

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 25th January 2018

**FROM: Tim Townsend TO: Arun District Council
FAO: Michael Eastham**

SUBJECT: LU/426/17/DOC - Approval of details reserved by condition imposed under LU/234/16/RES relating to condition 7 for details of acoustic barrier.

LOCATION: Fitzalan Link Road, East Street, Littlehampton, West Sussex.

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £N/A for this specific application

This is the WSCC highways and transport response to the planning application, details of which as set-out above. Comments below solely respond to the location of the fencing, maintenance and interaction with associated paths and landscaping. The ability of the structure to serve as a noise barrier is a matter to be considered by the Local Planning Authority (LPA). The CHA will not comment on this element.

Summary position of County Highway Authority (CHA).

The following matters require replies from the applicant:

- 1. Land behind the barrier and associated responsibility and maintenance thereof –** Confirmation about who will maintain this land is required - and how – including inspection provision of access points and access thereto. Also, how will the land be left post-construction (landscaped, grassed or hard-paved)? In some areas *no* maintenance area is shown given proximity of fence to land/boundary behind - what happens here with maintenance? Finally, is the fence required to be located with a strip behind?
- 2. Conflicts with landscaping –** The location of some sections of the barrier appear to conflict with some existing trees and planting. How does the applicant intend to construct in these locations and provide access to planting and barrier either-side?
- 3. Planting –** Some of the planting annotated within limits of adoption and alongside shared walking and cycling routes is still shown as blackthorn (or similar). This poses issues when maintained because of thorns being cast-onto the paths. Applicant to revise this and remove such planting immediately adjacent to these paths (and annotate as such on revised plan).

Matters not needing reply at this planning stage.

- 1. Adoption of acoustic barrier –** The CHA is prepared to take-on the maintenance of the barrier – only subject to an appropriate design being agreed and upon payment of a suitable commuted payment by the developer (which will be calculated at the S38/278 stage). If neither design nor figure can be agreed, the maintenance will have to be undertaken by others.
- 2. Interaction with walking and cycling routes –** At the S38/278 stage, a staggered barrier (or similar) will need to be considered adjacent to where Public Footpath 3103 emerges between the barrier from Highdown Drive.

- 3. Structures ‘Approval in Principle’ (AIP)** – Technical approval procedures for the acoustic barrier in accordance with BD2/12 will need to be followed’ post-planning as part of the overall S38/S278 application.

Please re-consult when replies to the above are available.

Thank you.

Tim Townsend
Planning Services