



Legal & General (Strategic Land & Major Projects) Limited

11th January 2021

Dear Neighbour

A264 WORKS NOTIFICATION

As part of the work required for the Land North of Horsham site, and in particular the new Bohunt Horsham education campus, Legal & General is carrying out upgrade and utility works to the Rusper Road and A264 roundabout.

For Legal & General, West Sussex County Council and the Department for Education it is a priority to ensure that the new Bohunt facilities open on time in December 2021. Legal & General and our appointed contractor, NATTA, are working hard to ensure all utilities including gas, electricity, water and telecoms are delivered on time to ensure this happens.

In order to open the new school on time and to take advantage of the reduced traffic as a result of the recent national lockdown, Legal & General will be carrying out **further highways works on the A264 during the current Rusper Road closure**, some of which will require working 24 hours per day. Please note that none of the works in this phase as set out below will require closure of the A264, but work along the A264 will take place **24 hours per day for three weeks**.

What are the works and when will they be carried out?

There are a number of utilities upgrades and services still to install, which will be done through five key areas of work as shown on the plans attached and set out below:

- Continuing the provision of major utilities from Rusper Road south by taking the services north across the A264 ('A264 Western Crossing' on attached plan).
 - These works will be carried out over a period of three weeks working for 24 hours per day, seven days per week.
 - These works will require lane closures on the A264 in both directions with a reduced speed limit of 40mph.
 - This will commence 25th January 2021 at 8am.
- Connecting foul sewer servicing from Rusper Road into the Rusper Road/Lemmington Way roundabout.
 - These works will be carried out over two weeks from 25th January 2021 from 8am, with working hours between 8am – 7pm, Monday – Friday and 8am – 1pm on Saturday.
 - Traffic management will be required on the roundabout but access will still be possible and the roundabout will not be closed.
- Utilities to cross Rusper Road north and school access works – section one.
 - This work will commence on 25th January 2021 until 1st April 2021 with working hours between 8am – 7pm, Monday – Friday and 8am – 1pm on Saturday.
 - These works will require traffic management and will include traffic signals or STOP/GO boards at times.
 - Please note that this work on Rusper Road north **will not** be carried out simultaneously with the below work on Rusper Road north ('section two').
- Utilities to cross Rusper Road north – section two.
 - This work will commence on 15th February 2021 until 1st April 2021 with working hours between 8am – 7pm, Monday – Friday and 8am – 1pm on Saturday.
 - These works will require traffic lights at times.

- Upgrading the utilities on Crawley Road between the Tesco Express roundabout and Spooners Road, along with a closure of Spooners Road. Please note this does not form part of the Rusper Road south closure diversion route.
 - These works are being carried out for a period of eight weeks by Triconnex and involve upgrades to the existing Horsham electrical grid.
 - This work is due to commence on 25th January 2021.
 - The first section of these works will be carried out in the footpath of Crawley Road but will require traffic lights later in the programme.
 - Spooners Road will be closed 24 hours per day from 1st March 2021 until 2nd April 2021 and a short diversion will be in place for this period.
- Utilities upgrades on the west side of Rusper Road, approximately 170 meters north of Littlehaven Station.
 - These works are being carried out for a period of two weeks by Triconnex and involve upgrades to the existing Horsham electrical grid.
 - This work will commence on 18th January 2021.
 - It is hoped that the majority of these works will be carried out in the footpath with no impact on traffic flows, except in a small number of cases (such as providing lorry access) where STOP/ GO boards will be used.

Legal & General sincerely apologise for the further disruption this will cause in addition to the Rusper Road south closure, but we hope that carrying this out during lockdown will ease future disruption.

We will be providing regular updates to our mailing lists and to the local Councillors. If you are yet to sign up for our email updates, please do so on our website (www.landnorthofhorsham.co.uk) or contact the team using the details below. We will also be notifying the local emergency services to ensure they are all aware of this traffic management in advance.

We are keen to ensure you have access to a direct channel of communication whilst these works are taking place so please do contact the team using the details below to receive our updates or ask questions. Updates will also be shared on a regular basis on our website, and we will send out further information as required.

Thank you for your patience and understanding whilst these works take place. Please do not hesitate to contact us if you have any questions.

Yours

Community Liaison Team

Land North of Horsham

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Frequently Asked Questions

Why are we doing these works now?

Due to the national lockdown, we have worked with West Sussex County Council to take advantage of the reduction in traffic to carry out these works now to minimise the impact on motorists and residents. We have therefore accelerated the works requiring traffic management and prioritised the delivery of services for the school at the same time.

For the work bringing services across the A264, which will connect to the school, we had originally planned to use directional drilling (drilling under the road) to get services from the south of the A264 to the north. This would have involved minimal disruption to the traffic flow. However, in consultation with key stakeholders it has been deemed unsafe to do so due to the size and number of services created and risk of collapse for the A264. It is therefore necessary to route and install the utilities using open excavated trenches in the road, and therefore lane closures are required over a three-week period.

Unfortunately, in some instances we are reliant on statutory utility providers and therefore do not have full control over the dates and times of some work required. However, we have strongly encouraged statutory providers to carry out as much of the work required as possible under the lockdown restrictions to minimise disruption.

Why are we working 24 hours per day on the A264?

As mentioned above, we have had to change the method used to install services from the south to the north of the A264. We have a three-week programme for this work under 24 hour per day conditions to ensure the school is open on time and minimise disruption to motorists.

How will working 24 hours per day on the A264 affect residents?

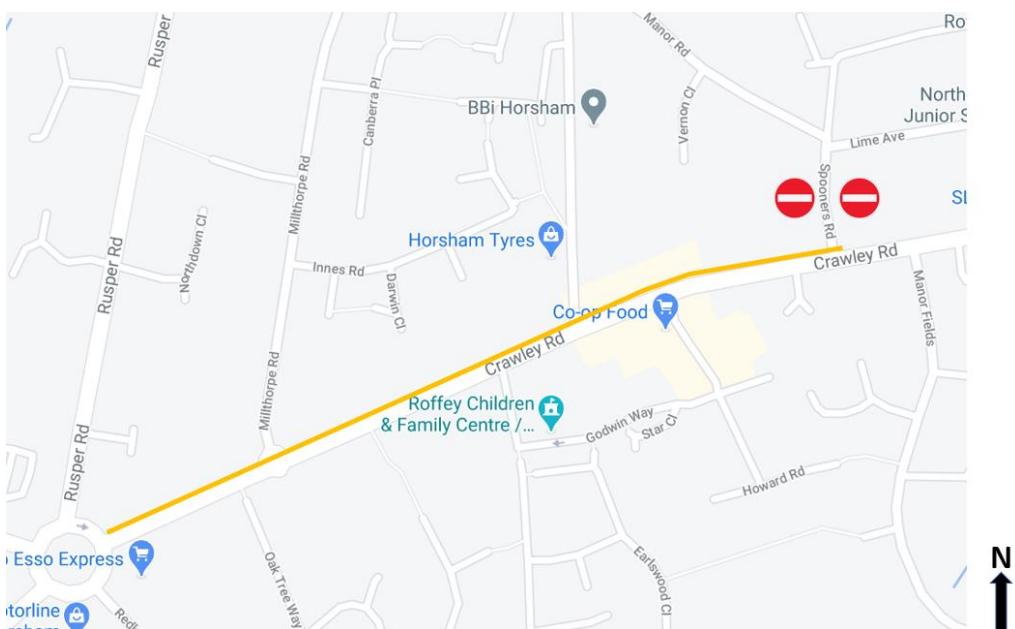
Whilst we cannot guarantee there will be no impact on residents, we are taking a number of measures to reduce this wherever possible. This includes ensuring works such as cutting and breaking through the road surface (which are the loudest activities) are carried out between 8am and 8pm, using fencing with acoustic barriers, and using quieter excavators.

Once the surface of the road has been broken and removed, the noise from excavations should be reduced. Unfortunately, we cannot switch off reversing warning sirens due to health and safety but we will be using a one-way system whenever possible. A reduced speed limit of 40mph will also aid in reducing overall noise from the A264 and improve the safety of NATTA's operatives working in the road.

As the A264 already has existing streetlighting, we will need few additional lights limited to localised low-level lights, plus those on the excavators themselves.

Please note the out of hours number is: 07535 606 289

Upgrading the utilities on Crawley Road between the
Tesco Express roundabout and Spooners Road



Utilities upgrades on the west side of Rusper Road,
approximately 170 meters north of Littlehaven Station

