

**From:** Michael Eastham <Michael.Eastham@arun.gov.uk>  
**Sent:** 04 December 2020 14:25  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: \*EXTERNAL: A/179/20/RES - Land South of Water Lane, Angmering

Please upload onto Ocella the email below which is a further consultation response from the **Local Highway Authority** raising no objection to the reserved matters application (A/179/20/RES) for the culverted embankment on Land South of Water Lane, Angmering.

Thanks,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Ian Gledhill [REDACTED]  
**Sent:** 04 December 2020 14:14  
**To:** Michael Eastham <Michael.Eastham@arun.gov.uk>  
**Subject:** RE: \*EXTERNAL: A/179/20/RES - Land South of Water Lane, Angmering

Michael, the additional information addresses the matters I raised previously regarding the positioning of the cycle and footways, and there would be no highway objection to the works shown. It's still not that clear why these have swapped sides. It's not terribly important as the RM's for the culvert and the remainder of the application site are consistent. Those works on the north side of Water Lane, to be delivered by others, will need to tie in accordingly.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT| Principal Planner – County Highways (Development Management) -  
Planning Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall,  
Chichester, PO19 1RH

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**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 04 December 2020 11:53  
**To:** Ian Gledhill [REDACTED]  
**Cc:** Planning Highways [REDACTED]  
**Subject:** FW: \*EXTERNAL: A/179/20/RES - Land South of Water Lane, Angmering  
**Importance:** High

Ian,

Please see the email below from Sean Havis at BDW and find attached an amended plan for reserved matters application **A/179/20/RES** relating to the culverted embankment on Land South of Water Lane, Angmering.

Does the amended plan overcome the following comments:

**LOCAL HIGHWAY AUTHORITY:**

The footway and cycleway crossing the culverted embankment are on the opposite sides of the carriageway compared with the layout in the outline planning permission. The outline permission indicated a crossing over Water Lane connecting into another footway/cycleway running to the north and east. It would be beneficial for the Water Lane crossing and onward connections to be indicated on the plans even if these are to be provided as part of a different phase of the development.

**WSCC FIRE & RESCUE SERVICE:**

Evidence would be required that there is sufficient access width for a fire appliance to access the site. The road would need to be sufficiently wide enough to allow a fire appliance to gain access with a minimum width of 3.7 metres and capable of withstanding 12 to 17 tonne axial weight.

I look forward to receiving your reply.

Kind regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772



E: [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Havis, Sean [REDACTED]  
**Sent:** 04 December 2020 11:18  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Cc:** Sparkes, Jessica [REDACTED]  
**Subject:** RE: \*EXTERNAL: A/179/20/RES - Land South of Water Lane, Angmering

Hi Michael,

Thank you for the summary below.

I understand Ray Drabble (WSCC LLFA) has responded regarding the Parish Council's query and this has now been addressed.

In regard to the other two queries from the Local Highway Authority and WSCC Fire & Rescue Service, please find the attached revised plan (General Arrangement - 46353\_2002\_020\_A) illustrating the crossing over Water Lane connecting into the footway/cycleway running north and east. The attached plan also demonstrates that the width of the carriageway is 6m, significantly exceeding the 3.7m requirement. I can also confirm that the culvert will be constructed to be capable of withstanding 12 to 17 tonne axial weight.

Many thanks,  
Sean

Sean Havis (AssocRTPI)  
Planner  
Barratt David Wilson Homes, Southern Counties

BDW House, Guildford, Surrey, GU1 4SW



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**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 03 December 2020 10:06  
**To:** Sparkes, Jessica [REDACTED]  
**Cc:** Havis, Sean [REDACTED]  
**Subject:** \*EXTERNAL: A/179/20/RES - Land South of Water Lane, Angmering

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Hi Jess,

Please could you provide me with additional information on reserved matters application A/179/20/RES for the culverted embankment on Land South of Water Lane, Angmering as requested by Angmering Parish Council, the Local Highway Authority and the WSCC Fire & Rescue Service set out below:

#### ANGMERING PARISH COUNCIL

It is understood that the culverted embankment would form part of the Angmering Flood Risk Alleviation Scheme and that in the event of flooding flow would be restricted through the culvert and a holding lake/pond formed against and upstream of the embankment. This is necessary to prevent an excess volume of water overwhelming the culvert at Weavers Hill in extreme flood conditions. The Parish Council wish to see details showing the positioning of the "throttling" at the culvert and have a plan of the lake that would be formed in flood conditions, showing its extent with an indication of its maximum depth. From plans submitted the latter would appear to be approximately 2 metres; can this be confirmed?

#### LOCAL HIGHWAY AUTHORITY:

The footway and cycleway crossing the culverted embankment are on the opposite sides of the carriageway compared with the layout in the outline planning permission. The outline permission indicated a crossing over Water Lane connecting into another footway/cycleway running to the north and east. It would be beneficial for the Water Lane crossing and onward connections to be indicated on the plans even if these are to be provided as part of a different phase of the development.

#### WSCC FIRE & RESCUE SERVICE:

Evidence would be required that there is sufficient access width for a fire appliance to access the site. The road would need to be sufficiently wide enough to allow a fire appliance to gain access with a minimum width of 3.7 metres and capable of withstanding 12 to 17 tonne axial weight.

Kind regards,

Michael

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