

TECHNICAL NOTE

Job Name: North Littlehampton
Job No: 39878
Note No: TN003 Rev. A
Date: 29.09.21
Prepared By: Alex Wray
Subject: Site-Wide Flood Compensation

1. Introduction

This technical note and accompanying drawings available in Appendix A provides evidence to facilitate the discharging of relevant planning conditions pertaining to the compensatory flood storage and flood risk for the entire North Littlehampton development.

The relevant outline planning conditions relating to the flood risk and flood compensation are 7(vii) and 9, as follows:

Condition 7 (vii)

The appearance, landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include (insofar as they are relevant to that phase or sub phase):

- vii. The detailed design of the flood compensation measures including the wetland, including levels and profiles and a programme for construction;*

Condition 9

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2011 and the following mitigation measures detailed within the FRA:

- *Compensatory flood storage shall be provided on/or in the vicinity of the site to the design flood levels specified within the approved FRA;*
- *Finished floor levels shall be set no lower than 500mm above the design flood level within the approved FRA.*

The above conditions have been previously discharged for parcels C1, C2, B2 and B4 on the western side of the Central Wetland Area (CWA), the boundary of which is shown on drawing 39878/4001/008 available in Appendix A.

This note details the total volume of flood storage lost due to the proposed earthworks required to enable the construction of the development and the flood storage gained through the demolition of the existing buildings and reprofiling / landscaping of the open areas in the CWA.

It demonstrates how the delivery of this phase accords with the approved Flood Risk Assessment (FRA), February 2011, and that the proposals for this phase can be delivered and provide betterment within the development.

For masterplan details and on-plot levels refer to Mayer Brown drawings within condition discharge pack.

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2. Flood Levels

Stantec completed a Flood Risk Assessment (FRA) of the North Littlehampton Urban Extension works between 2009-2011 based on modelling within the Arun District SFRA (2008). This FRA identified that part of the Masterplan lay within the 1 in 100-year plus climate change flood extent and subsequently a flood compensation scheme was prepared to facilitate planning permission.

The 2011 FRA developed a compensation scheme based on the 100-year with a 20% allowance for climate change level, levels ranging from ~3.0 to 3.6m AOD.

Since the preparation of the 2011 FRA the Environment Agency (EA) have updated their modelling in this location (Lower Tidal River Arun Strategy Model) and their climate change guidance and recommendations for setting of design levels for schemes.

The EA's latest modelled information and levels is included in Appendix B.

Whilst the latest flood levels have reduced, the EA's requirements for design of the compensation scheme have become more stringent due to the new climate change guidance, recommending that mitigation is designed to the 100-year with a 45% allowance for climate change (compared to the 20% allowance under the previous guidance used in the 2011 FRA).

Discussions have been held with the EA to confirm the levels and agree the design parameters. Appendix C provides a summary of the correspondence.

Due to the absence of an available flood level for the 100-year with a 45% allowance for climate event in the latest modelling information, the EA has accepted that the extreme 1000-year defended fluvial flood level (2.38m AOD) can be used as a conservative proxy.

This change equates to a reduction in flood level of between 0.6-1.2m when compared against the compensation scheme proposed in the 2011 FRA. This updated scenario has been used in the latest flood compensation exercise.

An overview drawing of the compensation scheme is included in Appendix A, and discussed further in the following sections.

As part of the discussions with the EA it was also agreed that the FFLs will be set based on the undefended 1000-year level of 2.90m AOD.

3. Flood Compensation and Finished Floor Levels

A compensation scheme for the proposed development has been developed based on the latest agreed flood levels and Masterplan. The compensation scheme is delivered by a reduction in existing levels within the CWA to the west of the southern water pipe with the residual delivered in the location of the playing fields to the east of the development.

Stantec drawing 39878/4001/008, Appendix A, shows a plan of the extent of ground re-profiling which delivers a scheme that provides a net increase in flood storage across the site. Table 1 below gives a summary of the band-by-band flood storage gains showing an overall volumetric gain in flood storage across the site.

Whilst there are a number of existing site constraints, including the Southern Water water main and surrounding infrastructure, an overall volumetric increase in flood storage has been provided. The proposed compensation scheme provides an increased flood storage volume available during the lower, more frequent, flood events.

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The upper top 4 bands all show level-for-level losses from the 1 in 1000 year defended flood level. As stated in the previous section, the 1 in 100 year plus climate change level provided within the product 4 data is approximately 560mm below this level and if it were used for compensation then there would be no losses in the upper bands. As any event above the 100 year plus climate change level holds very low probability and that there are overall volumetric gains provided up to the 1000-year level, the level-for-level losses in the top 4 bands will be less impactful.

It is noted that at the lower bands, generally below 1000mm below the flood level, there is some net loss in flood storage, however this is due to a number of existing field drains and isolated ponds within the CWA and are below the normal level of the Black Ditch. These do not provide active storage and do not significantly contribute to the existing flood storage on the site.

Table 1 - Flood Compensation up to the 1000-year flood level

LEVEL BAND BELOW FLOOD LEVEL (mm)	EXISTING STORAGE (m ³)	PROPOSED STORAGE (m ³)	PER BAND NET GAIN/LOSS (m ³)	CUMULATIVE FLOOD STORAGE BALANCE (m ³)
0-100	36092	33978	-2114	324
100-200	34921	33410	-1511	2438
200-300	33873	32823	-1050	3949
300-400	32815	32238	-577	4999
400-500	31559	31596	37	5576
500-600	30062	30863	801	5539
600-700	28255	29756	1501	4738
700-800	25539	27711	2172	3237
800-900	20842	22088	1246	1065
900-1000	15267	16148	881	-181
1000-1100	9520	8873	-647	-1062
1100-1200	4667	4406	-261	-415
1200-1300	1867	1771	-96	-154
1300-1400	657	599	-58	-58

Table 1 above shows that the proposed flood compensation scheme provides a net increase in flood compensation of 324m³ up to the 1000-year event.

The scheme re-profiles the whole of the CWA west of the water main to a level of 1.38m AOD with a profile to allow flood waters to drain back towards the Black Ditch to the north. These levels would result in ground lowering of between 0.5m-1.5m across the CWA. The land to the east of the water main will be re-profiled to a level of 1.60m AOD to provide sufficient cover to the pipe through an 8m corridor along the pipe's alignment.

There will be a slight fall from east to west in this area to aid conveyance for the receding flood waters.

The northern crossing across the CWA has been raised out of the floodplain with a central culvert, 11.4m wide by 2.1m high, that provides the connection between the larger compensation area to the south with the Black Ditch to the north. Details of the crossing and the culvert are available in Appendix A. The existing network of ditches in the land to the north of the development will assist with drainage back to the Black Ditch.

The sports pitches to the east of the development have been re-profiled towards the south and east of the field to provide a constant ground level to tie into the existing 1.54m AOD contour with a slight fall to the ditches to the north and east to facilitate drainage.

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The development platforms will slope down to existing ground levels from the defined masterplan boundaries at a grade of 1:3 from an upper level of approximately 4.0m AOD.

The plot levels are set at or higher than 4.0mAOD, which is a minimum of 1620mm above the design flood level of 2.38mAOD. Condition 9 states that finished floor levels on the plots are to be set a minimum of 500mm above the design flood level, the plot levels show that will be achieved and therefore complies with this condition.

4. Conclusion

Based on the above assessment, the proposed masterplan will be able to be delivered whilst providing an overall increase in flood storage on site.

Most of the compensation can be provided in a lowered Central Wetland Area, running between the two development platforms, with the rest being provided through land lowering to the proposed playing fields to the east of the development.

The provision of the flood compensation scheme together with the associated landscape management provides a volumetric net gain of ~324m³ of flood storage as shown in Table 1 up to the design flood event.

It has been shown that finished floor levels on the plots will be set a minimum of 500mm above the design flood event, in compliance with condition 9.

The updated flood compensation scheme and the proposed plot development delivers the required flood compensation and design criteria required to discharge the parts of planning conditions 7 and 9 as outlined in the introduction.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
39878/TN003	-	20.12.18	AW	RR		
39878/TN003	A	29.09.21	AW	RR		

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Appendix A

Stantec Drawing 39878/4001/008 Rev. C – Flood Compensation
Stantec Drawing 35944/1507/003 – Northern Crossing General Arrangement

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Appendix B

EA Product 4 Data: April 2016

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Appendix C

EA – Stantec Correspondence

TECHNICAL NOTE

Job Name: North Littlehampton
Job No: 332510715
Note No: TN004
Date: April 2022
Prepared By: Alex Wray
Subject: Response to Environment Agency Objection dated 24th January 2022

This Technical Note (TN) has been prepared to set out the response to the Environment Agency's (EA's) Flood Risk Objection to the *Approval of Reserved Matters Following Outline Consent LU/47/11/ (Amended under LU/182/15/PL) For The Formation Of The Central Wetland Area And The Construction Of The Central Spine Road Running Across The Central Wetland Area, Linking Up Phase 5 And 2B (Also Known As Phase 4). Central Wetland Area Hampton Park Toddington Lane Littlehampton BN17 7PL*. in their letter dated 24th January 2022.

The EA's letter of objection (24/01/22) is included in **Appendix A**.

A meeting was held with the EA on the 15th March 2022 to discuss the objection in more detail and to provide an initial responses on the points made.

The six specific flood risk points put forward by the EA together with the comments made during the meeting with the EA are addressed separately below.

It is noted that Stantec's Technical Note 39878/TN003 Rev A (dated 29th September 2021) and associated Central Wetland Area (CWA) design, reviewed by the EA as part of this application, was developed to discharge the existing conditions for an outline planning application. It is not a FRA, however it supports the previous FRA dated February 2011.

Item 1: Confirmation of Data Used

EA Comment

The defended 0.1% AEP flood level has been used to calculate flood plain compensation, instead of the undefended level, which is best practice; especially considering the modelling used is over 10 years old and no additional modelling has been undertaken to establish the impacts of climate change. We would therefore request to use the undefended 0.1% AEP flood level of 2.90m AOD for the flood plain compensation calculations.

Project Team Response

The use of this data was justified within Stantec's TN003, which identified that the EA had been consulted on the approach and data used to develop the CWA. Following the meeting with the EA, further clarification was requested from the Project Team.

Stantec's TN003 which was submitted and reviewed as part of the EA's response above.

Appendix C, within the TN003, details the 2017 liaison between Peter Brett Associates (PBA), now Stantec, and the EA regarding the appropriate flood levels to use for the floodplain compensation at the site.

During this liaison, the EA confirmed that provided the defended 1 in 100 plus climate change scenario was used within the originally approved Feb 2011 Flood Risk Assessment (FRA) calculations then the defended 1 in 1000 year would be appropriate for the assessment in the current proposals, in the absence of suitable climate change flood levels (+45% as per the guidance at the time) available from the EA's 2010 modelling.

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PBA confirmed that the defended 1 in 100 plus climate change scenario was indeed used in the original analysis.

During the meeting of the 15th March 2022, the EA requested that it be confirmed if the 2011 FRA used the defended flood levels.

Stantec have completed a further review of the flood levels used in the 2011 FRA.

The 2011 FRA states that the defended 1 in 100 plus climate change scenario was used to support the analysis. This has been identified by comparing the 2011 modelling outputs with the levels identified in the text of the 2011 FRA.

Based on this proposed defended 1 in 1000 year flood level of 2.38mAOD is deemed to be agreed with the EA (as per the 2017 liaison) as an appropriate flood level to assess the flood compensation scheme.

In accordance with the EA's comments during the meeting of the 15th March 2022, it is considered that the response is suitable for the EA to remove the objection and this comment to be resolved.

It should be noted that the EA's latest climate change guidance (October 2021) recommends a 2080s Central allowance of +25% for the River Arun / Black Ditch, lower than the +45% allowance agreed in 2017 .

In summary, the defended 1 in 1000 year flood level of 2.38mAOD is the agreed design flood level to use in the flood compensation analysis.

Item 2: Difference between overall CWA Storage Volume

EA Comment

The flood plain compensation proposed with this planning application will only create 324m³ additional storage, which is considerably lower than the 27,300m³ proposed at the outline planning application, which was one of the reasons of the removal of the Environment Agency (EA) initial objection.

Project Team Response

The proposals in TN003 demonstrate that they provide an overall net increase in floodplain capacity, and therefore are in accordance with the requirements of the NPPF.

The reduction in overall flood plain compensation from the original FRA has been driven by the amendment of the design flood level (see response to point 1), which reflected significant gains at the upper bands, and the natural iteration of the masterplan following the outline planning application.

During the meeting 15/03/22, the EA requested further confirmation on change between the 2011 FRA and the latest proposals.

Since the discussions held on 15th March a review of the latest ground model has been completed. In particular, this focussed on the low-level ditches which had previously not been included in the volumetric analysis as their design had not been finalised.

The recent review of the latest proposals has allowed the refinement of the analysis to include the final CWA form, including the free-flowing low-level drainage ditches. Within this analysis, minor corrections to the triangulation within the ground model have been made to better reflect the proposals has been made.

The recent review of the latest proposals has allowed the refinement of the analysis to include the final CWA form, including the free-flowing low-level drainage ditches. This analysis also identified that there were minor corrections to be made to the triangulation of the ground model. The result of this has now been included in the table below as well as on our revised drawing 39878/4001/008 Rev. D and identifies modifications at all bands.

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Table 1 - Revised Flood Compensation Table

Level Band (mm below 1 in 1000 year flood level)	Volumes as previously submitted (m ³)	Final volumes with CWA ditches included (m ³)
0-100	-2114.31	-1403.22
100-200	-1511.09	-772.41
200-300	-1048.14	-288.5
300-400	-577.79	174.76
400-500	37	691.67
500-600	800.29	1352.76
600-700	1500.98	2074.41
700-800	2172.35	2754.89
800-900	1245.95	1784.16
900-1000	881.67	1404.56
1000-1100	-646.79	-214.54
1100-1200	-261.74	122.01
1200-1300	-96.48	257.71
1300-1400	-57.77	255.38

As a result of the update, the current design shows significant overall gains in storage of 8193m³ across the site, which is closer to the original FRA figure.

Item 3: Location of Flood Compensation

EA Comment

It looks like the majority of the compensatory storage area is within Flood Zones 2 and 3. This is an inappropriate location for a compensatory storage area as this land would be expected to flood in the design event. Digging down into this land would not provide the designed compensation volume as the soil would be saturated and area would be expected to fill with water anyway. Compensatory storage areas should be providing flood storage outside of design flood extent.

Stantec Response

The majority of the compensatory storage area is within the proposed central wetland area (CWA) and proposed playing field area which is not currently within the defended Flood Zones 2 or 3.

The Product 4 data provided in Appendix B of TN003 extracted on 11th April 2016 shows Flood Zone 2 and 3 flooding to the playing fields, not the CWA. This has been accounted for within the calculations

Where there is compensatory storage proposed within the existing flood zones, these ground levels are being reduced. This does provide compensatory storage volume and is commonly accepted by the EA.

During the meeting of the 15th March 2022, the EA confirmed that they were satisfied with the project team's response.

Item 4: Level-for-Level compensation

EA Comment

The calculations provided in table 1 of the Technical Note show loss of storage at the lower and higher levels. To be an acceptable compensation scheme, the volume of flood gained in each particular slice should be greater than the volume lost for that same slice.

Stantec Response

Please refer to Table 1 in Section 2 of this report.

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Following the review of the ground model and proposals outlined in our response to point 2 above, the level-for-level losses at the low levels have been updated. With regards to the principal concern at the lower levels, the revised analysis shows gains in the lowest bands with a small loss within a single band. Table 2 below shows the cumulative flood storage for all bands as a result of the flood compensation, demonstrating positive storage throughout.

Table 2 - Cumulative Flood Storage

Level Band (mm below 1 in 1000 year flood level)	Final volumes with CWA ditches included (m ³)	Cumulative Flood Storage (m ³)
0-100	-1403.22	+8193.64
100-200	-772.41	+9596.86
200-300	-288.5	+10369.27
300-400	174.76	+10657.77
400-500	691.67	+10483.01
500-600	1352.76	+9791.34
600-700	2074.41	+8438.58
700-800	2754.89	+6364.17
800-900	1784.16	+3609.28
900-1000	1404.56	+1825.12
1000-1100	-214.54	+420.56
1100-1200	122.01	+635.1
1200-1300	257.71	+513.09
1300-1400	255.38	+255.38

.As discussed in the call on the 15th March, the original FRA was accepted on the basis that it did not provide a level-for-level compensation scheme. We have eliminated all but one band of loss within the lower bands and have reduced the losses at the lower risk higher bands significantly.

We would also note that all of these higher band losses fall between the levels of 1.83 and 2.38mAOD about that at these higher band levels there is a significant cumulative net gain in storage of over 8000m³.

Item 5: Freely draining proposals

EA Comment

The compensation area should be completely free filling and draining and should not use culverted or piped entry routes. This is to ensure the compensation area can fill and drain under gravity and so will be available should back to back flood events occur. It is not clear how the proposed flood compensation area will fill and drain.

Stantec Response

As discussed in meeting on 4th February 2022, design team should review lowering upstream footpath and provision of boardwalks in discrete locations to replace culverts to the south of the CWA.

During the meeting of the 15th March 2022, the EA confirmed that they were satisfied with the project team's approach.

Example boardwalk bridges / crossings for the CWA were sent to Arun DC / EA on the 17th February 2022.

Item 6: CWA Crossings

EA Comment

Unsatisfactory information in regard to the watercourse crossings have been submitted.

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In our previous responses we stated that the EA will always request road crossings to be of a clear span variety, for the purposes of flood flow. Also, the soffit level should be set at least 600mm above the undefended 1% AEP plus the appropriate allowance for climate change. In this case it appears that defended levels have been considered. Furthermore, culvers have been proposed as a means of crossing for the footpaths which are against EA policy. It'll also be useful if evidence of discussions about the arch crossing can be provided to confirm this was agreed as an appropriate means of crossing.

Stantec Response

Road Bridge Crossing

Within EA permitting for clear span bridges they define a clear span bridge as 'a clear span bridge, being a bridge that requires no bed or bank reinforcement and no support in the watercourse'. We would argue that the precast arch solution proposed meets this description

Drawing 39878_4001_001B provided in Appendix B of TN003 shows the soffit of the road crossing is currently shown 1100mm above the defended 0.1% AEP flood level (2.38m AOD). If the modelled undefended 1% + CC level (2.47m AOD) was used then this reduces to 1010mm.

Culvert Crossings

Culvert crossings are to be reviewed in accordance with our response to comment 5 above.

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Appendix A

EA objection letter HA/2022/123851/01-L01 Dated 24th January 2022



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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

D	DRAINAGE DITCHES ADDED	HY	25.03.22
C	UPDATED WEILDAN AREAS	CS	29.09.21
B	PLANNING ISSUE	JFDS	20.12.18
A	INCORPORATION OF NEW CONSTRAINTS AND PLATFORM LEVEL INFORMATION	AW	02.05.18
Issued/Revision		By	Appd
			YYYY.MM.DD
		SMR	2021.09.30
	Dwnr.	Dsgn.	Chkd.
			YYYY.MM.DD

Issue Status

FOR PLANNING

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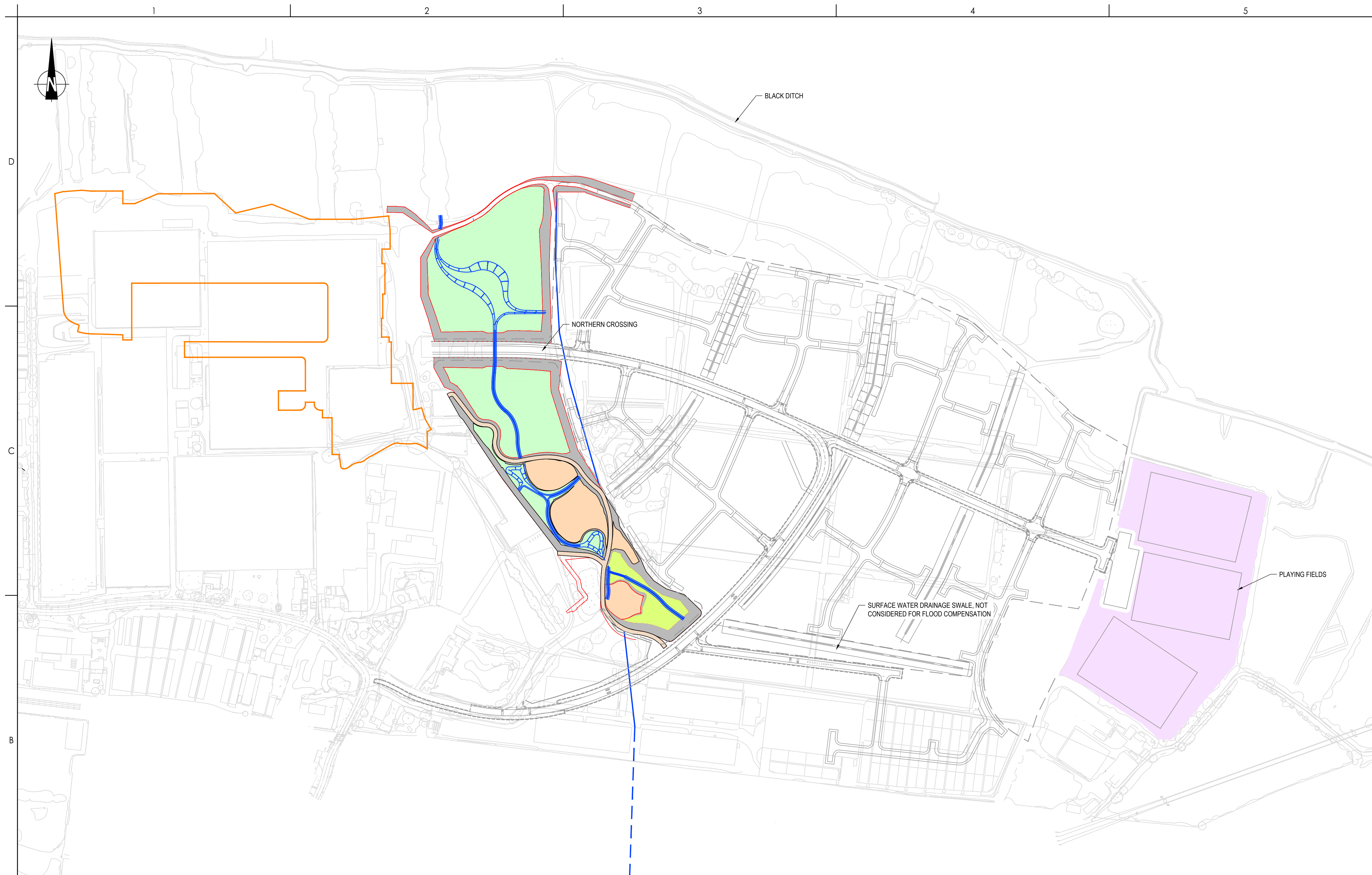
Client/Project
PERSIMMON HOMES
THAMES WATER

Title

NORTH LITTLEHAMPTON
CENTRAL WETLAND AREA

FLOOD COMPENSATION

Project No. 39878	Scale 1:2000
Revision	Drawing No.
D	4001/008



KEY:

-  PROPOSED TOP OF GRADING
-  PROPOSED 1 IN 3 SLOPE
-  LOWER CWA COMPENSATION PLATFORM (AVERAGE LEVEL 1.38m AOD)
-  UPPER CWA COMPENSATION PLATFORM (AVERAGE LEVEL 1.60m AOD)
-  TREE PROTECTION PLATFORM
-  PLAYING FIELDS - TO BE SET AT A OF 1.54m AOD AND GRADED TO EXISTING.
-  FOOTPATHS THROUGH CWA
-  INDICATIVE ALIGNMENT OF CWA DRAINAGE DITCH
-  PREVIOUSLY CONSENTED BOUNDARY (PARCELS C1, C2, B2 AND B4)
-  SURVEYED ALIGNMENT OF SOUTHERN WATER WATER MAIN

NOTES:

1. BASED ON MASTERPLAN INFORMATION PROVIDED BY PERSIMMON DRAWING No. 519_100 DATED APRIL 2017.
2. CENTRAL WETLAND AREA (CWA) GROUND LEVELS ARE BASED ON 2016 FLOOD LEVELS TAKEN FROM PRODUCT 4 DATA PROVIDED BY THE ENVIRONMENT AGENCY REF: SSD/7430 DATED 11.04.2016.
3. GROUND LEVELS WITHIN CWA TO SLOPE AT A GRADIENT NO STEEPER THAN 1:200 FROM TOE OF EMBANKMENT TO CENTRAL DRAINAGE DITCH.
4. PROPOSED FOOTPATH LAYOUT PROVIDED BY WHITE YOUNG GREEN DRAWING No. A088461 sk.CWA.2[B] DATED JULY 2018.
5. PROPOSED ROAD LAYOUT PROVIDED BY MAYER BROWN DRAWING No. MBSK180409-1-P2 DATED JULY 2018.
6. SEE PBA DRAWINGS 35944/1507/003 AND 35944/1507/010 FOR DETAILS OF NORTHERN AND SOUTHERN CWA CROSSINGS.
7. SEE MAYER BROWN DRAWINGS FOR DETAILS OF PLATFORM LEVELS AND ON-PLATFORM DRAINAGE.
8. SEE WYG DRAWINGS FOR LANDSCAPING DETAILS THROUGH CWA.

FLOOD STORAGE ANALYSIS

LEVEL BAND (mm BELOW 1 IN 1000 YEAR FLOOD LEVEL)	EXISTING FLOOD STORAGE (m³)	PROPOSED FLOOD STORAGE (m³)	NET FLOOD STORAGE BALANCE PER BAND (m³)	CUMULATIVE FLOOD STORAGE BALANCE (m³)
0-100	35034.73	33631.51	-1403.22	8193.84
100-200	33968.51	33196.1	-772.41	9596.86
200-300	33003.15	32714.65	-288.5	10369.27
300-400	32057.23	32231.99	174.76	10657.77
400-500	31071.81	31763.48	691.67	10483.01
500-600	29840.22	31192.98	1352.76	9791.34
600-700	28125.89	30200.3	2074.41	8438.58
700-800	25503.01	28257.9	2754.89	6364.17
800-900	20866.33	22650.49	1784.16	3609.28
900-1000	15284.79	16689.35	1404.56	1825.12
1000-1100	9389.42	9174.88	-214.54	420.56
1100-1200	4330.3	4452.31	122.01	635.1
1200-1300	1540.24	1797.95	257.71	513.09
1300-1400	457.01	712.39	255.38	255.38

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

Our ref: HA/2022/123851/04-L01
Your ref: LU/369/21/RES

Date: 27 May 2022

Dear Planning Team,

**FURTHER INFORMATION - APPROVAL OF RESERVED MATTERS FOLLOWING
OUTLINE CONSENT LU/47/11/ (AMENDED UNDER LU/182/15/PL) FOR THE
FORMATION OF THE CENTRAL WETLAND AREA AND THE CONSTRUCTION OF
THE CENTRAL SPINE ROAD RUNNING ACROSS THE CENTRAL WETLAND
AREA, LINKING UP PHASE 5 AND PHASE 2B (ALSO KNOWN AS PHASE 4).**

**CENTRAL WETLAND AREA HAMPTON PARK TODDINGTON LANE
LITTLEHAMPTON BN17 7PL**

Thank you for re-consulting the Environment Agency on the above application.

We have reviewed the additional information that has been submitted and have no further comments to make. Our previous response dated 26 April 2022 (our ref; HA/2022/123851/03) still stands, and this is copied below for ease of reference:

“Environment Agency Position

In light of the additional information provided to address our initial concerns as highlighted in our letter ref. HA/2022/123851/01, and the confirmation of an additional floodplain storage of 8,193m³ as described in the Technical Note “TN004_NthLittlehampton_Response-to-EA_050422” produced by Stantec and received on 05/04/2022, we can remove our objection to this reserved matters application.

*We have **no objection** to the proposal as submitted.”*

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



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Cont/d.

