the Local Highway Authority to provide adequate information to road users (e.g. directional signage, warning signage etc.). *Signing has all be agreed during the design review process but this has not been sent to LPA from my understanding.*

Reason: In the interests of road safety, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

CONDITION 5.

The northern section of the Fitzalan Link Road shall only be brought into use as per the terms of any Section 38/278 Agreement, the Section 106 Agreement and when appropriate connections have been made with the A259 Littlehampton Road works, also proposed by the applicant (referred to as 'Southern By-Pass' works in the Section 106 Agreement) and with the southern section of Fitzalan Road, already constructed.

Reason: In the interests of road safety, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

CONDITION 6.

Protective fencing shall be retained intact - for the protection of the retained trees - until completion of the northern section of the Fitzalan Link Road hereby approved and shall not be removed or re-positioned without the prior written approval of the Local Planning Authority.

Reason: In the interests of the environment of the development, in accordance with Policy ENV DM4 of the Arun Local Plan.

CONDITION 7.

The northern section of the Fitzalan Link Road shall not be brought into use until the 3.5 metre high acoustic barrier constructed in Ridged Panels in Weathering Steel, manufactured by Gramm Barrier Systems Limited has been completed and will be maintained in place thereafter in the locations identified on Drawing No. PHF-MB-S278-GF-DR-D-S278-01 Rev. P9 - Section 38/278 Agreement Drawing (1 of 2) and Drawing No. PHF-MB-S278-GF-DR-D-S278-02 Rev. P9 - Section 38/278 Agreement Drawing (2 of 2).

Reason: In the interests of the environment of the development, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan.

INFORMATIVE.

To enter into a Section 59 Agreement under the 1980 Highways Act to cover an increase in extraordinary traffic that might result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic, the Applicant should contact the Highway Officer (01243 642105) in order to commence this process.

INFORMATIVE.

Public Rights of Way (PROW) requirements must be obtained from WSCC PROW Team via WSCC website. No alterations should be made to any PROW unless and until all necessary permissions have been granted by the PROW Team and/or Legal Department. This planning permission is subject to the approval of the diversion of the two PROW affected by the proposed development. The diversion application is subject to public consultation which must be completed before commencement on-site.

INFORMATIVE.

Any crossings of ditches or watercourses will require land drainage consent from the land drainage authority.

INFORMATIVE.

It is essential that the contractor contact Southern Water before they commence development on site as the site is located over a critical distribution water main.

INFORMATIVE.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird nesting season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

INFORMATIVE.

The Ecologist has requested a pre-works check must be undertaken by a CIEEM ecologist within 24 hours of the works. If any active nests are found, then an appropriate buffer zone is to be established and left intact until the nest is no longer in use. In addition if animal burrows are identified during site clearance, then these should be inspected by an ecologist prior to removal.

INFORMATIVE.

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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