

Havis, Sean

From: Sparkes, Jessica
Sent: 16 June 2021 10:02
To: Havis, Sean
Subject: FW: A/65/21/DOC - Culvert - Land South of Water Lane, Angmering
Attachments: H8150 Water Lane, Angmering, West Sussex BN16 4EP - Planning Consultation on: A/84/21/DOC

From: Ray Drabble <[REDACTED]>
Sent: 28 May 2021 16:45
To: Michael Eastham <[REDACTED]>; Sparkes, Jessica <[REDACTED]> Havis, Sean <[REDACTED]>; Blakeley, Colin <[REDACTED]>; Awcock, Richard E. <[REDACTED]>
Cc: Kevin Macknay <[REDACTED]>; Pendry, Glenn <[REDACTED]> Millns, Stephen <[REDACTED]>; Hayes, Daniel <[REDACTED]>; Shaun Letchford <[REDACTED]>; Laura Gibbons <[REDACTED]> <[REDACTED]>; Paul Cann <[REDACTED]>; Roger Spencer <[REDACTED]> <[REDACTED]>; Andrew Cook <[REDACTED]>
Subject: *EXTERNAL: RE: A/65/21/DOC - Culvert - Land South of Water Lane, Angmering

EXTERNAL EMAIL WARNING

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All,

I have been approached by both Glenn Pendry and by Michael Eastham re the above condition.

My understanding of the current planning position and the means by which to resolve the current impasse regarding discharge of Condition 26 for the above application is as follows.

The access road and the BDW culvert are due to be adopted by WSCC Highways.

Application A/179/20/RES, to which the Condition relates, from a planning perspective, is entirely independent of the Angmering Flood Alleviation Scheme (FAS) for which a separate application will be prepared as soon as we have an agreed detailed design for which we are looking for sign-off by WSCC Highways.

I have discussed this with Laura Gibbons who is seeking further refinement of the drainage design (for the FAS structure that the Lead Local Flood Authority (LLFA) wishes to have collocated with the Highways Culvert) and further information on maintenance of the same going forward.

At Laura's suggestion, and following my request, Laura has spoken with Engineering colleagues at ADC who would not object to this condition being re-worded such that it is a pre-occupation condition for the Land South of Water Lane development rather than a pre-commencement condition for the access road. On this basis, my recommendation is that BDW formally request this change to wording that, subject to the other pre-commencement conditions being satisfied, would allow construction of the access road to commence.

The LLFA has no basis to respond directly to this Condition on behalf of WSCC since, from a planning perspective, it is entirely separate from the FAS.

Irrespective of this, it is also not in a position to provide further design details and information regarding future maintenance until an agreement has been reached on these matters with WSCC Highways.

I hope this makes the position clear and provides a pragmatic way forward.

Kind regards

Ray Drabble

Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council

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From: Michael Eastham [REDACTED]
Sent: 28 May 2021 08:01
To: Ray Drabble [REDACTED]
Cc: Kevin Macknay [REDACTED]; Sparkes, Jessica [REDACTED]
Havis, Sean [REDACTED]
Subject: FW: A/65/21/DOC - Culvert - Land South of Water Lane, Angmering

Hi Ray,

Could the issues surrounding the culvert on Land South of Water Lane, Angmering be resolved by **5.00pm today (Friday 28th May 2021)**?

I look forward to receiving your consultation response.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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