

19th August 2016

Mr Neil Crowther
Strategic Development Manager
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF


www.persimmonhomes.com

Dear Mr Crowther

**Application for approval of reserve matters following outline approval LU/63/11
Construction of the Fitzalan Link Road between the A259 Worthing Road and
the East Street / Fitzalan Road roundabout.**

We hereby enclose a reserved matters application which provides details of means of access, appearance, landscaping, layout and scale for the construction of the Fitzalan Link Road as approved under planning permission LU/63/11.

The Proposed Development

The Fitzalan Link when delivered in its entirety will form part of a new primary road network in North Littlehampton. It will provide a 'link' between the new Lymminster Bypass and the existing road network of East Street and Fitzalan Road.

This application relates to the section of the Link road that needs to be delivered by Persimmon Homes and includes the carriage way which runs south of the A259 roundabout and connects to the element of the Link Road that has been delivered by West Sussex County Council (WSCC). As part of this a roundabout providing access to Littlehampton Academy is included along with landscaping along the length of the carriage way proposed.

The Application Submission

The following information is submitted to support this application:

- Completed application forms
- This covering letter which includes Design and Access considerations
- The following technical drawings and documents by Mayer Brown – this information is sufficient to discharge conditions 1, 11, and 16.
 - PHF-MB-S278-GF-DR-D-208-01 Rev P1 – topographical drawing
 - PHF-MB-S278-GF-DR-D-208-02 Rev P1 – topographical drawing
 - PHF-MB-S278-GF-DR-D-209-01 Rev P1 – site clearance drawing (1 of 2)
 - PHF-MB-S278-GF-DR-D-209-02 Rev P1 – site clearance drawings (2 of 2)

- PHF-MB-S278-GF-DR-D-210-01 Rev P2 – general arrangement drawing (1 of 2)
- PHF-MB-S278-GF-DR-D-210-02 Rev P2 – general arrangement drawing (2 of 2)
- PHF-MD-S278-GF-DR-D-211-01 Rev P2 – construction treatments drawing (1 of 2)
- PHF-MB-S278-GF-DR-D-211-02 Rev P2 – construction treatments drawing (2 of 2)
- PHF-MB-S278-GF-DR-D-212-01 Rev P3 – drainage drawing (1 of 3)
- PHF-MB-S278-GF-DR-D-212-02 Rev P3 – drainage drawing (2 of 3)
- PHF-MB-S278-GF-DR-D-212-03 Rev P3 – drainage drawing (3 of 3)
- PHF-MB-S278-GF-DR-D-219-01 Rev P2 – string labels drawings (1 of 2)
- PHF-MB-S278-GF-DR-D-219-02 Rev P2 – string labels drawing (2 of 2)
- PHF-MB-S278-GF-DR-D-220 Rev P1 – longitudinal sections along MCL0 and MCL1
- PHF-MB-S278-GF-DR-D-221 Rev P2 – cross sections along MC10 (1 of 2)
- PHF-MB-S278-GF-DR-D-222 Rev P2 – cross sections along MCL0 (2 of 2)
- PHF-MB-S278-GF-DR-D-PROW-01 – public right of way diversion plan
- Highway Works Specification Document (Rev P1)
- Highway Works Construction Details Document (Rev 1)
- 19945-sheet 9 Rev 1 – targeted utility survey
- 19945-sheet 10 Rev 1 – targeted utility survey
- SSE-976262-SL-DR-001 Rev A – street lighting layout (sheet 1 of 2)
- SSE-976262-SL-DR-002 Rev A – street lighting layout (sheet 2 of 2)
- Technical Note - which is sufficient to discharge condition 16
- The following ecological surveys to discharge condition 6:
 - Updated Badger Survey by Ecosa dated 23rd June 2016
 - Updated Bat and Reptile Surveys by WYG dated December 2015 (survey undertaken in October 2015)
- Landscaping drawings A088461 FL.2 & FL.2 by WYG – this information is sufficient to discharge conditions 1, 8 and 13.
- An Archaeological Written Scheme of Investigation (dated July 2016) by Armour Heritage Ltd to discharge condition 15
- A Noise Report by WYG to discharge condition 18
- Tree Report by WYG
- A application fee cheque of £1,690

Please note that as well as an online submission a separate CD containing all the above documentation will be sent in the post.

Design Statement

As previously detailed this application relates to the element of the Fitzalan Link that Persimmon Homes will be delivering as part of our development obligations at North Littlehampton. It comprises the carriageway section south of the A259 roundabout, the Littlehampton Academy roundabout and tie in with the section of the Link Road that has been delivered by WSCC.

The proposed design for the road is based on the concept approved under the outline application. Particular reference has been had to the Master Plan drawing reference GR.L_003 submitted with and considered as part of the approval of the outline consent LU/63/11.

The submitted technical drawings and documents by Mayer Brown provide full design specification of the road and associated infrastructure (including lighting design). They also detail how this element of the Link Road will be tied into infrastructure delivered under separate applications (namely the A259 roundabout and the southern element of the Link Road delivered by WSCC).

Full construction and specification details are also provided in the Highway Construction Details and Highway Specification Reports produced by Mayer Brown. However, as a summary the main carriageway will be tarmac and kerbs will be concrete. At full height the kerbs will be 125mm, dropping to between 0-6mm for pedestrian crossings and 25mm for vehicular crossings.

In terms of lighting design we are proposing to install twenty five 8m high columns fitted with post top mounted luminaires with a 5 degrees tilt. This will provide the required amount of illumination for the road. In addition various illuminated signs and bollards are proposed as appropriate for required signage etc.

Impact on Public Right of Way

There are two public rights of way that are affected by the Proposed Development, Nos 3103 and 3654. The 3103 runs the length of the Link Road that is subject to this application and the 3654 is located to the north of the link road where it connects with the A259 roundabout.

Drawing PHF-MB-S278-GF-DR-D-PROW-01 shows the route of the existing public rights of way and how we propose to amend them. The amendments essentially seek to ensure that the public right of way follows the footpath link that is provided alongside the carriage way and a safe crossing point is provided.

Ecological Matters

Condition 6 of LU/63/11 requires updated ecological surveys in respect of badgers, reptiles and bats to be provided. This information is contained in the Updated Badger Survey by Ecosa dated 23rd June 2016 and the Updated Bat and Reptile Surveys by WYG dated December 2015 (survey undertaken in October 2015). The conclusions of these surveys are as follows:

- No badgers were recorded during the survey undertaken and as such it was considered that they were unlikely to be resident within the development zone of site.
- As reptiles are likely to be absent from the site despite the habitats on-site being assessed as having potential for reptiles, the proposed development is highly unlikely to impact reptile species. Therefore reptiles are not considered to represent a constraint to development and no further survey for reptiles.
- No trees offering potential to support roosting bats will be felled as a result of the development proposals. Several mitigation and enhancement measures were proposed and these have been incorporated into the development proposals. In particular the landscaping proposals and the lighting design.

With regard to condition 7 of LU/63/11 this required the provision of a suitable reptile receptor site. However, as no reptiles were recorded during the surveys no receptor site is required. This is considered sufficient to discharge this condition.

Landscaping Considerations

Landscaping proposals are detailed on drawing A088461 FL1 and FL2 by WYG, which follows the principles established by the outline consent and in particular the landscape proposals contained within figures 9.1-9.4 of the landscape visual impact assessment (drawing reference A044029-2 9 (rev C)).

Key to the design approach taken has been to provide a 'parkway' along the length of the Fitzalan Link. This takes the form of an informal linear park between the A259 roundabout and East Street roundabout. This will create a safe pedestrian and cycle refuge that is pleasant to traverse along. Pedestrian access is maintained in a number of locations as demonstrated by landscape drawings A088461 FL1 and FL2, and the general arrangement drawings prepared by Mayer Brown (ref: PHF-MB-S278-GF-DR-D-210-01 Rev P1 and -210-02 Rev P1).

The landscape proposal includes native tree and shrub planting areas, individual 'street' trees, amenity grass, and species rich grass to help increase potential biodiversity within the site and provide a range of textures and colours along the route. Tree and shrub species selection and grass seeding mixtures have been specified with input from the ecologist. The 'street' trees selected have a conical habit and have been specified with a 2.4m clear stem to ensure visibility is maintained across the site. Street lighting and proposed underground services have also been taken into consideration with regards to positioning of the street trees. The landscape plans include the current tree survey information, including root protection areas, which have been taken into consideration during the landscape design process.

A noise barrier has now been proposed along the entire length of the western site boundary adjacent to the existing property boundaries. The noise report refers to details of height and type of the barrier. The proposed tree and shrub planting along this route is shown in front of the barrier, which, in addition to providing biodiversity enhancements, will help to screen views towards the barrier from users of the highway.

This information, along with drawing A088461 by WYG, is considered sufficient to discharge conditions 1 and 8.

With regards to tie in with landscaping proposals for the A259 roundabout and the section of the Fitzalan Link Road being delivered by WSCC, we have sought to accord with the landscape design principles established by the outline consent and in particular the landscape proposals contained within figures 9.1-9.4 of the landscape visual impact assessment (drawing reference A044029-2 9 (rev C)). As such there will be consistency between the various different elements of the new primary road network that will be delivered as part of the overall development at North Littlehampton. Indeed as the southern section of the link road has already been delivered by WSCC full consideration has been given to the landscaping infrastructure that has been delivered as part of this to ensure continuity and that the 'parkway' envisaged by the overall outline consent (LU/63/11) is achieved.

An updated Tree Report is provided which includes details of trees to be retained and their protection through the construction phase. This information is provided in the Arboricultural report prepared by WYG. The landscaping proposals have taken full

consideration of the recommendations of this report. This is considered sufficient to discharge condition 9.

Noise

A noise report by WYG is provided with this submission to discharge condition 18. This details that a 3.5m high acoustic barrier adjacent to the highway is required to reduce traffic noise levels by up to 9.3dB. Details of the 3.5m acoustic barrier required are included with Appendix C of this report and been accounted for on the General Arrangement drawing by Mayer Brown and the landscaping proposals by WYG.

Condition Discharge Summary

As has been detailed in this letter we are looking to discharge all conditions attached to planning permission LU/63/11 as part of this reserve matters submission. The following table provides a reference for the documents provided:

Condition No. and Requirements	Information Submitted
6 – updated ecological survey for reptiles, badgers and bat roost emergence	Updated Badger Survey by Ecosa dated 23 rd June 2016 Updated Bat and Reptile Surveys by WYG dated December 2015 (survey undertaken in October 2015)
7 – details of a reptile receptor site	As no reptiles were found during updated survey a receptor site is not necessary.
8 – details of landscaping proposal	Landscaping drawings A088461 FL.1 & FL.2 by WYG
9 – Arboricultural Report including scheme to demonstrate protection through construction	Tree Report by WYG
11 – street lighting	SSE-976262-SL-DR-001 Rev A – street lighting layout (sheet 1 of 2) SSE-976262-SL-DR-002 Rev A – street lighting layout (sheet 2 of 2)
13 – details of surface materials including street furniture, signage, location of bus stops	Landscaping drawing A088461 by WYG PHF-MB-S278-GF-DR-D-210-01 Rev P2 – general arrangement drawing (1 of 2) PHF-MB-S278-GF-DR-D-210-02 Rev P2 – general arrangement drawing (2 of 2) SSE-976262-SL-DR-001 Rev A – street lighting layout (sheet 1 of 2) SSE-976262-SL-DR-002 Rev A – street lighting layout (sheet 2 of 2)
15 – Written Scheme of Archaeological Investigation	An Archaeological Written Scheme of Investigation (dated July 2016) by

16 – Surface Water Drainage	Armour Heritage Ltd PHF-MB-S278-GF-DR-D-212-01 Rev P3 – drainage drawing (1 of 3) PHF-MB-S278-GF-DR-D-212-02 Rev P3 – drainage drawing (2 of 3) PHF-MB-S278-GF-DR-D-212-03 Rev P3 – drainage drawing (3 of 3)
18 – Noise mitigation measures	Refer to Noise Assessment by WYG PHF-MB-S278-GF-DR-D-210-01 Rev P2 – general arrangement drawing (1 of 2) PHF-MB-S278-GF-DR-D-210-02 Rev P2 – general arrangement drawing (2 of 2)

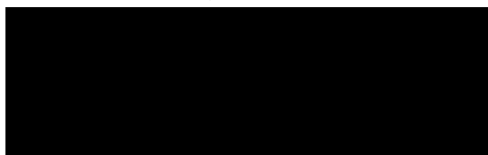
The only conditions that we are not seeking to discharge are 4 and 5 which relate to the provision of a construction management plan. This will be provided when contractors are appointed post receipt of reserve matters approval and therefore will be submitted at a later date.

Summary

I hope that the information provided with this submission is sufficient to validate and in due course discharge all conditions, including reserve matters, for the Fitzalen Link. If however you have any queries please do not hesitate to contact me on 01276 808080 or laura.graham@persimmonhomes.com.

I look forward to receiving notification that this application has been validated along with a receipt for the planning fee paid.

Yours Sincerely



Laura Graham BA (Hons) MA MRTPI
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 Persimmon Homes Thames Valley