

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 25 May 2012

**FROM: Matthew Bartle TO: Arun District Council
FAO: Neil Crowther**

**SUBJECT: LU/63/11 - Outline Application for the construction of the "Fitzalan Link Road"
between the A259 Worthing Road & the East Street/Fitzalan Road roundabout**

RECOMMENDATION:

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

The County Council has reviewed the outstanding highway issues raised in the Council's previous response dated 28 November 2011 and has agreed with the applicant that their resolution may await the detailed design of the proposed road links. The majority of the issues have in any case been addressed in whole or in part in the Mayer Brown Highway Infrastructure Design Check dated January 2012. The applicant agrees that the County Council as highway authority has the right to direct which highway design standards shall apply on the local highway network. The County Council agrees that the remaining highway design issues between the applicant and the County Council may be dealt with at the detailed design stage and via a Section 278 agreement. This includes the remaining departures from Design Manual for Roads & Bridges standards.

With regard to the proposed junction of the A259 with the proposed Fitzalan Link and the junction of Fitzalan Link with Highdown Drive, the County Council will require the developer to carry out both a Stage 3 and a Stage 4 road safety audit on completion of the highway works. This will ensure that it is possible to address the potential issue of queuing from the proposed junction between the Fitzalan Link and Highdown Drive and its possible effect on the roundabout. The road safety auditor who reviewed the scheme on behalf of the applicant did not raise that issue. There is no further requirement for the developer to conduct any other monitoring of the safe operation of the proposed Highdown Drive junction and the proposed roundabout.

CONDITIONS

NOISE

No development shall take place until an assessment on the potential for noise from the proposed highway affecting residential or commercial properties in the area has been submitted to and been approved in writing by the Local Planning Authority. If the assessment indicates that noise from the proposed highway is likely to affect neighbouring affecting residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

REASON

In order that noise levels may be agreed prior to the commencement of works on site and to safeguard the amenities of nearby occupiers.

LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the completion of the development. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory.

CONSTRUCTION MANAGEMENT PLAN

No development shall start until a comprehensive Construction Management Plan, to include details of:

Element 1: Public Safety, Amenity and Site Security
Element 2: Operating Hours, Noise and Vibration Controls
Element 3: Air and Dust Management
Element 4: Stormwater and Sediment Control
Element 5: Waste and Materials Re-use
Element 6: Traffic Management

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

REASON

The above condition(s) is/are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

HIGHWAYS INFORMATIVE (1)

Design standards for the layout and construction of roads and junctions shall be in accordance with the requirements of the County Highway Authority.

HIGHWAYS INFORMATIVE (2)

The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.

HIGHWAYS INFORMATIVE (3)

If it is the applicant's intention to carry out any of the roadworks included in the application so that they affect maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 278 of the Highways Act 1980.

HIGHWAYS INFORMATIVE (4)

The applicant is advised that Public Footpaths Number 3103 and 3654 cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

Matthew Bartle
Strategic Planning