



- NOTES**
1. DO NOT SCALE THIS DRAWING.
WORK TO FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS ARE IN MILLIMETRES (mm)
UNLESS NOTED OTHERWISE.
 2. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and their respective Specifications.
 3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.
 4. Any discrepancies between all working drawings, specifications and schedules of all disciplines to be immediately notified to CTP for clarification/correction prior to construction of relevant structure.

KEY		
—	Total Site Area	59,211 m ²
	Proposed Soft Landscaping Area	39,297 m ²
	Proposed Hard Landscaping Area	6,139 m ²
	Proposed Building Roof Area	6,223 m ²
	Proposed Public Highway Area	7,552 m ²

PRELIMINARY

P1	PRELIMINARY	23.02.2017	JGG	MOM
Revision	Amendments	Date	Rev'd	Drawn
Created by:	Date created:			Discipline:
JGG	Feb 2017			CIVIL
Drawing Number:				Scale:
				1:1000 @A1
				Unless Noted Otherwise
				Revision
				P1

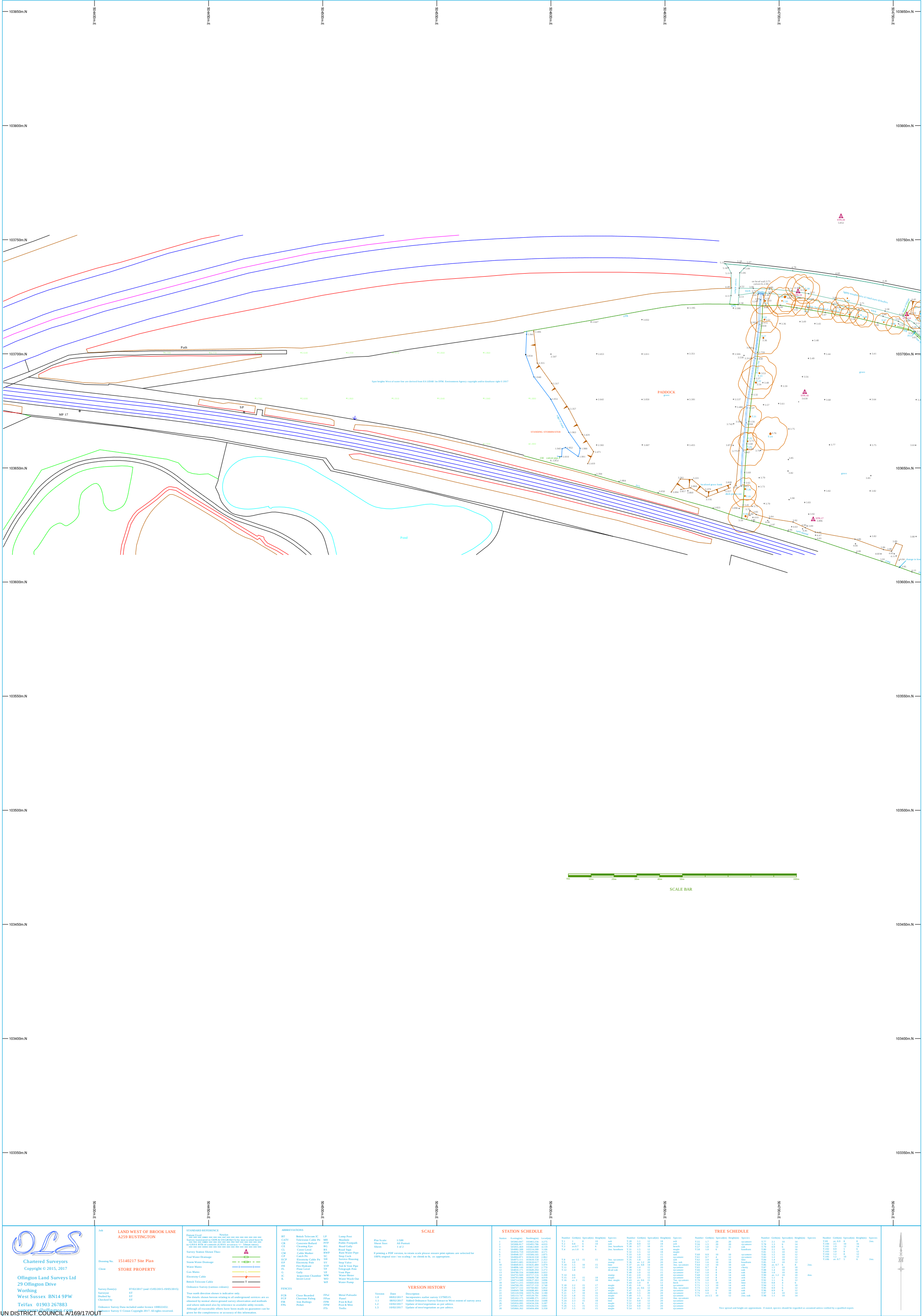


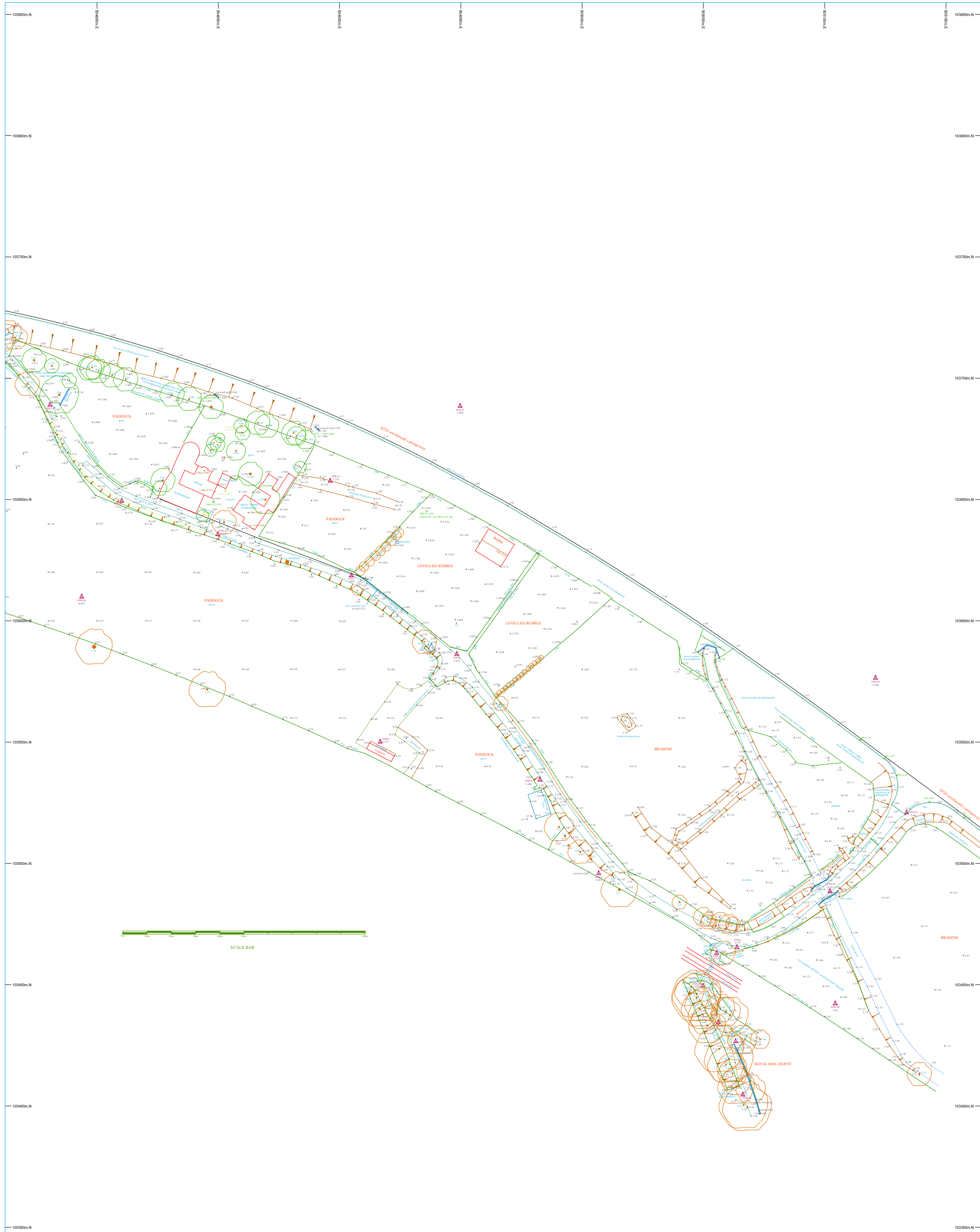
Suffolk House 154 High Street
Sevenoaks Kent TN13 1XE UK
UK: +44 (0)1732 740195
Malta: +356 2778 0051
www.ctp-lp.com

Project Title:
Brook Lane, Rustington
BN16 3JL

Drawing Title:
Proposed Area Plan

A3992-1501





	JOB	STANDARD REFERENCE	ABBREVIATIONS	SCALE	STATION SCHEDULE	TREE SCHEDULE
Chartered Surveyors Copyright © 2015, 2017 Offington Land Surveys Ltd 29 Orington Drive Worthing West Sussex BN14 9PW Telfax: 01903 267883 Email: info@offingtonland.co.uk	LAND WEST OF BROOK LANE A250 RUSTINGTON	Detailed Used Surveyed by [Name] on [Date] [Signature]	BT Broad Telecom 1-P C/CVTV Cablevision 1-P G/GS Gas 1-P H/H High Voltage 1-P L/L Landline 1-P P/P Power 1-P R/R Rail 1-P S/S Sewer 1-P T/T Telephony 1-P W/W Water 1-P X/X Other 1-P	Lamp Post Manhole Public Footpath Road Edge Road Line Road Width Side Walkway Step Curb Surface Draining Trench Utility Pole Water Main Yard Zoned Area	1:500 Sheet 1 of 2 Drawing No. 15140217 Scale 1:500 Date 1st June 2015	Number Condition Species Height Spacing 1 100% original tree 2 100% original tree 3 100% original tree 4 100% original tree 5 100% original tree 6 100% original tree 7 100% original tree 8 100% original tree 9 100% original tree 10 100% original tree 11 100% original tree 12 100% original tree 13 100% original tree 14 100% 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LAND AT BROOK LANE, RUSTINGTON - ILLUSTRATIVE PROPOSALS

Use of Environment Agency Information for Flood Risk Assessments

Important

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:-

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Depending on the enquiry, we may also provide advice on other issues related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

You should refer to the Environment Agency's Flood Risk Standing Advice, Planning Practice Guidance, and the existing PPS25 Practice Guide for information about what flood risk assessment is needed for new development in the different Flood Zones. These documents can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>

<http://planningguidance.planningportal.gov.uk/>

<http://www.planningportal.gov.uk/planning/planningpolicyandlegislation/previousenglishpolicy/ppgpps/pps25>

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. The information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection.
4. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your local planning authority.

Maria Orellana
CTP Consulting Engineers
Suffolk House
154 High Street
Sevenoaks
Kent
TN13 1XE

Our ref: SSD/37767

Date: 20/02/2017

Dear Maria

Provision of Product 4 for address: Brook Lane, Rustington, Littlehampton BN16 3JL

Thank you for your request of 9th February 2017 to use Environment Agency data, Product 4. The information is attached.

The information on Flood Zones in the area relating to this address is as follows:

The property is in an area located within Flood Zone 3 shown on our Flood Map for Planning (Rivers and Sea).

Note - This information relates to the area that the above named property is in and is not specific to the property itself.

Please find attached a copy of the Flood Map for Planning (Rivers and Sea) for the area relating to your address.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
98_07_SD01

Supporting Information

Flood Defences

As a result of the Littlehampton Arun East Bank Tidal Walls Flood Defence Scheme the flood defences on the East Bank of the River Arun in the town of Littlehampton have been raised to 4.8mAOD. These have been designed to reduce the risk of flooding to an estimated 0.33% (1in300yr) up to the year 2110. Further details available at

<http://www.environment-agency.gov.uk/homeandleisure/floods/114650.aspx>

Model Information

The flood outlines, depths and levels are taken from the Lower Tidal River Arun Strategy Study, completed in 2010 by Atkins.

Please note the defended scenarios include the beach profile and show flooding from wave overtopping of defences. The undefended scenarios do not include any wave overtopping. The calculations used to generate estimated wave overtopping volumes require defence crest, toe and profile information which are obviously not available for an undefended scenario. As such, you may see greater flood extents for the defended scenarios rather than the undefended.

Flood History

We do not have any records of previous flood events affecting this site. I would suggest contacting West Sussex County Council for a more comprehensive flood history check.

Please note our records are not comprehensive and may not include all events, you can contact your Local Authority to check if they hold any relevant information regarding your application.

You are encouraged to use and re-use this information freely and flexibly, with only a few conditions. Details of which can be found here:

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506506.

Yours faithfully
Freddie Fielding
PSO West Sussex

Enc. Flood Map for Planning (Rivers and Sea) / Node point locations / Flood levels/depths / Modelled flood outlines / Flood Defence Locations