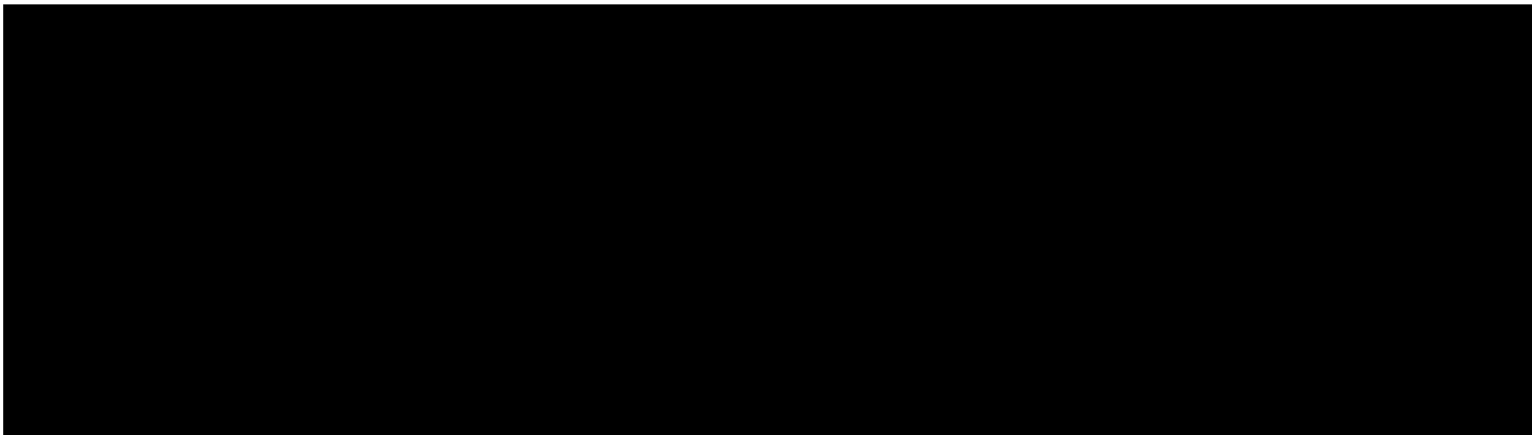




From: Tim Townsend [REDACTED]
Sent: 14 March 2018 09:59
To: Planning.Responses
Cc: Michael Eastham; Gary Markwell
Subject: LU/426/17/DOC - Porposed acoustic barrier - Fitzalan Relief Road - WSCC Highways response dated 14th March 2018

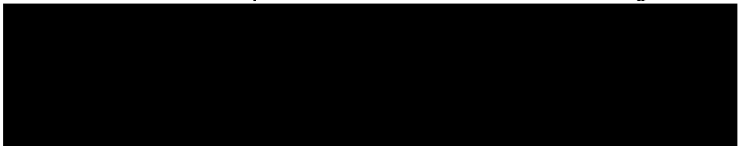
Dear Arun Planning Department,

Please find attached WSCC highways report dated 14th March 2018 in response to the above consultation.

Should anyone receiving this email wish to discuss it, please do not hesitate to contact me.

Thank you.

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



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WEST SUSSEX COUNTY COUNCIL
COUNTY HIGHWAYS CONSULTATION RESPONSE

DATE: 14th March 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.

Additional information received.

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

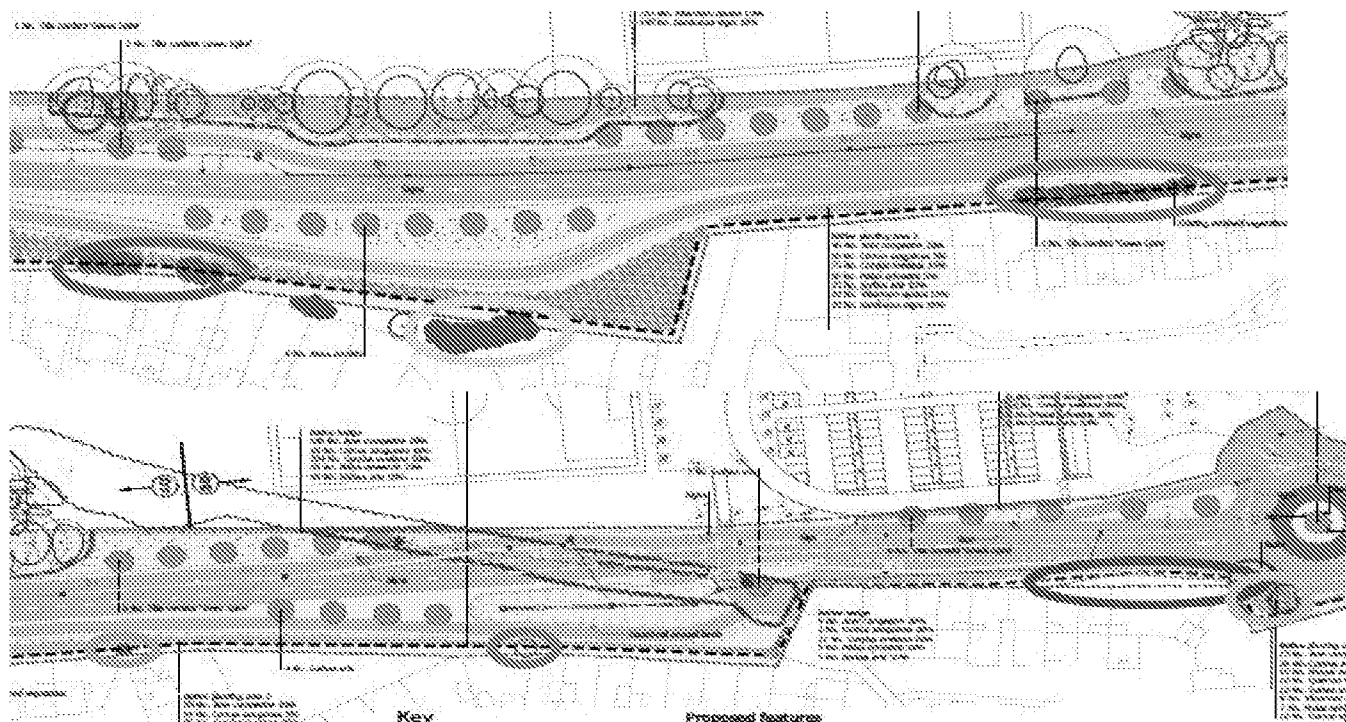
This is the third WSCC highways and transport response to the planning application. It follows review of additional information as shown on Drawings A088461 FL1 & 2[K]. DWG produced by WYG Environmental Planning Consultants on behalf of Persimmon Homes (Drawings dated 6th March 2018).

Summary position of Highway Authority.

Following the previous Highway Authority comments of 13th February 2018, the applicant has provided further information. Replies to this are shown in red text below alongside the original highways comments shown in black: (Comments shown in **bold black** text are still for information only at this stage).

1. Neither the drawings supplied, nor the detailed design drawings adequately specify the topsoil requirements for planted areas. *Applicant to provide details.* Dwg no. FL.1 now provides this information. Will be reviewed further at S38/278/detailed design stage.
2. The land between the site boundary and the acoustic barrier will need to be levelled, and surfaced with a weed proof membrane and type 1 gravel surface. Amenity grass is not suitable here. *Applicant to confirm that this will be provided.* Plan has been amended to show this.
3. *Will be reviewed further at S38/278/detailed design stage.*
4. **A commuted sum will be sought for maintenance of the acoustic barrier and the vegetation, all in accordance with the 60 year CSS/ADEPT process.**
5. There appears to be no allowance for access to maintain the acoustic barrier with plant to replace it at the end of its service life in about 20 years' time. *How does the designer envisage such maintenance will be carried out without disturbing the ecology that will inevitably colonise these areas?* Proposed acoustic gates for maintenance access are indicated on drawings FL.1 and FL.2, as per revision J issue. Will be reviewed further at S38/278/detailed design stage.
6. The direction sign at the northern end is shown within the verge/planting area on the detailed sign design. Visibility areas with restricted plant height will need to be cleared on the approach to the sign. *The design needs to be amended to show the sign in its final location and any obstruction of visibility by planting being removed.* Plan has been updated. Applicant has provided a 5 metre gap between the proposed native woodland and the carriageway. Will be reviewed further at S38/278/detailed design stage.

Cont:

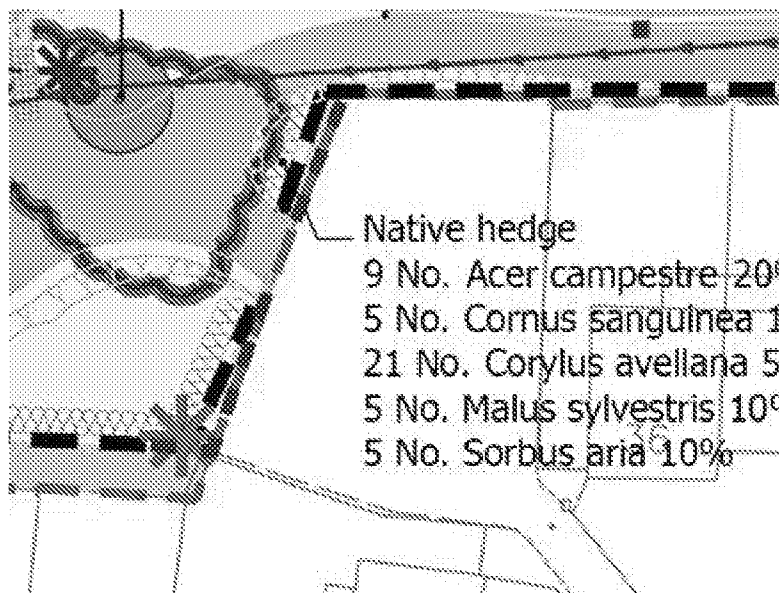


7. Vegetation to rear of 140 to 144 Highdown Drive (red area): Removal required for construction of acoustic barrier and future access. *The design needs to be amended to show this planting being removed and there may be some scope for replacement planting following the erection of the fence (subject to maintaining access) which needs to be designed.* See amended plan FL.1 Revision K. Applicant has removed the existing vegetation. Will be reviewed further at S38/278/detailed design stage.
8. Vegetation to rear of 124 Highdown Drive (green area): Partial removal required for construction of acoustic barrier and future access. *The design needs to be amended to show this planting being removed.* See amended plan FL.1 Revision K. Applicant has partially removed the existing vegetation. Will be reviewed further at S38/278/detailed design stage.
9. Vegetation to rear of 11 to 16 Amberley Close (magenta area): Removal required for construction of acoustic barrier, future access and due to earthworks. *The design needs to be amended to show this planting being removed and there may be some scope for replacement planting following the erection of the fence (subject to maintaining access) which needs to be designed.* See amended plan FL.1 Revision K. Applicant has removed the existing planting and provided additional shrubs. Will be reviewed further at S38/278/detailed design stage.
10. Vegetation to rear of 18/19 Amberley Close (blue area): Removal required for construction of acoustic barrier and future access. *The design needs to be amended to show this planting being removed.* See amended plan FL.2 Revision K. Will be reviewed further at S38/278/detailed design stage.
11. Tree to rear of 60 Highdown Drive (orange area): Note earthworks in RPZ will have a detrimental effect on the tree. The acoustic barrier passes very close to the tree which may not be compliant with the actual shape of the tree. The foundations for the acoustic barrier may not work within the RPZ. The crown of the tree may interfere with the acoustic barrier. *Further details of the retained tree are required and further comment from the applicant required in response to the points raised.* This is a category C tree and the applicant has suggested that it be removed to accommodate the development. This will need removing to accommodate the fence. Again, this will be reviewed further at the S38/278/detailed design stage.
12. Land to rear of 22 to 30 Highdown Drive (brown area): It is not clear from the drawing whether some of this area is included within the site boundary. Access will be required for maintenance of the land. *Applicant to respond further.* Reply from applicant is that this is to be checked. Further reply awaited.
13. I note it is proposed to plant 99 shrubs and saplings beneath the existing tree to be retained to the west of the academy roundabout (pink area). This seems excessive in such a small area. Plant numbers have been reduced. We have increased the plant centres from 1.0 m centres to 1.5 m centres. Total plants here is now 41no.
14. The detailed design for the academy roundabout shows the central island as being hard paved with no planting. *Please provide comments from the highway designer setting out whether it is appropriate to accommodate planting here.* Applicant has said that it is for the engineer to respond. Further reply awaited.

Other considerations.

Structures checking and Approval In Principle (AIP) – This will be considered as part of the S38/278/detailed design review.

Location of acoustic fence alongside parking court adjacent to 36 Highdown Drive (near the proposed toucan crossing) – WSCC Highways will be asking for the noise barrier to be installed to replace the existing fencing (on blue dashed line) so as to limit access to the maintenance area to the north thus:



It currently looks like this: (Note that some form of barrier to delineate the route and to prevent car access will be required at the S38/278/detailed design stage as will tidying-up of the area as may reasonably be required):



Conclusion.

There are two outstanding points requiring reply - namely 12 and 14. Please re-consult with replies to these.

Thank you.

Tim Townsend
County Highways, West Sussex County Council