

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 February 2018 09:48
To: Planning Scanning
Subject: FW: LU/121/17/RES - Main Avenue Landscaping etc.
Importance: High

From: Michael Eastham
Sent: 31 January 2018 10:09
To: Planning.Responses
Subject: FW: LU/121/17/RES - Main Avenue Landscaping etc.
Importance: High

Please upload the response below from WSCC – Local Highway Authority onto LU/398/17/DOC.

Thanks,

Michael

Sent: 31 January 2018 10:01
To: Michael Eastham
Subject: FW: LU/121/17/RES - Main Avenue Landscaping etc.
Importance: High

Dear Michael,

Below is a copy of an email I sent to you on the 12th December following several discussions with both the LPA and Persimmon (basically accepting planting along both sides of the 'Main Avenue' subject to the caveats listed in points 1-8).

I do note that condition 7 of the outline consent does refer to the *overall* scheme, albeit requiring each phase to comply with the terms of the condition as-and-when submitted. Therefore, my comments here (and below) solely reply to the Main Avenue running E-W through the first part of the reserved matter application submitted under LU/121/17/RES.

Does this resolve the matter or is it something else you require looked at/replied to?

Tim

Tim Townsend

Principal Planner, Highways – Planning Services

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

Web: www.westsussex.gov.uk

From: Tim Townsend
Sent: 12 December 2017 16:23
To: 'Michael Eastham'
Subject: RE: LU/121/17/RES - Main Avenue Landscaping etc.

Dear Michael,

Having now reviewed this with colleagues, I am able to confirm that what is shown is largely acceptable to the Highway Authority for planning purposes. There are, however, a number of points and/or requirements I need to make you aware of that will need to be picked-up/considered at the *detailed design/S38/278 stage*. At this time, some of these/implications thereof, might make it necessary to revise the design and/or location of trees in places – you should be aware of this.

Points to raise:

1. **Tree types** – must be clean (and narrow) stemmed up to 2.4m with no growth beneath when mature (to provide clearance for cyclists and pedestrians underneath).
2. **Street lighting** – Street lighting design and positions need to be considered carefully so as to not be obscured by tree canopies etc.
3. **Verge/hard landscaping areas** – A continuous verge would still be advantageous/preferred for tree root spread. Hard landscaping in-between trees can attract weeds etc. and might require additional maintenance (for which an additional commuted sum might be required). If used, Keyblok paving is acceptable to WSCC.
4. **Services** – must not run in verges nor hard landscaping areas where trees are proposed, nor roads (put them in footways/cycleways).
5. **Road Safety Audit (RSA)** – A Stage 2 RSA will be required at detailed design and/or S38/278 stage.
6. **Fencing in verge or hard landscaping areas** – this should not be provided for safety and maintenance reasons.
7. **Tree pits** – Design details of tree pits must be agreed at the detailed design/S38/278 stage prior to installation.
8. **Commuted payments** – Will be required for tree and pit maintenance (will be worked-out at detailed design stage).

I trust this assists you when determining the application.

If you have any further questions/queries, please contact me.

Regards,

Tim

Tim Townsend
Principal Planner, Highways – Planning Services
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Web: www.westsussex.gov.uk

From: Michael Eastham [REDACTED]
Sent: 07 December 2017 23:29
To: Tim Townsend
Cc: SU Local Development
Subject: FW: LU/121/17/RES

Hi Tim,

Please could I have your comments on the attached, amended Landscaping plan for Phase 2 of the residential development at North Littlehampton Strategic Development Area.

Claire and I would like to take you up on the offer of a meeting early next week to discuss the amended landscaping details and the updated RSA and explain why Arun District Council, as the Local Planning Authority wishes to approve the tree lined avenue along Main Avenue, the trees along the Estate Roads and the trees in the parking courts.

Kind regards,

Michael

From: Graham, Laura [REDACTED]
Sent: 07 December 2017 16:39
To: Michael Eastham
Cc: Planning
Subject: LU/121/17/RES

Hello Michael

Amended landscape drawings are attached.

Planning drawings will following shortly.

Technical drawings and RSA (and a final drawing list) will either be later this evening or first thing tomorrow morning.

Kind Regards
Laura

Laura Graham
Head of Planning

Land & Technical Department

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