

Karen Garner

From: Nicola Spencer on behalf of Planning
Sent: 09 June 2017 17:10
To: Karen Garner
Subject: FW: Miss K Garner - Validation of Planning Application Ref: LU/162/17/PL
Attachments: Toddington Lane - Local Validation Checklist .pdf

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From:
Brittany
Williams

Sent: 09 June 2017 12:40

To: Planning

Cc: Jason Lowes

Subject: FAO: Miss K Garner - Validation of Planning Application Ref: LU/162/17/PL

Dear Miss K Garner,

Further to the receipt of the invalid notice for the planning application at Land North & West of Toddington Farm Cottages, Toddington Lane, Wick, Littlehampton, please find enclosed details as requested in order to validate the application.

Applicant Contact Details - BB Investments Ltd, 38A Third Avenue, Worthing, West Sussex BN14 9NZ. Contact telephone number: 07775 429560.

Local Validation Checklist - Please see completed copy attached.

Flood Risk Assessment -

We do not consider that the application requires a Flood Risk Assessment. Our consultant, Weetwood, has provided the following justification. We trust that this is sufficient to ensure that the application can be validated.

The proposed development site at Toddington Lane, Toddington is located in Flood Zone 1 and is less than 1 hectare in area. Furthermore, Environment Agency mapping indicates that the site is not a risk of flooding from reservoirs and that only a small portion of the site is shown to be at a low risk of flooding from surface water; with the remainder of the site shown to be at very low risk.

The Foul & Surface Water Drainage Assessment report (ref: 3710/FSDA/Final/v1.1/2017-05-09) prepared by Weetwood presents a strategy for the sustainable management of surface water at the developed site. The surface water drainage strategy ensures that surface water is managed below ground in up to the 1 in 100 annual probability event; including an allowance for climate change.

Based upon the above, it is not considered necessary that the planning application is accompanied by a Flood Risk Assessment report.

We trust the enclosed is self explanatory and allows the application to be validated at your earliest convenience. If, however, you require any further information, please do not hesitate to contact me.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning



RAPLEYS LLP


Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311
Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG
A full list of Members is available on our website or at any of our offices during normal business hours.
Regulated by RICS.

Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO
14001:2004 Certificate No. EMS 525645

This email is not intended, nor shall it form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence by each party's solicitor. Where this Email message is sent in connection with a contentious issue, the contents are Without Prejudice.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>
