

Planning Statement for Retaining Wall to Rear Gardens of No 16 and 17 Granary Way, Toddington Lane, Littlehampton

The proposed structure will comprise a kingpost retaining wall supporting rear gardens to properties No 16 and 17 Granary Way, Wick, Littlehampton. Both the rear gardens of these properties and the proposed retaining wall will back onto Toddington Lane.

The retaining wall is required to retain the change in levels between dwellings to the north of Toddington Lane and the highway. As part of S278 highway improvement works, the existing embankment was cleared and excavated to install the highway drainage and a retaining wall is required to stabilise the excavated face and reinstate the ends of gardens bordering Toddington Lane.

The wall will be 'faced' with the Anston Red Stock concrete brick with a paved surface margin between the highway kerb and foot of the wall due to the difficulty of maintaining vegetation in this location. The maximum height of the wall is 1750mm tapering to about 700mm at either end.

The foundation will take the form of embedded cantilever piles at a maximum spacing of 2.5 metres. The 'kingpost' specification is the only feasible structure in this location and would create the least disruption to the operation of Toddington Lane.

The application can be considered sustainable development as it will contribute positively to the environmental role by providing an engineering solution to the change in levels between the dwellings to the north of Toddington Lane and the highway and therefore is compliant with policy **SD SP1**. The remaining policies of the adopted Arun Local Plan are not applicable to this minor engineering operation.