

BMW/352/65/1

12 May 2017

Planning Services,  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

51 Great  
Marlborough Street,  
London W1F 7JT

0370 777 6292  
info@rapleys.com  
rapleys.com

LONDON  
BIRMINGHAM  
BRISTOL  
SOUTHAMPTON

Dear Sir/Madam,

**Re: LAND AT TODDINGTON LANE, LITTLEHAMPTON, WEST SUSSEX - SUBMISSION OF APPLICATION FOR FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING BUILDING, ERECTION OF 10 RESIDENTIAL DWELLINGS (USE CLASS C3) WITH ASSOCIATED OPEN SPACE, LANDSCAPING, PARKING, AND ACCESS**

On behalf of our client, BB Investments Property Ltd, we hereby submit a planning application in relation to land at Toddington Lane, Littlehampton, West Sussex for the following proposed development:

*"Demolition of existing building, erection of 10 residential dwellings (Use Class C3) with associated open space, landscaping, parking, and access"*

The planning application has been submitted online via the Planning Portal, reference: PP-06046399. The following documents have been submitted in support of the planning application:

- Completed planning application forms;
- Planning Statement prepared by Rapleys LLP;
- Design and Access Statement, prepared by ECE Architecture;
- Transport Statement, prepared by Transport Planning Practice Ltd;
- Preliminary Ecological Appraisal, Phase 1 Habitat Assessment, prepared by The Ecology Co-op;
- Reptile Presence/Absence Survey, prepared by The Ecology Co-op;
- Mitigation Statement and Habitat Creation and Management Plan, prepared by The Ecology Co-op;
- Biodiversity Checklist;
- Phase 1 Geo-Environmental Assessment, prepared by Land Science;
- Noise and Vibration Assessment, prepared by Anderson Acoustics;
- Arboricultural Letter, prepared by PJC Consultancy; and
- Foul and Surface Water Drainage Assessment, prepared by Weetwood.

The following planning drawings, prepared by ECE Architects, have also been submitted in support of the application:

- Site Location Plan, ref: 6436 (00) 001E;
- Block Plan, ref: 6436 (00) 001D;
- Site Layout Plan, ref: 6436 (00) 002D;
- Plots 1-3 Plans and Elevations, ref: 6436 (00) 011C;

- Plots 4-6 Plans and Elevations, ref: 6436 (00) 010C;
- Plots 7-10 Plans and Elevations, ref: 6436 (00) 012C;
- Car Barns & Pergola Plans and Elevations, ref: 6436 (00) 013B;
- Street Elevations #1, ref: 6436 (00) 014F;
- Street Elevations #2, ref: 6436 (00) 015F; and
- Street Elevations #3, ref: 6436 (00) 016E.

In addition the planning application fee of **£3,850** has been paid via the Arun District Council website.

BB Investments Property Ltd has the opportunity to deliver a high quality residential scheme in a sustainable location, which compliments the surrounding built environment. The proposals seek to re-use underutilised land, and help the Council to achieve the objectives of the policy.

A comprehensive review of planning policy demonstrates that the proposals represent a positive scheme that will enhance this location and comply with all relevant levels of adopted and emerging planning policy.

We trust that you have all of the necessary details to process and validate this application and we look forward to confirmation of validation. If any further details are required please do not hesitate to contact me via the details below.

Yours faithfully,

  
**Brittany Williams**

BSc (Hons) MSc MRTPI  
Senior Planner  
Town Planning

