



Michael Eastham
Principal Planning Officer
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

2 November 2020

Dear Michael,

Reserved Matters pursuant to A/99/17/OUT for a culvert and associated access over the Black Ditch providing access to the approved development.

Outline planning permission was granted on 12 March 2019 for the following:

Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.

Planning Condition 1 requires the submission of 'the reserved matters':

Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

This Reserved Matters submission covers details of appearance, layout and scale of the **access only**. The submission comprises the following:

- Planning Application Form and Fee (made payable to the Planning Portal);
- Cover Letter;
- 46353/2002/020, Rev. -, General Arrangement; Prepared by Stantec;
- 46353/2002/021, Rev. -, Vehicle Swept Path Analysis Duo Recycler; Prepared by Stantec;
- 46353/2002/022, Rev. -, Proposed Contours; Prepared by Stantec;
- 46353/2002/023, Rev. -, Road Longitudinal and Cross Sections; Prepared by Stantec;
- 46353-STN-SBR-1772-DR-CB-0006, Rev. P01, General Arrangement; Prepared by Stantec;
- 46353-STN-SBR-1772-DR-CB-0010, Rev. P01, Site Red Line Plan; Prepared by Stantec;
- 46353-STN-SBR-1772-DR-CB-0011, Rev. P01, Existing plan Sections and Levels; Prepared by Stantec;
- 46353-STN-SBR-1772-DR-CB-0010, Rev. P01, Proposed Site Sections and Levels; Prepared by Stantec;

Barratt David Wilson Southern Counties

BDW Southern Counties Team Office, Chislehurst, Surrey, CR13 9QJ



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- CIL Form 1 – Additional Information; Prepared by Barratt David Wilson Southern Counties;

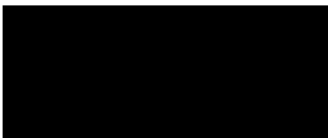
Please note that no landscaping is included within the submission because this relates to the form of the access only, all landscaping details will be submitted as part of the residential reserved matters submission.

It was originally intended to construct a bridge into the site and the outline planning permission was granted on that basis. The Lead Local Flood Authority (West Sussex County Council) however instigated the idea of a culvert into the site which would help address flooding issues elsewhere in the village. The LLFA and Environment Agency has since worked closely with Barratt David Wilson to progress a scheme for a culvert and as such that is the scheme now submitted for determination.

It is anticipated that the construction of the culvert and access will take approximately 9 months, the construction process for which is set out in the Construction Management Plan as submitted to discharge the planning condition.

Should you require any further information then please do not hesitate to contact me at jessica.sparkes@bdwhomes.co.uk

Yours sincerely,



Jessica Sparkes MRTPI
Head of Planning
Barratt David Wilson Homes – Southern Counties

Barratt David Wilson Southern Counties

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