

North Littlehampton: Fitzalan Link Crib Sheet



Job number:	A088461
Project name:	North Littlehampton: Fitzalan Link
Application number:	LU/234/16/REM
Name of document:	Crib Sheet
Date:	28 November 2016
To:	Tim Townsend, West Sussex County Council
From:	WYG – Louise Ball
CC:	Laura Graham – Persimmon Homes
Subject:	Landscape Design
File reference:	A088461 Fitzalan link – response to WSCC comments on submitted documentation; Comments from ADC Planning Officer (Hilary Kernohan) and ADC Greenspace

Comments below relate to an e-mail sent by Tim Townsend (Senior Planner, West Sussex County Council), dated 10.11.16.

Ref	Comments
1 Acoustic / noise barrier	- Acoustic barrier is now the same alignment as the noise report. - Colour of fence: will be treated timber, not painted. Details of fence is included in the key and provided in the noise report. - Maintenance of barrier: this will fall to the landowner – WSCC (Persimmon Homes only have a licence to construct the Link Road, ownership will return to WSCC). Further details relating to this will form part of s278 process/agreement.
2 Drainage	The issue about a drainage feature conflicting with a proposed tree is now resolved. This was a dimension line and not a drainage feature. The dimension lines have now been turned off to avoid confusion.
3 Lighting columns / ducting	- The advice from the engineer is that the lighting and ducting could be laid along the footway with spurs off the columns as required, although as these will be direct supplies this will be dictated by the regional electricity provider. - A note has been included on the landscape plans with regards to root barriers and/or root deflectors. Refer to note 3.
4 WYG draft sketch 2	Proposed planting in SE of the proposed roundabout has now been omitted and correct surface finish shown.
5 WYG draft sketch 1	Details of plant implementation has been provided in the Outline Specification shown on drawing FL1. This includes details of 'notch planting'.
6 The detailed specification	A plant matrix has not been included as a description of how the plants are to be arranged is provided in the 'Outline Specification' on application drawing FL2 (ref A088461 FL2 Landscape Proposals 2 of 2).
7 Species	- Elder has now been removed from the mixes. - Whitebeam has now been included in the mixes. - Italian alder, Norway maple and Whitebeam have now been included as part of the avenue tree planting proposals.
8 Trees identified for removal	The site clearance drawings are consistent with the arboriculture report / landscape drawings.

North Littlehampton: Fitzalan Link Crib Sheet



Ref	Comments
9 Vegetation 'hop-overs' for bats	Where hedgerows are to be bisected to accommodate the Fitzalan Link road, tall mature trees or tree stands are to be retained or planted to create a vegetated 'hop-over'. These will maintain connectivity for commuting and/or foraging bats by guiding the bats up and over the link road and the height of traffic – this has been included on the drawing, within the key.
10 Hedges adjacent to highway	- Hedge planting along the highway has been reviewed and pulled back to ensure that they do not encroach onto the footway. - Minimum 1m clearance from back of kerb to planting area / hedge has been provided.

Comments below relate to an e-mail sent by Hilary Kernohan (Arun Council), dated 07.11.16

Ref	Comments
11 Acoustic fence	- Acoustic fence now labelled as being 3.5m high. - Noise barrier now matches the consultants plans and location. - The symbol in the key now matches the symbol on the drawings (black dashed line).
12 Acoustic fence specification	Fence specification (which is included in the key on the drawings): Close board fence: Softwood boarding (25x100mm) infill, butt jointed in 2 layers with staggered joints. Hardwood coping. Gravel board to be buried 100mm below ground level. Treatment of fence: Alkaline Copper Quaternary (ACQ). Refer to the noise report for details.
13 Bunding	Advice received from the noise consultant: In terms of potential for bunding along the western side of the road, there isn't enough space to achieve safely the height needed to provide the same amount of mitigation that the barrier can provide, and due to the changes in space between the properties and the road the bund won't be uniform across the length of the road.
14 Width of landscaping	Planting has been included along the acoustic fence where possible. Restrictions in some locations is due to the site boundary constraints.
15 Native planting	- This is a mix of native trees and shrubs to be planted. - The trees and shrubs will be planted as transplants, with 1m spacing between the plants. - Specifications for the proposed trees and shrubs are included on drawing FL2.

Comments below relate to an e-mail from Greenspace, sent by Sue Howell dated 18.10.16

Ref	Comments
16 Tree species	A mix of avenue tree species have now been selected: Lime, Italian Alder, Rowan and Norway Maple.
17 Understorey native tree and shrub planting	- Understorey trees and shrubs have now been included along the eastern boundary. Where space is limited, native hedge planting has been provided. - The understorey trees/shrubs and hedge planting will help with screening along this eastern aspect. - Views beyond the eastern boundary have been considered – the majority of the mix includes shrub species. Tree species included within the mix are crab apple and rowan.
18 Plant spacing	- Plant spacing has been provided in the plant schedule on drawing A088461 FL2. - The plant spacing is proposed as 1 metre centres, which is a typical plant spacing for native transplant sized shrubs.

North Littlehampton: Fitzalan Link Crib Sheet



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19 Protection measures	- Protection measures for new plant establishment has been included in the outline specification on drawing A088461 FL1. This will be standard tree/shrub shelters and will be provided around each transplant sized tree/shrub. - Maintenance and management information has now been provided on drawing A088461 FL2 to ensure that the plants establish, thrive and develop. - Long term maintenance information has been provided.

Other:

Ref	Comments
20 Existing fence along western boundary	- Refer to the Boundary Type and Audit information prepared by Persimmon Homes showing details of existing boundaries and locations. - Boundaries shall be maintained as per existing arrangements (between WSCC and the occupiers where relevant).