

Residential development Toddington, Arun District Council

RAPLEYS

Client: BB INVESTMENT PROPERTY LTD
RABBIT WASTE MANAGEMENT LTD



THE PROJECT

Our client sought to promote an under-used, brownfield site for residential use at Toddington Lane, Littlehampton. A scheme was developed for the redevelopment of the site to provide 10 units and associated open space and landscaping.

OUR SOLUTION

- Provided advice to respond to the issues raised in a **refused planning application** and recommended a **planning strategy** to address Arun District Council's reasons for refusal, which related to the Section 106 Agreement, design and access
- Following our **planning strategy**, we were instructed to submit a written representations **appeal** against the refusal
- Successfully **project managed** the appeal process, from **initial meetings** to **appeal submission** and through to **determination**

- Prepared a detailed **Appeal Statement**, which responded to the reasons for refusal and a detailed **rebuttal** to the local authority
- **Coordinated** the team on behalf of the client, **securing planning permission** through appeal for **10 units**.

The Inspector found that *"the proposal would not result in harm to the character and appearance of the area, nor would it result in a development that had an adverse impact on highway safety."*

Further to the above, Rapleys positively negotiated by robustly challenging the local authority's approach to planning obligations with the result that no financial contributions were necessary.

Sector

Residential

Services

Town Planning

Lead Partner

Jason Lowes

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Rapleys positively negotiated by robustly challenging the local authority's approach to planning obligations.

Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.