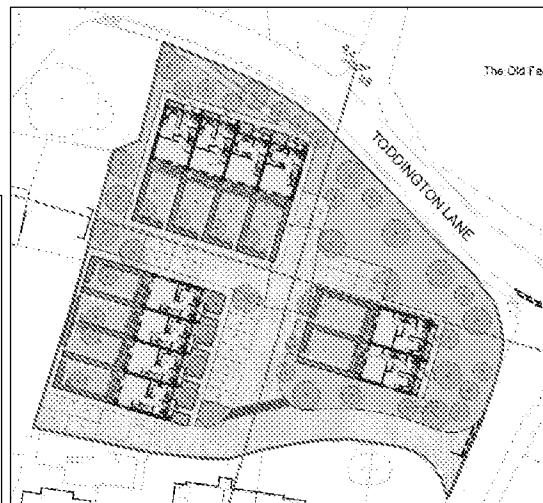


SY2 PLANNING



Land at Toddington Lane Planning Statement

September 2024

1.0 INTRODUCTION



- 1.1 This Planning Statement has been prepared by SY2 Planning on behalf of Worthing Homes to support a planning application for the development of the land on Toddington Lane for a residential scheme of 10 new affordable homes for rent. The site is owned by Worthing Homes.
- 1.2 Worthing Homes is a community-based Housing Association, registered provider of social housing and a registered charity, which provides homes and services to around 4,000 households living in Worthing Homes properties in Worthing and surrounding areas such as Arun, Horsham and Adur.
- 1.3 Worthing Homes was set up in 1999, when Worthing Borough Council transferred its residential properties to a newly formed organisation, set up specifically to receive the entire social housing stock. This then triggered a new regime of ongoing planned investment, to make sure that homes were maintained to a high standard and to also invest in the development of new housing for the future, focussing on carbon neutrality and sustainable building technologies, creating better places to live for residents.
- 1.4 The site on Toddington Lane provides an important opportunity to develop much needed affordable housing and the proposed scheme will provide a mix of two and three bed homes which will be for affordable rent. Access into the site will be from Toddington Lane and 21 parking spaces (including one visitor parking space) will be provided.
- 1.5 The principle of developing the site for new homes has already been established through Appeal Ref: APP/C3810/W/18/3197149, which granted planning permission for 10 residential units on the site, with access from Toddington Lane on 7 January

2018.

- 1.6 Pre-Application advice was sought from Arun Council in May 2024, and written advice was provided by letter dated 25 July 2024. Consultation was undertaken on the scheme in July 2024 and a webinar was organised on 11 July 2024. A follow up meeting was then held on 30 July 2024.
- 1.7 Comments received during the pre-application meeting and consultation have been taken into account in developing the scheme.
- 1.8 This Planning Statement sets out details of the site and the surrounding area; summarises the planning history relating to the site, including the approved Appeal scheme; summarises the pre-application advice provided and the consultation undertaken; describes the proposed scheme; sets out the relevant planning policy context; summarises the technical assessments undertaken; and sets out the key planning considerations.
- 1.9 The structure of the Planning Statement is as follows:
 - 1 Introduction and Background;
 - 2 The Site and Surrounding Area;
 - 3 Planning History;
 - 4 Pre-Application Advice;
 - 5 Consultation;
 - 6 The Proposed Scheme;
 - 7 Planning Policy Context;
 - 8 Technical Assessments;
 - 9 Planning Considerations; and
 - 10 Summary and Conclusions
- 1.10 The planning application is supported by the following documents:
 - This Planning Statement;
 - Design and Access Statement prepared by MH Architects;
 - Statement of Consultation prepared by Santec, included in DAS;
 - Heritage and Setting Assessment prepared by Ian Wightman;
 - Landscape Strategy prepared by studio gb;
 - Preliminary Ecological Assessment and update letter prepared by Ecology Co-op;
 - Reptile Report prepared by Ecology Co-op;
 - Biodiversity Impact Calculation Report prepared by Ecology Co-op;
 - Biodiversity Metric prepared by Ecology Co-op;

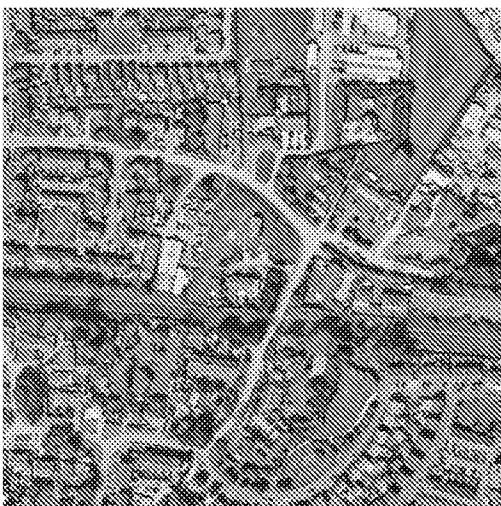
- Transport Statement including Visibility Splays and Delivery and Servicing Plan prepared by Yes Engineering;
- Parking Plan included in DAS;
- Draft Construction Management Plan (included in the DAS) prepared by Yes Engineering
- Flood Risk Assessment and Drainage Strategy prepared by Green Structural Engineering;
- Noise Assessment and Noise Mitigation Strategy prepared by Mach Group;
- Archaeological Assessment prepared by Archaeology Services Ltd.;
- Topographical Survey prepared by Encompass Surveys;
- Phase 1 Geotechnical Site Investigation Report prepared by ST Consult;
- Geotechnical and Geo Environmental Ground Investigation Report prepared by Land Science; and
- Remediation Method Statement prepared by Land Science.

1.11 A list of the submitted drawings is below:

Drawing number	Plan name
21-097 001 P05	Site location Plan and Block Plan
21-097 002 P02	Extent of Demolition Plan
21-097 003 P09	Proposed Site Plan
21-097 004 P01	Existing Site Sections
21-097 005 P04	Proposed Site Sections
21-097 006 P06	Units 1 and 2 Plans and Elevations
21-097 007 P06	Units 3-6 Plans and Elevations
21-097 008 P06	Unit 7-10 Plans and Elevations
21-097 009 P01	Images
21-097 010 P01	Proposed Street Scenes
21-097 011 P01	Colour Elevations
21-097 012 P02	Technical Plan
TLN SGB 00 GF DR L 101	Landscape GA
TLN SGB 00 GF DR L 102	Planting Strategy

2.0 SITE AND SURROUNDING AREA

The Application Site

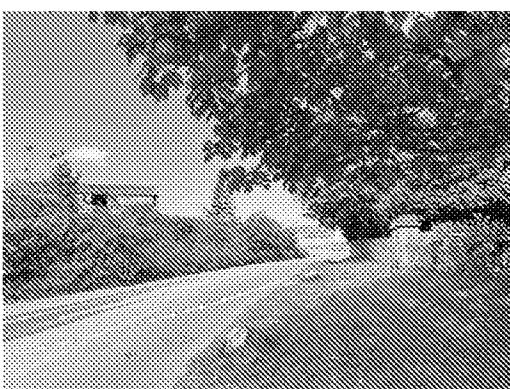


Location of the Site

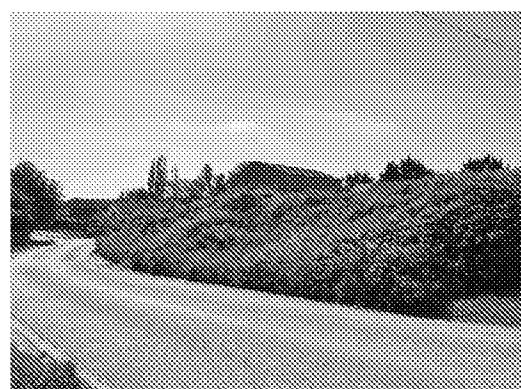


Existing access into the site

2.1 The application site is located within the village of Toddington, to the north of Littlehampton town centre and is located on the southern side of Toddington Lane. The site comprises approximately 0.36 hectares of brownfield land and hard standing, with large areas of scrub on the southern and northern edges of the site. There are no existing trees within the site. The site was previously in employment use, most recently by P&O Scaffolding Services as a storage area (materials and vehicles) and there is a disused commercial building and open sided metal storage structure located in the centre of the site. The current vehicular and pedestrian access into the site is from Toddington Lane, which also provides access to the Toddington Farm cottages to the south of the site. The site is separated from the village of Toddington by the railway line. The site is in Flood Zone 1.



View of the site from the north east

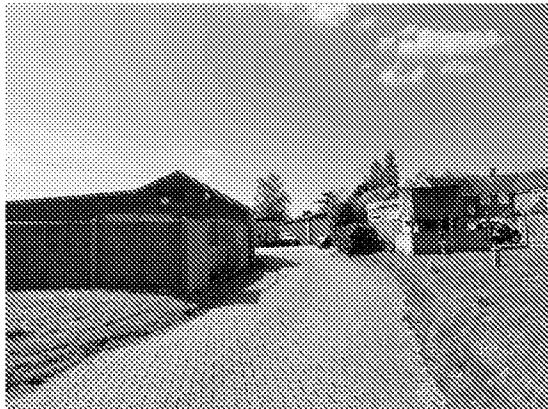


Looking south east towards the site

The Surrounding Area

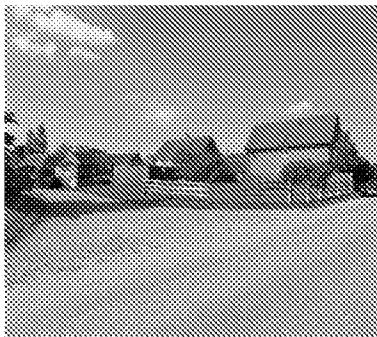
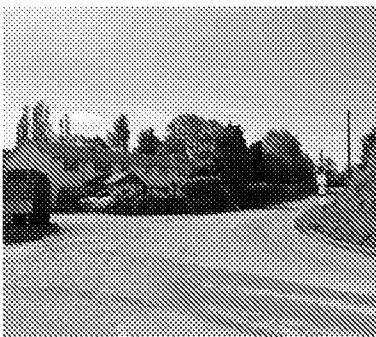


Toddington Farm cottages



Hollyacre Business Park

2.2 There is a mix of residential and light industrial uses around the site. Immediately to the south are 1-3 Toddington Farm Cottages, beyond which is the railway line. To the west is Hollyacre Business Park.



Existing housing to the south east, west and north of the site

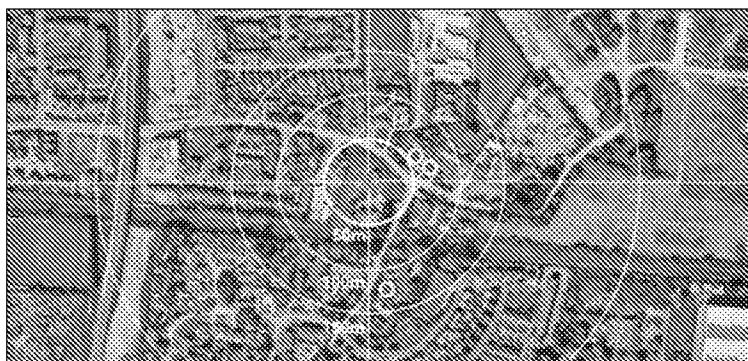
2.3 Toddington Lane forms the north and east boundaries of the site and there is a mix of terraced, detached and semi-detached residential properties fronting on to the Lane, which are typically 2 to 2.5 storeys in height.

2.4 Toddington Lane is a single-lane carriageway that runs in a north-south direction before curving westward and extending beyond the northern boundary of the Site. The road is subject to a 30mph speed limit and presently lacks footpaths or street lighting along its entirety. Toddington Lane measures approximately 5.4m in width opposite the entrance of the Site.

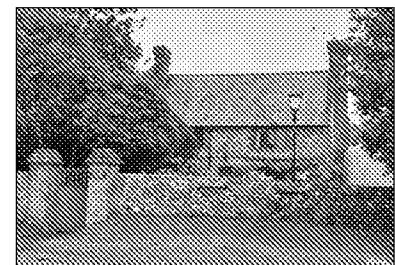
2.5 The site is accessible by a variety of bus services within reasonable walking distance

and Littlehampton Station is around 2.2 km away. There are three bus services available within 1.1km (15-minute walk / 4-minute cycle ride). The nearest bus stop to the site is located on Seaton Road 1km (14-minute walk / 3-minute cycle ride) west of the Site. This stop provides services running between Holmbush Shopping Centre and Arundel. There are two trains per hour to London Victoria via Worthing; one train per hour to Bognor Regis; and one train per hour to Portsmouth and Southsea from Littlehampton.

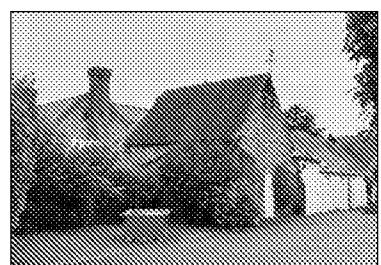
- 2.6 There are no footways or street lighting on either side of the carriageway adjacent to the application site. Further south, the area becomes more developed, and there are sections of footways and some street lighting.
- 2.7 The Co-op Childcare is located 313m (a 5-minute walk) to the southeast; Lymminster Primary School, is 500m (an 8-minute walk) to the southwest; and Cornfield School, is 550m (a 9-minute walk) to the south of the site. Within the 800m there are several local shops that are easily accessible by foot or cycle.
- 2.8 The site is not in a Conservation Area, Archaeological Priority Area or Area of Outstanding Natural Beauty, but there are three Grade II listed buildings nearby - Toddington Farm house and dovecote, located to the north east of the site and Toddington Farm and stables to the south.



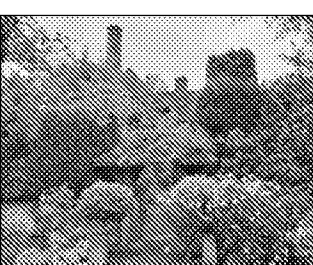
Location of heritage assets



Toddington Farmhouse



The Dovecote at Toddington Farm



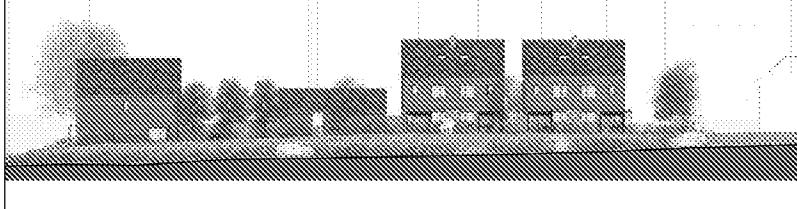
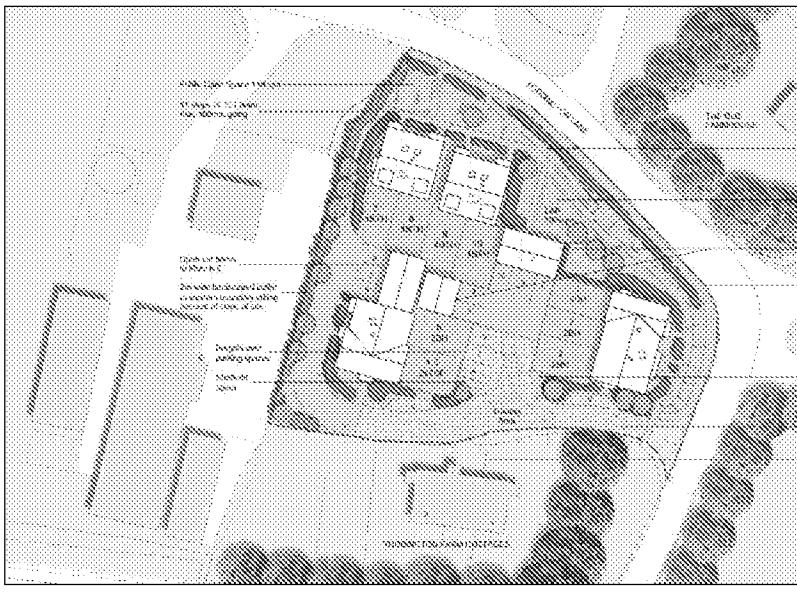
Toddington House

2.9 Photos of the site and surrounding area are set out in the Design and Access Statement.

3.0 PLANNING HISTORY

3.1 As detailed below, a planning application was submitted for ten residential units on the site in 2017, but was originally refused planning permission. Planning permission was subsequently granted on Appeal in 2018.

Planning Application (Ref: LU/162/17/PL)



3.2 A planning application was submitted for the demolition of the existing building, erection of 10 residential dwellings (Use Class C3) with associated open space, landscaping, parking, and access in May 2017.

3.3 The proposal comprised 4 x 4 bedroom houses, 2 x 3 bedroom houses, 2 x 2 bedroom houses and a 2 x 2 bedroom flat. The semi-detached 2 storey 4 bedroom properties were 2 and a half storeys high and the other units were 2 storeys high. The proposal included 10 resident parking spaces and 2 visitor spaces with open car barns.

3.4 The application was refused on 21 November 2017 on the grounds that (in summary):

1. The proposed access was not suitable;
2. The proposal would not achieve safe and convenient access on-foot;
3. The proposal did not include adequate car parking provision;

4. No education contribution was provided; and
5. The Ipa was not satisfied that 10 dwellings and associated private amenity space and parking could be provided without damaging the character of the area or compromising the residential amenity of future occupiers.

Appeal Ref: APP/C3810/W/18/3197149

3.5 The main issues considered were the effect of the proposal on the character and appearance of the area; highway safety; and the provision of a financial contribution towards infrastructure.

3.6 In terms of character and appearance, the Inspector concluded at paragraph 7 of the Decision Letter that *“the proposal would accord with the general pattern of development in the locality. The dwellings would be similar in terms of scale, their design would utilise a range of materials which would assist in breaking up the built form whilst adding some visually interesting elements. The built form would be set back from Toddington Lane and would be enhanced through the use of soft landscaping which would allow it to sit comfortably within the street scene. Whilst there would be a concentration of hardstanding within the centre of the site to provide parking, this would be broken up through the use of open sided car ports, and the layout of rear gardens”*. Paragraph 8 then noted *“as such I find that the proposal would sit comfortably within, and respond positively to, the character and appearance of the area. It would therefore comply with Policy D DM1 of the Local Plan with regards to ensuring that development is of a good quality and high standard of design.”*

3.7 An amended plan was provided during the Appeal process, which increased the site access to 4.8 metres in width, thereby allowing two vehicles to pass each other. The amended layout also improved the visibility, introduced a 2 metre footpath and reduced the height of soft landscaping; provided pedestrian access to the site via access points on the northern boundary, and increased the level of visitor thereby reducing the pressure to park outside of the site. The Inspector therefore found that the proposal would provide a safe means of access for vehicles and pedestrians and that on-site parking would be suitable for the proposed development.

3.8 The Inspector concluded that a financial contribution to education facilities within the area would not be necessary and, thus, the absence of a provision in this respect would not be a reason to find against the proposal.

3.9 The appeal was allowed and planning permission was granted for the demolition of the existing building, erection of 10 residential dwellings (Use Class C3) with

associated open space, landscaping, parking, and access at Land at Toddington Lane, in accordance with the terms of the application, Ref LU/162/17/PL, dated 12 May 2017, and subject to the 18 conditions set out in the Appeal Decision Letter of 7 January 2018.

New Planning Application

3.10 In 2022 a series options were considered for the layout of the site.



Options for site development

3.11 A planning application for the demolition of existing building and erection of 10 No. dwellings with associated landscaping and external works was submitted in March 2023 (planning ref. LU/55/23/PL) but was withdrawn in May 2023 as no heritage information had been provided.

Other Relevant Planning History

Land north of Toddington Lane Littlehampton BN17 7PP (ref. LU/47/11/)



3.12 The site was allocated for residential development as part of the permitted North Littlehampton Strategic Area Master Plan. Outline planning permission was granted with some matters reserved on 23 January 2013 for mixed use development

comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane.

3.13 The site was also identified in the Council's Housing and Economic Land Availability Assessment (November 2016) and was designated in both LI18 and LU18a (Land north and west of 1-3 Toddington Farm Cottages).

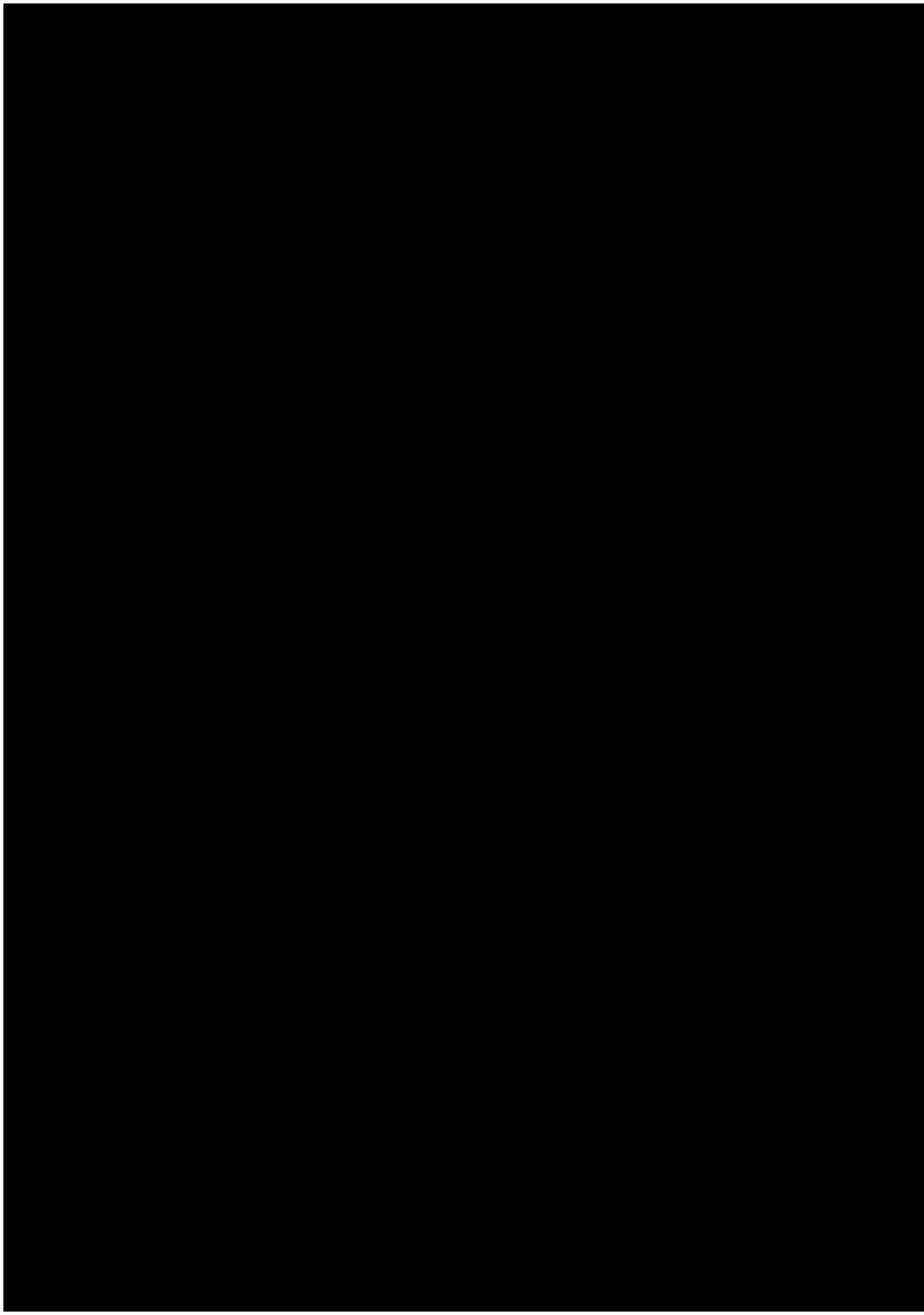
Phase 5 Hampton Park Toddington Lane Application Ref: LU/206/21/RES



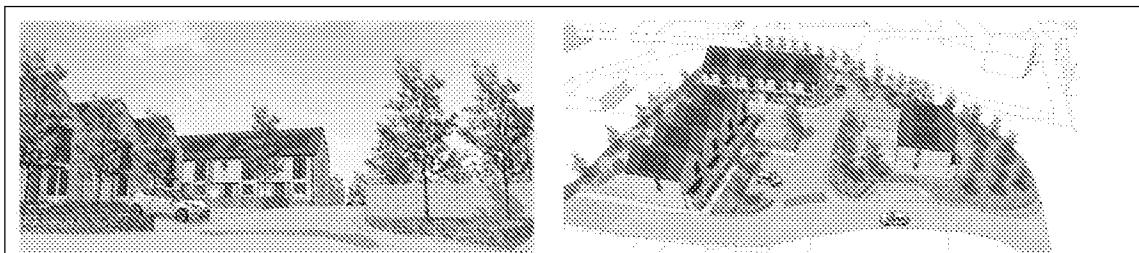
3.14 Planning permission was granted on 10 August 2022 for the approval of reserved matters following outline consent LU/47/11/ for the development of 261 dwellings, the formation of green swale (SuDs feature) and the construction of part of the Central Spine Road running through Phase 5 at Hampton Park and southwards to link up with Toddington Lane.

3.15 The principle of development at Hampton Park was established through outline planning application LU/47/11 for a mixed use development comprising, up to 1,260 residential dwellings, employment space, a hotel, a care home, a new primary school, community centre, youth and leisure facilities.

3.16 A Stopping Up Order is being brought forward through the Section 106 Agreement for Hampton Park for the closure of the existing unmanned, automated level crossing across just south of the Toddington Lane site's existing access.



Proposed Scale and Layout



4.5 Two semi-detached 2-storey properties were proposed at the entrance to the site, and two no. 2-storey terraces of four units each were located in the west of the site. All properties had their own private garden and two parking spaces. The alignment of the dwellings had been chosen to minimise any overlooking.

Dwelling mix

4.6 The proposed dwelling mix for the scheme was six 2-bed/4 person units and four 3-bed/5 person units.

Unit	Accommodation	Internal Area (sqm)	Tenure
1	4 person 2 bed house	82.6	Affordable rent
2	4 person 2 bed house	82.6	Affordable rent
3	5 person 3 bed house	102.3	Affordable rent
4	5 person 3 bed house	102.3	Affordable rent
5	5 person 3 bed house	102.3	Affordable rent
6	5 person 3 bed house	102.3	Affordable rent
7	4 person 2 bed house	82.6	Affordable rent
8	4 person 2 bed house	82.6	Affordable rent
9	4 person 2 bed house	82.6	Affordable rent
10	4 person 2 bed house	82.6	Affordable rent

Materials

4.7 The proposed choice of materials included light brickwork, artificial slate tiles with inset pv panels, high performance grey windows with light surround and cream timber effect doors. The proposed materials were chosen to respect the overall character of the surrounding area.

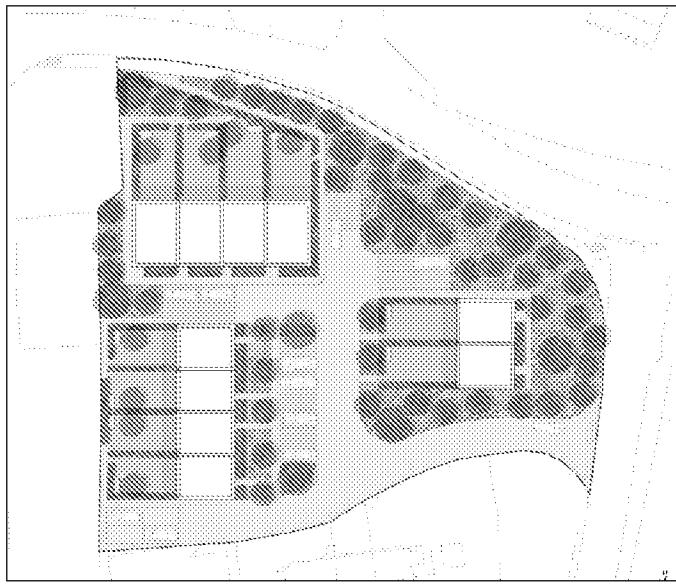
Transport, Access, Parking and Servicing

4.8 Vehicle access into the site was proposed from Toddington Lane as currently, but an enhanced route will be provided. Pedestrian access to the site would be provided through access points on the northern boundary and the main entrance to the Site. A 2m footway will be constructed around the entire site as part of highway improvements being conducted for a neighbouring development. This footway will include ramped access points at both entrances to accommodate those with limited mobility or

pushchairs.

4.9 The pre-application scheme provided two parking spaces per house and one visitor space. Cycle storage and bin storage was proposed for each of the gardens. A delivery bay will be provided on-site for the loading and unloading.

Landscape, Biodiversity and Urban Greening



Landscaping Strategy

4.10 Mixed planting and trees were proposed around the edge of the site. All of the homes would have private terraces and lawns and would be separated by hedges. Permeable paving was proposed.

4.11 There will be extensive greening within the site and the scheme will incorporate planting opportunities which encourage different habitats for wildlife. The topography of the site provides an opportunity to use the banking for enhanced planting areas.

Energy and Sustainability

4.12 The overall objective of the scheme is to create a low carbon design following Passivhaus principles and adopting a fabric first approach. The energy strategy will incorporate air source heat pumps, combined with onsite energy generation, high levels of insulated and high-performance windows with insulated frames. Electric car charging points will be incorporated into the scheme.

Pre-Application Advice

4.13 Pre-application advice was issued by Arun Council on 25 July 2024 and a meeting

was subsequently held on 30 July with the case officer.

Principle of Development

4.14 The pre-application advice confirms that the principle of development of the site is acceptable. The site is within the Built-up Area Boundary. Paragraph 70 of the NPPF acknowledges that small and medium sites can make an important contribution to meeting housing requirements. Arun Council's latest 5 Year Housing Land Supply (January 2024) has demonstrated a 4.17 year supply (up from 2.36). As the Council can not demonstrate a 5-year Housing Land Supply there is a presumption in favour of sustainable development.

Design and Character

4.15 The advice notes that whilst the layout is broadly similar to the Appeal scheme, "*the most northerly block and western block appear to have their frontages reversed*". This therefore differs from the typical pattern of development where buildings front onto Toddington Lane. The use of high boundary fences to rear gardens on Toddington Lane could create a negative impact. "*The orientation of the most northern block should be reconsidered*".

4.16 The advice then goes on to state that the proposal would accord with the general pattern of development in the locality in terms of density, which at 27dph is only marginally above the Around Design Guide recommendation of 15-25 dph. "*Soft landscaping which surrounds the outer edge of the development would soften the appearance of hard landscaped areas and buildings from the wider area*".

Residential Amenity

4.17 The Arun Design Guide requires gardens to have a minimum length of 10.5m; side to front/rear elevations should be at least 14m apart; front to front elevations should be 16m apart; and the 25-degree rules should be applied.

4.18 The pre-application advice confirms that the relationship to Toddington Farm Cottages is acceptable; and that the distance to the eastern side of Toddington Lane (Tulley Cottages) is of an appropriate distance to prevent an adverse unneighbourly impact. However, within the site, the front to side relationship between the northern and western block does not meet the Arun Design Guidance requirements as the distance is only approximately 8 metres, compared to the required 14m. "*The outlook to the central dwellings within the terrace will be significantly impacted as well as the front of*

the dwellings being overshadowed. This relationship also leads to significant overlooking of the private rear amenity space of the most northern dwellings to the western block.”

Heritage

4.19 The advice states that “*the development would negatively impact the setting of these buildings, especially Toddington Farmhouse and Dovecote as the open green character of this prominent corner plot would be lost*”. “*A level of harm is identified to Toddington Farmhouse and Dovecote, material choice and landscaping will play a key part of any proposal coming forward. The development will enclose an area of open space which adds to the bucolic setting of the Heritage Assets. Other extensive development in the area has eroded other open spaces in the locality, as such the infilling of this area will not cause additional harm and overall will preserve the level of harm already arising.*”

4.20 The modern appearance of the dwellings is positively received.

Contaminated Land

4.21 It will be necessary to provide a Risk Assessment to identify if the land is affected by contamination. Environmental Health has also requested a scheme to deal with the risks associated with contamination including a preliminary risk assessment, site investigations, remediation strategy and verification plan will be required.

Noise

4.22 Due to the site’s proximity to an existing industrial area and the railway, Environmental Health has requested a scheme for the protection of sensitive users from noise emanating from external noises and submission of a Noise Management Plan.

Transport and Parking

4.23 The existing access is to be utilised with a new (or widened) access road being created and extended westwards, to the southern section of the site. Further information is required to demonstrate that larger vehicles and refuse trucks can turn on site. The 4.8m wide internal access road is wide enough to facilitate passing of two vehicles, and the passing of a vehicle sharing the space with pedestrians. Visibility splays will need to be demonstrated on plan.

4.24 Each of the dwellings is required to have two parking spaces (2.5m by 5m) and 2 visitor

parking spaces are required. The ADG states that all parking spaces on a driveway or within a garage should be provided with 'active' EV charging points. All other spaces should be provided with 30% 'active' EV spaces, with all spaces provided with the necessary ducting to allow for future conversion.

- 4.25 The northern block of dwellings has spaces directly to the front of 2 of the properties, which may negatively impact the nearest dwellings with noise and light pollution. It may be necessary to include a buffer zone between unassociated parking spaces and dwellings.
- 4.26 2-bed houses/flats require 1 cycle parking space, 3-bed houses require 2 cycle parking spaces.

Ecology and Biodiversity

- 4.27 A Preliminary Ecological Assessment should be included with any planning application. Further species appropriate surveys will be required.
- 4.28 The required 10% biodiversity net-gain on site can be achieved through incorporation of biodiversity elements such as green walls, bird/bat boxes or other mitigation measures into the landscape.

Flooding

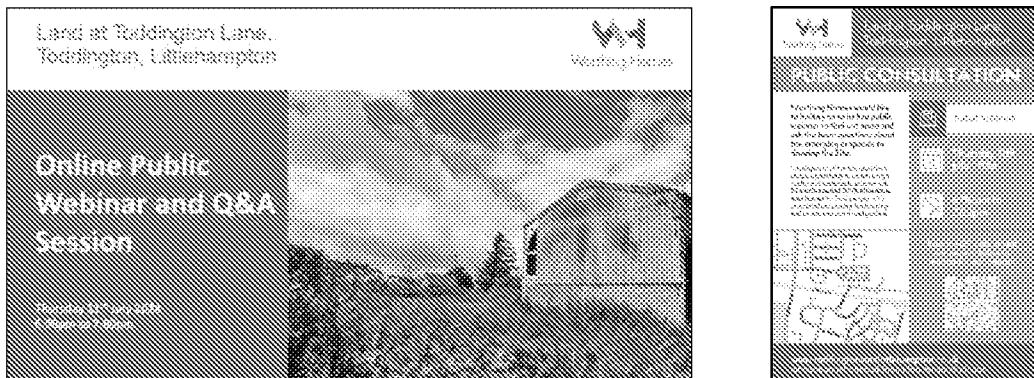
- 4.29 Although the site is within Flood Zone 1, there is a possible medium risk of ground water flooding which will need further investigation through a Flood Risk Assessment. A sequential test will need to be undertaken. A SUDs statement, catchment plans, SUDs calculations and drainage layouts will be required with the planning application.

The pre-application meeting

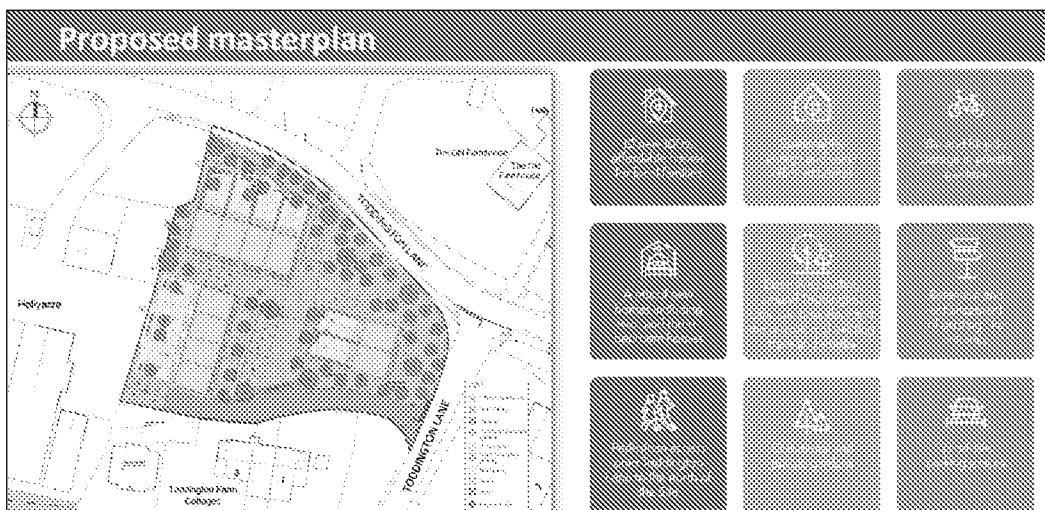
- 4.30 The pre-application meeting on 30 July 2024 discussed a slightly amended scheme, which had the northern building fronting onto Toddington Lane. This resulted in a revised location for the two and three bed units, although the overall mix remained the same. The relationship between the northern and western block was improved. This revision was supported by the case officer.

5.0 CONSULTATION

- 5.1 A website was set up (www.toddingtonlanelittlehampton.co.uk) and a leaflet was sent out to 184 addresses (169 residences and 15 businesses) outlining the emerging proposals and the way to respond.
- 5.2 A webinar was held on 11 July 2024 to explain the proposals. The webinar was attended by three people.



- 5.3 The presentation explained the key objectives of the scheme, including reducing energy consumptions using Passivhaus principles and low and zero carbon technologies; and the proposed masterplan.



- 5.4 Six people responded to the consultation via the online feedback from, email and by post. The responses received were supportive of:
 - Improving the existing planting around the site and retaining existing trees and shrubs as much as possible
 - The design of the new homes

- The widening of the site entrance to 4.8 metres for two-way vehicle and pedestrian access
- The re-use of the site which would improve the appearance of the local area
- The amount of parking provision for new residents.

5.5 Some concerns were raised in relation to:

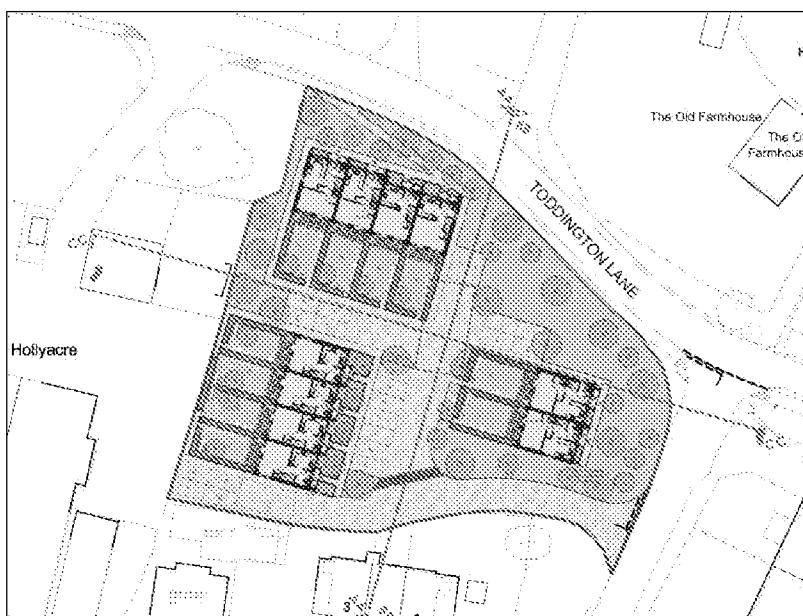
- Impact on parking for residents at 1-3 Toddington Farm Cottages
- Flooding on the corner of Toddington Lane
- Pedestrian access and safety along Toddington Lane
- Speed of vehicles along Toddington Lane towards railway crossing past the access to site
- Potential overlooking to 3 Toddington Farm Cottages.



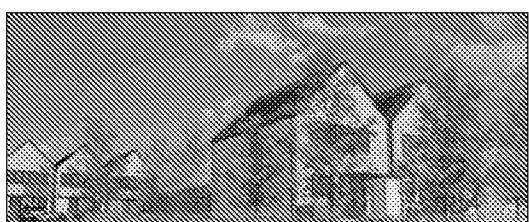
5.6 In addition, a number of queries were raised through the webinar and via the project team relating to pedestrian and vehicular access and streetlighting; parking provision; drainage; the construction programme and requirement for a Construction Management Plan. Further details are provided in the Statement of Community Involvement contained in the Design and Access Statement.

6.0 THE PROPOSED SCHEME

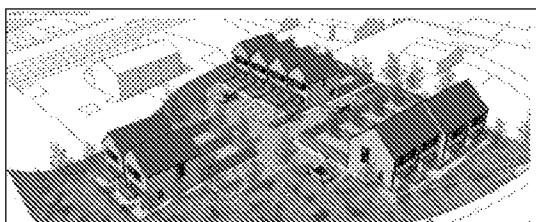
General layout



6.1 The proposed layout of the planning application scheme has been amended to reflect comments received during the pre-application meeting and consultation, whilst retaining the contemporary approach. The proposed site layout is shown on drawing number 21-097 003 P07. The northern homes (units 3-6) now front onto Toddington Lane. The height of the scheme is two storeys, compared with earlier options of 2.5 storeys. Additional planting is introduced around the edge of the site. The overall mix of units is six 4 person/2-bed houses and four 5 person/3-bed houses. The site density is 25 units/ha. 21 parking spaces are provided – two for each of the houses and one visitor parking space.



Site entrance from Toddington Lane



Aerial view of the site from the North east

6.2 The layout makes reference to a vernacular 'rural village' type layout, with the terraced form of the proposed units designed to enhance the ability to make the scheme very low energy, with buildings arranged around a central courtyard. The layout of the new dwellings aims to minimise overlooking of neighbouring gardens by orientating

properties and windows away from them where possible. The use of short terraces and a semi-detached pair seeks to align the buildings with key vistas and public areas, as well as optimise orientation for passive solar gain. Windows are positioned to look away from the private gardens and building lines of the most neighboured boundaries, minimising overlooking and the appearance of bulk.



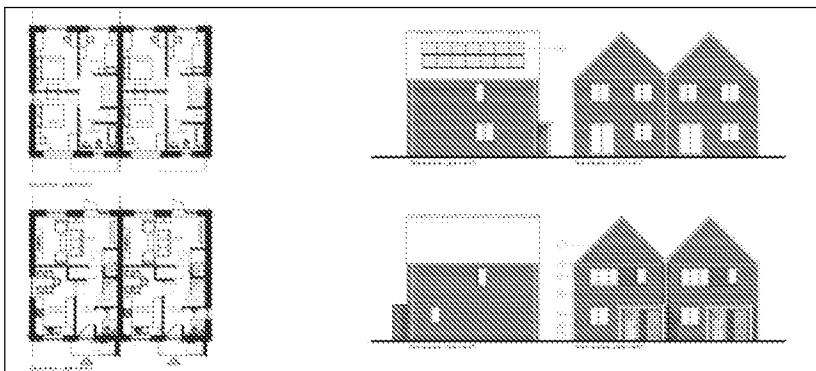
Streetscene from Toddington Lane looking west

- 6.3 All of the houses meet Nationally Defined Space Standards and the garden lengths and area are designed to meet local standards.
- 6.4 The houses are only two storeys, compared to the originally consented scheme which included 2.5 storeys. The section below shows the previously consented scheme in red. Additional sections through the site are shown on drawing no. 21-097 005 P04.



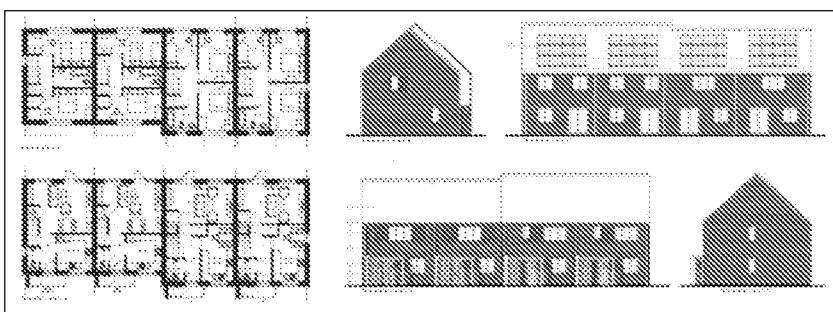
Section through the site with the previously approved scheme in red

Houses 1 and 2



6.5 Houses 1 and 2, in the east of the site, comprise two storey 5 person/3-bed houses, with a living/dining room, kitchen and wc at ground floor level. The total floor area of each property is 93.2 sqm. The main garden area is at the front of the house. Associated parking is provided to the north of the houses.

Houses 3 to 6



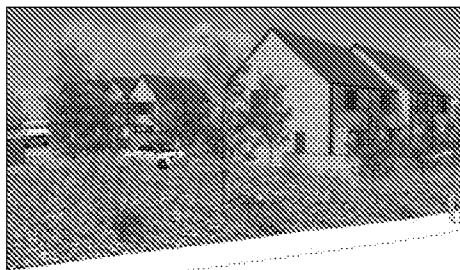
6.6 Houses 3 to 6 are a mix of 2 and 3 bed homes, located in the north of the site, fronting onto Toddington Lane, with gardens to the south. Units 3 and 4 are 80 sqm and units 5 and 6 are 93.2 sqm. Associated parking is proposed to the south of units 5 and 6, to the east of unit 3 and in front of units 7 and 8.

Houses 7 to 10



6.7 Houses 7 to 10 are located in the west of the site, fronting into the centre of the site, with gardens to the rear, and parking at the front and to the south west. They are all 4 person 2-bed houses of 79 sqm.

Housing Mix



View from Toddington Lane looking south

6.8 The proposed dwelling mix for the scheme is shown below:

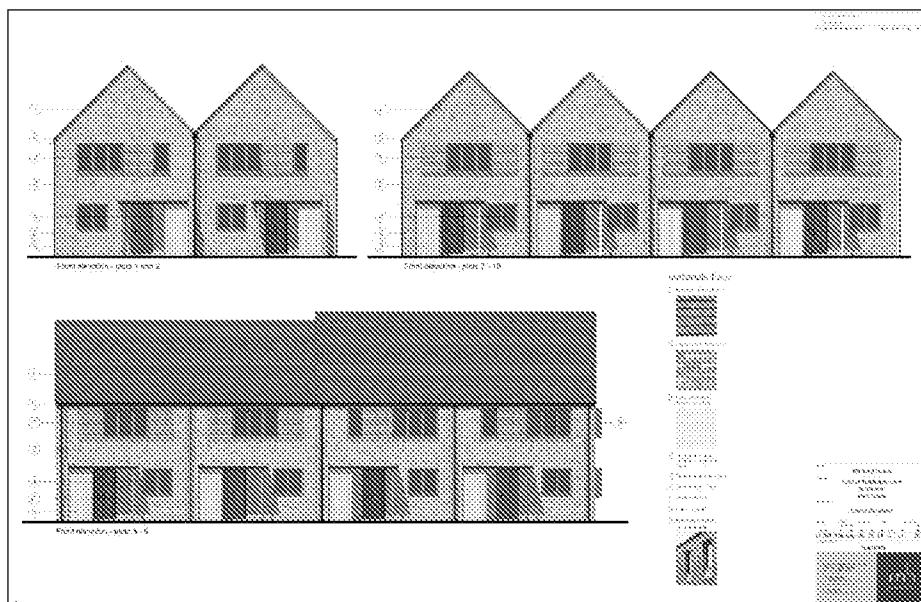
Unit	Accommodation	Internal Area (sqm)	Tenure
1	5 person 3 bed house	93.2	Affordable rent
2	5 person 3 bed house	93.2	Affordable rent
3	4 person 2 bed house	80.0	Affordable rent
4	4 person 2 bed house	80.0	Affordable rent
5	5 person 3 bed house	93.2	Affordable rent
6	5 person 3 bed house	93.2	Affordable rent
7	4 person 2 bed house	79.0	Affordable rent
8	4 person 2 bed house	79.0	Affordable rent
9	4 person 2 bed house	79.0	Affordable rent
10	4 person 2 bed house	79.0	Affordable rent

Materials

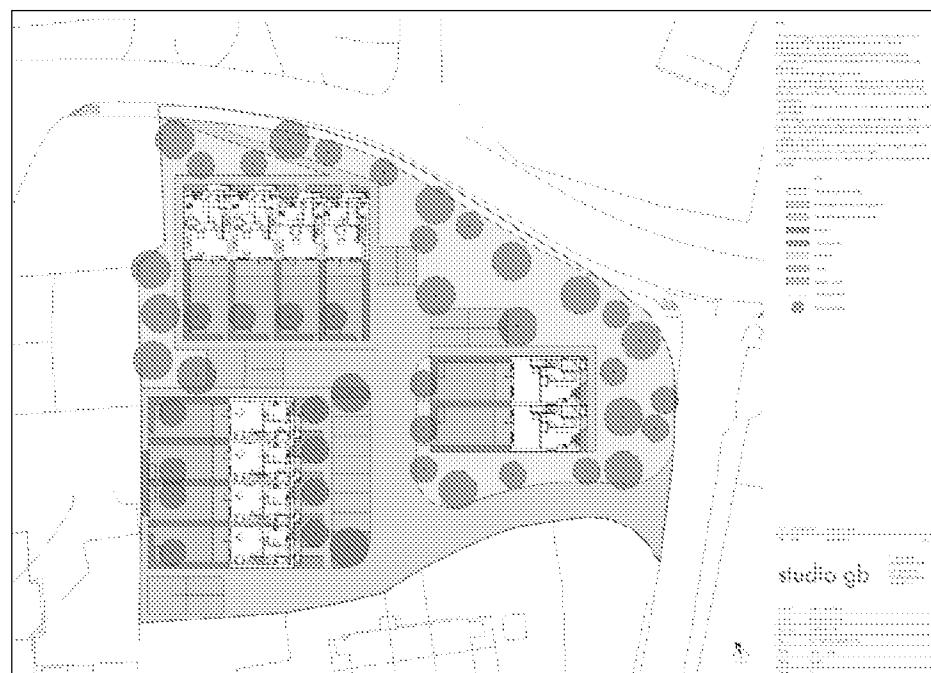


Typical frontage detail

6.9 Details of the proposed materials are shown on the submitted drawings and within the Design and Access Statement and comprise clay tiled roofs, light brickwork walls with grey window frames and cream doors. PV panels will be provided on the roof. The materials have been chosen to reflect and complement the character of the surrounding area. Additional information is set out in the Design and Access Statement and on drawing no. 21-097 011 P01.



Landscaping Strategy



6.10 The proposed landscape strategy will increase the soft landscaping across the site, thereby enhancing the visual appearance of the site and also significantly promote biodiversity. By introducing a diverse range of plant species, the development will create a more resilient and ecologically rich environment. Further details of the proposed planting are included in the Landscape Strategy and on drawing no. TLN SGB 00 GF DR L 102.

6.11 A key consideration in the design has been to ensure that a sufficient planted buffer is provided to the northeast of the development, in order to screen the development from

the surrounding areas, preserve privacy, and act as a natural barrier to block noise and pollution from nearby traffic, enhancing the overall living conditions within the site.

- 6.12 Within the development, all of the new homes have generous private back gardens, which are defined by mixed native deciduous hedges; along with a private terrace. Shrubs will be planted at the front of the house to increase the privacy for residents.
- 6.13 A substantial new tree planting strategy has been integrated throughout the development, providing 56 new native trees. Most of the selected trees will produce flowers and fruit, which are highly beneficial for local wildlife, supporting biodiversity by providing food sources for birds, insects, and other species.
- 6.14 To further promote sustainability, all hard-standing surfaces within the development will be permeable. Flush kerbs will be used throughout the site to facilitate easy access, ensuring that the environment is both accessible and inclusive for all residents and visitors. Parking spaces have been integrated into the landscape and screened where possible.
- 6.15 The perimeter of the site will feature a buffer of tree planting, emerging from a native shade-tolerant meadow. This meadow will include a diverse mix of grasses and wildflower species, creating a rich habitat for wildlife. *Sorbus aucuparia* The buffer will be further enhanced by the addition of a shrub layer, which will provide additional cover and food for various species, as well as contribute to the visual appeal and ecological complexity of the landscape.

Access, Parking and Servicing

- 6.16 The scheme utilises the existing access from Toddington Lane, which will be widened to 4.8m wide, thereby allowing two vehicles to pass each other comfortably. To ensure that vehicles are able to pass at all times appropriate parking restrictions will be implemented within the site. Swept paths are included in the Transport Statement.
- 6.17 Pedestrian access to the site will be provided through access points on the northern boundary and the main entrance to the Site. A 2m footway will be constructed around the entire site as part of the highway improvements being implemented for a neighbouring development planning obligation. This footway will include ramped access points at both entrances to accommodate those with limited mobility or pushchairs.
- 6.18 Refuse collection will be made on-site and a turning area will be provided to allow

refuse vehicles to enter the site and exit in a forward gear. On collection days, residents will bring their waste to the kerb for collection, ensuring that waste operatives do not have to drag waste more than 10m.

- 6.19 General deliveries, such as those from Amazon, online grocery services, and similar providers, will occur on-site.
- 6.20 The scheme will provide 20 parking spaces for residents and one for visitors. 14 cycle storage spaces will be provided – one for the 2-bed houses and two for the 3-bed houses.
- 6.21 Bins and cycle storage are provided in private gardens.

Energy and Sustainability

- 6.22 The scheme has been designed to reduce energy consumption as much as possible using Passivhaus principles and low and zero carbon technologies. In addition, consideration has been given to the orientation of the homes and the building form to help to reduce energy consumption. Air source heat pumps and photo voltaic panels will be incorporated into the design to reduce energy usage and lower associated carbon emissions. This will deliver the space heating demand as well as the domestic hot water demand.
- 6.23 The thermal performance of the fabric has been enhanced in line with taking a fabric first approach and the energy hierarchy, to reduce the energy demand and balance unwanted heat gains.
- 6.24 The scheme will use mechanical ventilation with heat recovery (MVHR). The MVHR strategy will ensure the thermal comfort criteria are met year-round (e.g. fresh air supply must be no lower than 16C) and provide a constant supply of clean, tempered air and maintain stable humidity levels. With maximum airflow capacities of 300 m3/h respectively..
- 6.25 An Overheating Assessment carried out by Synergy has demonstrated that the scheme can mitigate heat risk through firstly limiting unwanted solar gains through use of external shading and then removal of excess heat passively through openable windows, where possible. The MVHR system installed within each dwelling will also be able to deal with the removal of excess heat in summer months when needed.

Drainage Strategy

Surface Water Drainage

6.26 A new network of surface water pipes and manholes will be installed to convey surface water runoff generated from the proposed houses to a new underground attenuation facility. Runoff generated along the proposed access roads and external hardstanding areas is to be sloped towards porous paving parking bays, wherever possible, which will be lined and served by perforated pipes and restricted by orifice plate chambers, that will act as a collection point and also a water quality treatment facility. Footpaths adjacent to soft *landscaping, will be graded to these areas.*

Foul Drainage

6.27 A new network of foul manholes and pipes is to be installed to serve the proposed houses. Due to restrictions in levels, the northern and eastern set of houses will drain via gravity to a new pump chamber that will then discharge, via a rising main, to the network serving the set of houses along the western boundary. As there are no formal public sewers to discharge to within the vicinity of the site, it is proposed that the full site foul drainage will discharge to the foul water network in the adjacent site to the west, owned by Worthing Homes. A temporary network will be installed until the adjacent development is completed.

7.0 PLANNING POLICY CONTEXT

7.1 The Statutory Development Plan is the Arun Local Plan which was adopted in 2018. The National Planning Policy Framework (2023) provides a material consideration. The Arun District Design Guidance provides additional guidance.

National Planning Policy Framework (2023)

7.2 The NPPF (2023) sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. Central to the NPPF is a presumption in favour of sustainable development, which involves achieving the three overarching objectives of providing an economic benefit, a social benefit and an environmental benefit.

7.3 Chapter 5 of the NPPF (Delivering a sufficient supply of homes) states at paragraph 60 that "*...it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*" Additionally, paragraph 64 states that "*where a need for affordable housing is identified, planning policies should specify the type of affordable housing required...*" Additionally, paragraph 63 adds "*...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.*"

7.4 Paragraph 66 of Chapter 5 of the NPPF states that "*where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership.*

7.5 In regard to promoting sustainable transport, paragraph 109 of the NPPF states that "*significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.*

7.6 Chapter 11 (Making effective use of land) notes at paragraph 123 that "*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses...;* and paragraph 124 states that "*planning policies and decisions should..(c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs..*"

7.7 Paragraph 128 of the NPPF states that “*planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) *the identified need of different types of housing and other forms of development;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure services...;*
- d) *the desirability of maintaining an area’s prevailing character and setting...;*
and.
- e) *the importance of securing well-designed and beautiful, attractive and healthy places.*

7.8 Chapter 12: Achieving Well-Designed Places establishes national policy guidance on the design of the built environment. Paragraph 131 states that “*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”

7.9 Paragraph 135 then notes that “*Planning policies and decisions should ensure that developments a) will function well and add to the overall quality of the area..; b) are visually attractive..; c) are sympathetic to local character and history..; d) establish or maintain a strong sense of place..; e) optimise the potential of the site..; and f) create places that are safe, inclusive and accessible..*

Arun Local Plan (2018)

7.10 The Arun Local Plan was adopted in 2018 and covers the period 2011 to 2031. The Council recently consulted on the Issues and Options of the Local Plan from 25 March 2024 until 13 May 2024.

Vision and Strategic Objectives

7.11 The Vision for the District in the 2018 Local Plan states:

By 2031 Arun will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun’s residents will be healthier and better educated, with reduced inequalities between the most and least affluent.

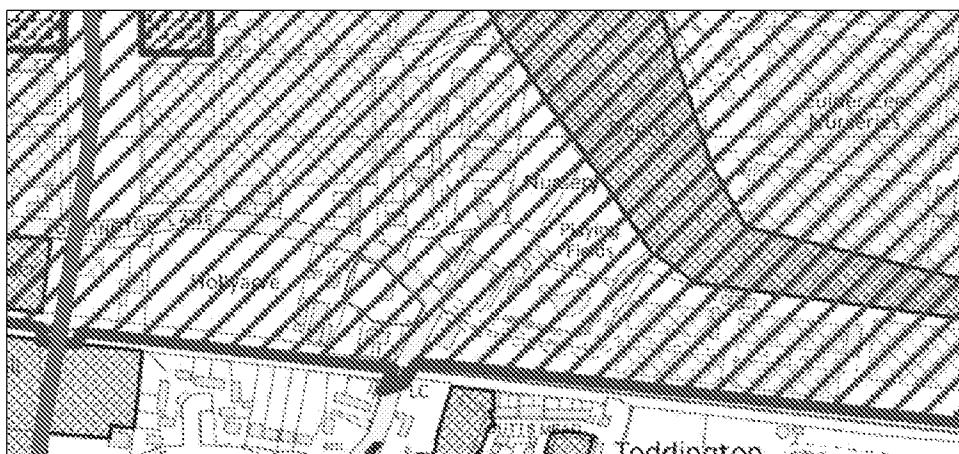
7.12 The Strategic Objectives for the Local Plan include:

- *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District’s housing requirements and the needs of Arun’s residents and communities both urban*

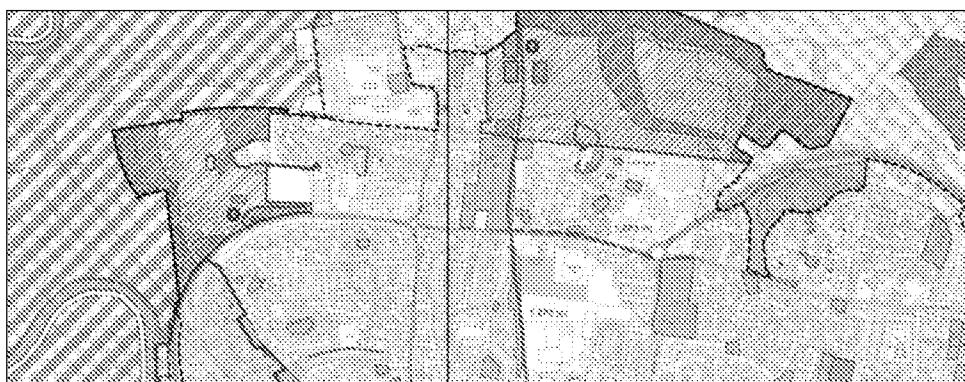
and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;

- To reduce the need to travel and promote sustainable forms of transport;
- To plan for climate change; to work in harmony with the environment to conserve natural resources and increase biodiversity; and
- To protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity

Planning Policy Designation



7.13 No specific designations cover the site, which is located within an area identified as committed for residential.



Planning Policies

7.14 **Policy SD SP1 Sustainable Development** states that “when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development

that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.”

7.15 **SD SP2 Built-up Area Boundary** states that Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Design Policies

7.16 **Policy D SP1 Design** notes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

7.17 **Policy D DM1 Aspects of form and design quality** sets out the considerations that the Council will take into account when considering any application for development:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. 15. Aspects of form and design quality Development should also comply with the Arun District Council Design Guide.

7.18 **Policy D DM2 Internal space standards** requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

Climate Change

7.19 **Policy ECC SP1 Adapting to climate change** supports development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

7.20 In order to achieve this, development must be designed to take account of the following issues:

- a. *Location (in relation to flood risk and vulnerability to coastal erosion);*
- b. *Water efficiency;*
- c. *Shade, cooling, ventilation, solar gain;*
- d. *Connectivity to the green infrastructure network;*
- e. *Layout and massing;*
- f. *Resilience of buildings and building materials to extreme weather events; and*
- g. *Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)*

7.21 Policy ECC SP2 Energy and climate change mitigation states:

All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
- b. Use design and layout to promote energy efficiency; and*
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.*

Employment Land

7.22 Policy EMP DM1 Employment Land: Development Management

- Enhancement of employment premises and sites*** The Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy. The Council will promote and support positive measures to upgrade existing employment areas through: a. Supporting appropriate proposals for development/re-development of employment floorspace, upgrading or modernisation of existing premises and/or proposals which make more efficient use of under-used employment sites and premises; and b. Working with landowners and developers to achieve better management of employment areas, including measures which increase sustainability and reduce crime.
- Protection of existing employment premises and sites*** Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. Excepting Permitted Development Rights or Local/Neighbourhood Development Orders, change of use from Business Class (B1-B8) or similar *sui generis* uses will not be permitted unless:
 - a. It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or
 - b. The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

Housing Policies

7.23 **Policy H SP1 The Housing Requirement** states that within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District.

7.24 **Policy H DM1 Housing mix** sets out the requirement for a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

7.25 The tenure mix for development schemes will be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.

7.26 **Policy AH SP2 Affordable Housing** states:

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35 – 40%

2 bedroom 35 – 40%

3 bedroom 15 – 20%

4+ bedroom 5 – 10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.

Historic Environment

7.27 **HER SP1 The Historic Environment** notes that the Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

7.28 **Policy HER DM1 Listed Buildings** states that proposals affecting statutory Listed

Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

7.29 **HER DM2 Locally Listed Buildings or Structures of Character** requires the Local Planning Authority to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. *Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. *Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. *In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. *All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. *Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

Environment

7.30 **Policy ENV DM5 Development and biodiversity** states that development schemes should, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

7.31 **QE SP1 Quality of the Environment** states that the Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

7.32 The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

7.33 **QE DM1 Noise Pollution** states:

1. New noise sensitive development

Residential development likely to experience noise from road, rail or air, must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.*
- b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.*

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.

d. There is a likelihood of complaints about noise from industrial development.

7.34 **QE DM4 Contaminated Land** notes that:

The Council promotes, and will permit, the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use, subject to the following requirements.

Prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment to determine:

a. Whether the land in question is already affected by contamination through indirect pollutant linkages and how those linkages are represented in a conceptual model.

b. Whether the development proposed will create new linkages to vulnerable resources e.g. waterbodies.

c. What action is needed to break the link between the contamination and vulnerable natural resources and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.

Where an agreed remediation scheme includes future monitoring and maintenance schemes, arrangements will need to be made to ensure that the costs of ongoing maintenance are the responsibility of the landowner and that any subsequent owner is fully aware of these requirements and assumes ongoing responsibilities that run with the land.

7.35 **W DM1 Water supply and quality** requires development to ensure:

- a. Sufficient water supplies can be provided prior to occupation to serve the development and;
- b. Provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.

7.36 The Council encourages water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. To ensure that all new development of two dwellings or more are water efficient and reduce pressure on water abstraction sites, it must include measures that meet the optional standards of 110 l/person/day.

7.37 **W DM2 Flood Risk** states:

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.*
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.*
- c. The sustainability benefits to the wider community are clearly identified.*
- d. The scheme identifies adaptation and mitigation measures.*
- e. Appropriate flood warning and evacuation plans are in place; and*
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.*

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy.

7.38 **W DM3 Sustainable Urban Drainage Systems** notes that in order to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- Green roofs
- Permeable driveways and parking
- Soakaways
- Water harvesting and storage features including water butts.
- W SP1 Water

Transport Policies

7.39 **Policy T SP1 Transport and Development** states that:

To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

Developments which prioritise pedestrian and cycle movements, improve opportunities to access public transport and incorporate appropriate levels of parking in line with West Sussex County Council guidance will be supported.

7.40 **Policy T DM1 Sustainable Travel and Public Rights of Way** requires new development to ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

The Arun District Design Guide SPD

7.41 The Arun District Design Guide SPD was updated in 2023 and provides detailed guidance.

7.42 The form and character of new development must be thoroughly informed by the initial site appraisal conducted at the outset of the design process to respond to the specifics of their site and good design throughout the wider District. This should include existing townscape and architecture by emulating key features, and existing topography and landscape by providing key views in and out of the site and responding positively to existing natural features.

7.43 The appropriate scale for new buildings or extensions/alterations to existing forms should be determined by their context, their location within the order of streets, and

their function and positioning, and should avoid overshadowing of neighbouring properties.

- 7.44 The Arun SPD recommends that, outside the coastal town and service centres (which should incorporate lower provision), new residential dwellings of 1-3 bedrooms are allocated 2 parking spaces, and dwellings of 4+ bedrooms, 3 parking spaces. Visitor parking must be provided at a ratio of 20% of total residential units.
- 7.45 Parking on driveways will be an acceptable solution in rural locations. On-street, off-street and on-plot parking in front of dwellings must be provided sensitively to ensure that this does not dominate frontages or detract from the character and quality of the street scene, especially when fronting public realm. In particular, the provision of hard-standing driveways at the expense of front gardens should be avoided. At the same time, residents should be provided safe and convenient access to parking and be able to see their car from their home.
- 7.46 Standard parking spaces must be 5 metres by 2.5 metres. Spaces required to meet Lifetime Homes standards should preferably be 3.3 metres wide and should always be capable.
- 7.47 The Arun District Parking Standards SPG states that all dwelling types should incorporate at least one cycle space per unit. 3+ bedroom homes must provide two or more. Residential cycle parking should be sheltered in order to ensure secure storage which protects bikes from the elements.

Arun Parking Standards

- 7.48 Arun District Council has categorised three distinct zones within their boundaries. The Site is located in Zone 2, which stipulates that properties with 1 to 3 bedrooms should have 2 parking spaces each.

8.0 TECHNICAL ASSESSMENTS

8.1 A number of technical assessments have been prepared to support the planning application.

Transport Statement

8.2 The Transport Statement prepared by YES Engineering sets out details of the site and surrounding area and the planning policy context and guidance for new residential development. It then examines access to the site and the potential trip generation and traffic impact of the proposed scheme.

8.3 The proposal would utilise the existing access as per the previously approved scheme. Toddington Lane serves as a connection between Lyminster Road and Littlehampton Road. The highway at the junction with the access road is subject to a 30mph speed limit. At this point on Toddington Lane, vehicles are naturally required to slow down to navigate a bend in the road. The proposed access road will measure 4.8m wide, allowing two vehicles to pass each other comfortably. Figure 3.1 shows the Swept path analysis and visibility splays for the site.

8.4 The development proposes 20 car parking spaces, which exceeds the average car ownership rate of 1.34 vehicles per household, as indicated by the 2021 census data. This provision is considered more than sufficient to meet the needs of residents, as well as any foreseeable visitor parking demand. Alternative access to the site is provided by bus services and rail.

Trip Generation

8.5 As detailed in the Transport Statement, the proposed development of ten new houses is anticipated to generate three total vehicle movements in the am peak hour and three total vehicle movement trips in the pm peak hour. No servicing vehicle or public transport movements are anticipated during the peak network hours.

Construction Logistics

8.6 As the site is located within an area that contains residential properties the aim will be to minimise the impact that the construction process could have on the local environment and the neighbouring community. The site will operate a material delivery scheduling and booking system to ensure that congestion is avoided on the surrounding highway.

Preliminary Ecological Appraisal

8.7 A site walkover survey visit was carried out on 5th April 2022, to evaluate the habitat value of the site and its potential to support EU and UK protected/notable species. A further site visit was undertaken on 29 August 2024.

8.8 The March 2024 report by Ecology Co-op confirms that the site comprises a dilapidated industrial building within an area of hardstanding and bare ground. Ruderal vegetation and scrub has begun to re-establish after clearance in 2020, forming suitable reptile habitat. Large piles of rubble and building materials are scattered around the centre of the site. Access into the site is possible from a gravel and tarmacked access road at the south of the site. These habitats could be interpreted as 'early establishing open mosaic habitat on previously developed land'. Open mosaic habitat is recognised as a priority for conservation due to its potential to support important terrestrial invertebrate assemblages. However, the application site does not fully meet the definitions for priority habitat in terms of botanical indicators and habitat continuity.

8.9 The March 2024 report notes that no signs of badger activity were identified during the assessment and no badger setts are situated on or near to the proposed construction zone. The overall potential for the industrial building to support bats is rated as 'negligible', and therefore no further surveys are required in respect to this species. The demolition of the industrial building will result in the loss of multiple bird nests, likely belonging to blackbirds. Therefore, it is recommended that at least four nest boxes suitable for blackbirds are installed upon the new dwellings as a compensation and enhancement measure. The proposed development is highly unlikely to impact dormice given the absence of suitable habitats for this species and no further surveys are recommended. There are multiple suitable habitats for great crested newts within the site, including ruderal vegetation, dense scrub and rubble piles. A pond is present 110m east of the site, which could not be accessed. Precautionary measures are therefore recommended which involve the clearance of the site using a two-phased strim approach. The proposed development would result in the loss of suitable reptile habitat at the site.

8.10 The letter from Ecology Co-op dated 16 September 2024 confirms that the site habitats were different to those identified in 2022 and comprised of more ruderal/ephemeral habitats compared to the previously identified grassland habitats seemingly growing through natural succession of the land due to its changed management.

Opportunities for Enhancement

8.11 The redevelopment of the site will result in the loss of early-establishing open mosaic habitat. To compensate for this loss, it is recommended that new habitat features are created within the development site, including species-rich meadow planting, scrub planting and the creation of a bee bank. In addition, a semi-mature hornbeam tree should be retained and protected from root compaction through the installation of barrier fencing outside of its Root Protection Area (RPA).

8.12 Precautionary mitigation will be required for:

- commuting and foraging bats when installing any artificial lighting on the site;
- common nesting birds when clearing any scrub and ruderal vegetation, semi mature trees and when demolishing buildings;
- hedgehogs when clearing any hedgerow, tree lines, scattered trees and scrub vegetation; and
- great crested newts during vegetation clearance.

Reptile Survey

8.13 A reptile presence/absence survey was carried out between 18th May and 22nd June 2022. The survey was carried out by placing 20 artificial refugia in suitable areas across the site. A total of seven survey visits were undertaken and the highest count of reptiles from these visits used to estimate the population of each reptile species on the site as low, medium or exceptional.

8.14 A total of 13 slow worms and four common lizards were observed during the seven reptile surveys, with a peak count of four slow worms and two common lizards identified. Overall, the site therefore supports a low population of these two common reptile species.

8.15 A Mitigation Strategy is proposed, which includes an off-site reptile receptor site and protection measures for reptiles during construction, including the development site boundary being fenced off with a rigid semi-permanent reptile-proof fencing.

8.16 Further details are set out in the Ecology Co-op Reptile Presence/Absence Survey Report and Mitigation Strategy.

8.17 The letter from the Ecology Co-op dated 16 September 2024 states that “*the on-site habitats still support reptiles on site though due to the size and habitats present on site the numbers are not considered to be significant populations as the carrying capacity on site will be limited by these constraints. It is proposed that a reptile presence/absence survey update is not required to inform an updated reptile*

translocation on site and reptile mitigation methods (detailed section 6 of the 2024 reptile presence/absence and mitigation strategy) will still be valid and suitable on site.”

Biodiversity Net Gain

8.18 A baseline ‘Biodiversity Impact Calculation’ (BIC) for the proposed development at Land at Toddington Lane has been prepared by the Ecology Co-op. The calculation utilises the Statutory Biodiversity Metric and assigns ‘biodiversity units’ to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

8.19 The site measures 0.34ha in area and comprises a dilapidated industrial building within an area of hardstanding and bare ground. A site visit was undertaken on 29 August 2024. The hardstanding has not been managed recently and, therefore, ruderal vegetation and scrub has begun to establish. Small areas of dense bramble Rubus fruticosus agg. scrub are present along the southern, north-western and eastern boundaries. The site has undergone natural succession since earlier site visits and ruderal/ephemeral habitats are more prevalent compared to the previous other neutral grassland habitats, as a result of this succession the existing sites baseline is dominated by habitats of reduced distinctiveness.

8.20 Habitats (UKHab) within the site and along the site boundaries include:

- Grassland – other neutral grassland
- Heathland and shrub – bramble scrub
- Sparsley vegetated land – ruderal/ephemeral
- Urban – developed land; sealed surface
- Urban – buildings • Individual trees – urban tree
- Urban – built linear feature.

8.21 The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a net gain of 0.04 habitat units, comprising a 3.97% increase.

Flood Risk Assessment

8.22 The Flood Risk Assessment undertaken by Green Structural Engineering has confirmed that the proposed development has low to negligible risk of flooding from all sources, and can be served sustainably for drainage, in line with local and national policies and guidance.

8.23 The site is located within Flood Zone 1, land assessed as having less than a 1 in 1000 annual probability of river or sea flooding (less than 0.1% in any year). The risk of flooding affecting the site from, ground water and other sources is considered low to negligible, with the exception of surface water, where a small section of the site is shown within the surface water flood extents, where the access road meets Toddington Lane, at a low point topographically.

8.24 The perceived area of surface water flood risk is soon to be alleviated, in the form of upgrades to the surrounding highways drainage networks, which will form part of the works of a future neighbouring development. Mitigation against flood risk will be provided on site by having buildings raised several metres above the existing area of surface water flood risk, safe pedestrian access and egress to the northern elevated part of Toddington Lane, and the proposed surface water drainage network.

8.25 The following on-site principles will be adopted to provide additional mitigation:

1. Proposed house levels will be set several metres higher than the road level, which is currently shown to be within the surface water flood extent.
2. The surface water drainage for the development will be sized to cater for all storms up to and including the 100-year event, including 40% allowance for climate change (refer to Section 7 for further details).
3. Safe pedestrian access and egress can be sought to the north of the site, to an elevated position of Toddington Lane, away from the surface water flood risk extent.

Sequential Test

8.26 As the potential area of the site at risk of surface water flood risk is confined to the site's entrance, at a low point topographically, and accounts for a very small percentage, Green Structural Engineering consider that it is not appropriate that alternative sites be reviewed as part of a Sequential Test. This accords with the guidance *Chichester District Council Level 1 SFRA – Methodology in support of Performing the Sequential Test*, was produced by JBA Consulting which notes that '*It is not anticipated that the Sequential Test for surface water would normally require the consideration of alternative sites at lower risk*'. The FRA also highlights that the site was included in Arun District Council's Brownfield Land Register, as 'suitable for development'.

Exception Test

8.27 All risks of flooding associated with the site are low to negligible, with a small area along the eastern boundary shown to be within the surface water flooding extent. off-site works are proposed to alleviate this flood risk, in the form of upgrades to the local highways network drainage.

Proposed Drainage Strategy

8.28 The use of infiltration as a means of surface water disposal will not be possible for the scheme due to the poor soakage potential of the soil on site, along with mass buildups of made ground, a medium unsuitable for infiltration. The option of discharging to a watercourse is also not possible, as there are none within the vicinity of the site to discharge to. It is therefore proposed that surface water generated on site will be stored in a combination of porous paving and below ground attenuation tanks, with above ground planters/water butts used as additional source control provisions, to collect rainwater pipe outlets. Porous paving will be utilised in parking bays. This will accommodate runoff from the adjacent access roads and hardstanding, restricted by orifice plates, which will then drain to the central below ground attenuation tank. restricted via orifice plates. The central attenuation tank will then cascade into a smaller one, which will also accommodate runoff generated on the front section of the access road, that will pass through a petrol interceptor, where the total discharge from the site will be restricted to 2l/s, via a flow control chamber. Surface water will discharge to the soon to be developed off-site surface water drainage network to serve Toddington Lane. The surface water drainage system has been designed to cater for all flood events up to and including the 100-year storm, including a 40% allowance for climate change.

8.29 Foul water will discharge to the neighbouring residential site, in a two staged approach, with consideration given to the soon to be developed Phase 2 of this site, that is currently occupied by an industrial building.

Noise Assessment

8.30 A noise survey was conducted by MACH on 22 and 23 July 2024 in order to establish the existing noise climate. The primary contributor of noise levels on the site are the Angmering railway line to the south and the Round stone scrap car and MOT yard to the west. Other noise contributors include the surrounding residential properties and Toddington Lane road.

8.31 The noise parameters recorded at the fixed microphone position for the ambient (LAeq) and maximum (LMax) noise levels showed that during the day, the figure was 49 (LAeq); and at night the figures were 43 (LAeq) and 60 (LMax). The LAeq figures presented are the average noise levels during the stated times across the days of the survey, excluding non-representative noise. The LMax figures presented are the 10th highest measured between 23:00-07:00.

Design Criteria

8.32 MACH has proposed a set of design criteria, which is considered appropriate for the planning stage. Three assessments have been considered;

- (i) Internal noise levels during the background ventilation condition.
- (ii) Internal noise levels during the night time during overheating condition, if naturally ventilated. This is a requirement of Part O Building Regulations.
- (iii) External noise levels within outdoor amenity areas, e.g. gardens.

Background Ventilation

8.33 The background ventilation assessment outlines minimum sound reduction indices required for the façade elements in order to comply with the established internal noise criteria.

Overheating Ventilation

8.34 The feasibility assessment of different ventilation strategies during an overheating scenario indicates that natural ventilation through openable windows is feasible for all spaces on site.

Outdoor Amenity

8.35 The outdoor amenity assessment shows that the proposed garden spaces comply with the desirable noise level of 50 dB LAeq,T as outlined in BS8233.

Noise Breakout

8.36 Appropriate background noise levels have been determined to be able to set noise limits at a later date for building services plant to protect neighbouring noise sensitive receptors. These are 44 during the day and 34 at night (dB LA90).

Heritage and Setting Assessment

8.37 A Heritage and Setting Assessment has been prepared by Ian Wrightman Ltd., as the

application site abuts two listed buildings to the north-east, with a further listed building situated to the south-east. The assessment has been carried out in accordance with Historic England's guidance, 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). The guidance recognises that whilst visual considerations are important to setting, the experience of heritage assets can be harmed by other environmental changes such as noise, light, vibration, activity and dust.

8.38 To the north of the site and beyond the lane there are modern dwellings set back and to the east of these is Toddington Farmhouse and the Dovecot, which are both listed building. The Dovecote is situated immediately to the east of the farmhouse. To the south, beyond the railway is Toddington House, a listed building and opposite this, modern development.

8.39 There are no direct impacts of the proposals on these heritage assets in terms of physical alterations to boundaries or structures. However, the 'significance' of each heritage asset's special architectural or historical interest comprising evidential, historical, aesthetic, and communal has been considered.

Historic Development

8.40 The Lymminster Tithe Map of 1837 shows the hamlet of Toddington centred on the junction of Toddington Lane and includes the application site and lane to the south. At this time, the buildings were primarily farms and cottages and include the Farmhouse and Dovecote to the north and Toddington House to the south-east. At this time, the application site included a cottage and two barns located mainly to the south of the site. These buildings were removed at some time in the mid-late 20th century and replaced with a concrete and asbestos barn.



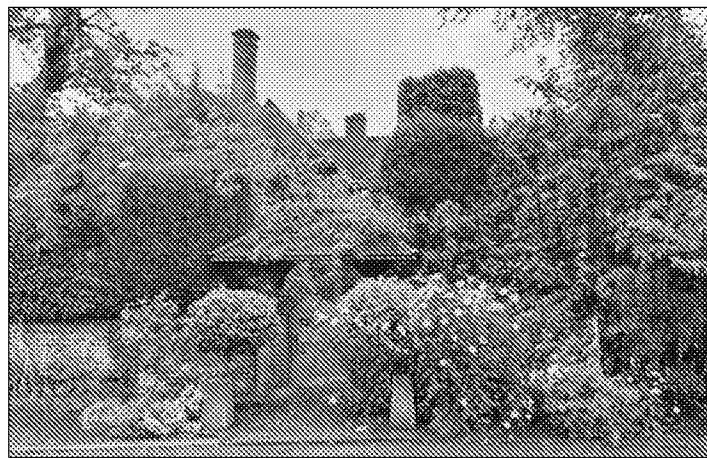
Toddington Farm House

8.41 Toddington Farm House (also known as 'The Old Farmhouse') was designated as a grade II listed building in 1949. It is believed to date from the 16th or early 17th century, although it has later additions including a 19th century north wing. It has medium to high evidential value, high historic value, medium aesthetic value and low communal value.



The Dovecote

8.42 The Dovecote was designated as a grade II listed building in 1971. The building is dated 1699 and constructed in square knapped flints reinforcing the quality and status of the farm buildings at this time. It has medium evidential value, high historic value, medium aesthetic value and low communal value.



Toddington House

8.43 Toddington House with its stables, barn and garden shed was designated as a grade II listed building in 1949 and dates from the 16th or early 17th century. It has medium to high evidential value, high historic value, medium aesthetic value and low communal value.

Proposed Scheme

8.44 The assessment notes that the terrace to the north addresses the lane with an existing footpath being continued onto the site. This will be visible from the lane, especially

because of the raised ground level here. The terrace to the rear is less visible from the public realm. The pair of cottages to the east are set back slightly which helps to mitigate their impact within the street scene.

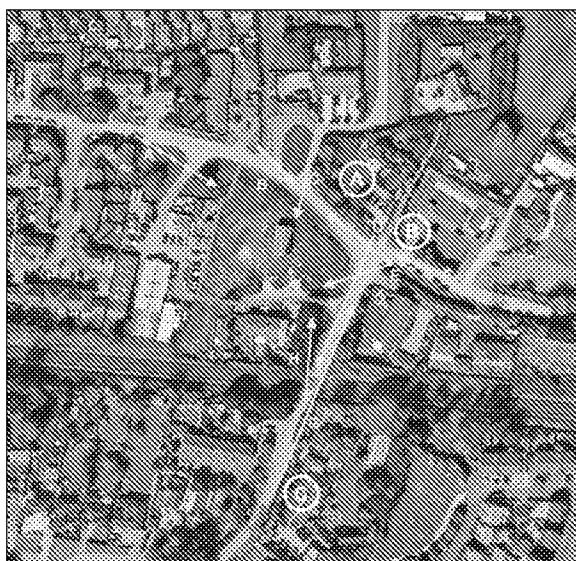
8.45 The assessment states that the form and plan of the houses is quite traditional in scale and appearance, though the design and finish are clearly contemporary. Similarly, the fenestration is generally traditional in scale though the pattern is more 'modern' in places. The dwellings are made from a light, yellowy brick with powder-coated windows. The southern roof slopes are fitted with a solar array. These will not be visible from north where two listed buildings are situated.

Assessment

8.46 The significance of the heritage assets' setting is as former agricultural land and the site of a cottage which contributed to the historic core of the hamlet. The setting contributes to the experience of these assets, and also the understanding of the area as it once was.

8.47 Paragraph 7.17 notes that the assessment of the site as part of the historic hamlet is considered within the broader modern development which over the last 60 years has harmed the rural character of the area. This has included the loss of historic buildings within the hamlet and the intrusion of modern development, especially from commercial enterprise which has been developed on the former field system and resulted in the incremental loss of green space.

8.48 The visual impact of the proposed development on the setting of Toddington Farmhouse and the Dovecote has the potential to constitute a low level of harm. This is to the semi-rural setting which currently remains quite open. The assessment considers that there is likely to be no harm to Toddington House in purely visual terms.



Location of designated heritage assets and views

8.49 There is scope to improve Views A, C, E and F through tree planting along the site boundary. The scale of the development helps to maintain the hierarchy with the historic buildings nearby and it will be important to use appropriate materials to reflect the nature and local distinctiveness of the place. The treatment of the landscape should also reflect its former rural context by using soft verges, traditional fencing, hedges and permeable surfaces to avoid a hard urban aesthetic. Using these approaches in a sensitive manner can combine to improve the character and appearance of the site so that any perceived harm is mitigated as much as possible.

8.50 The assessment concludes that there are no direct impacts on the identified heritage assets in terms of physical alterations to boundaries or structures, and that any harm to the setting is likely to be considered less than substantial harm, and probably in the lower half of the spectrum.

Archaeological Assessment

8.51 A Desk Based Archaeological Assessment was previously prepared by Development Archaeology Services Ltd in June 2022 in order to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; and to assess their potential significance and the extent to which construction works are likely to affect them.

8.52 The study did not identify any evidence for archaeological activity and finds from the Anglo-Saxon period in the vicinity of this assessment site, the potential for which to be found here is assessed as low.

8.53 The assessment noted that "*it is clear both from the historic map regression undertaken for this study and from the current layout of this assessment site with the former 19th century farmstead site and from the various modern industrial units occupying it, that the site has already been subjected to much disturbance since at least the mid-19th century. It may be concluded from this that although this site appears to have high archaeological potential from the various late prehistoric, Roman and post-medieval periods, there may also be a high potential for the truncation or indeed removal of earlier archaeological remains particularly from the modern development that has already taken place on this site.*"

8.54 The report goes on to state that "*there are two designated heritage assets of high significance that are situated to the immediate north-east of this assessment site comprising the Grade II listed Toddington Farmhouse and the nearby Grade II listed dovecote. It is considered the proposed development will have minimal / negligible impact on the settings of these assets and there will be nil impact to the fabric of these assets.*"

Geotechnical Site Investigation Report

8.55 An assessment was undertaken by Southern Testing Environmental and Geotechnical in November 2021. This confirmed that geological records indicate the site to be underlain by River Terrace Deposits/Brickearth over New Pit Chalk Formation. An Unexploded Ordnance (UXO) risk assessment was undertaken by a specialist subcontractor as part of the assessment and confirmed that the site was at Low Risk of UXO.

8.56 A single phase of intrusive investigation was carried out. With the exception of the overgrown bank along the northern and north eastern edges of the site and the ground beneath the barn, all areas of the site were accessible during the fieldwork. The inaccessible areas will require further investigation once access is available.

8.57 The Assessment concluded that "*the soils encountered comprised varying silty and sandy clays. These soils appeared desiccated. Groundwater was not encountered during the initial fieldwork or subsequent groundwater monitoring visits. Conventional foundations are recommended for this site. An allowable bearing pressure of 100kPa is recommended for foundations at a minimum depth of 2.00m. NHBC Low Volume Change Potential precautions will apply. The sulphate content of the fill and natural soil was found to fall within Class DS-1. The ACEC classification for the site is AC-1s No significant groundwater conditions requiring de-watering of excavations are*

anticipated. Suspended floor slabs are advised.”

8.58 The Soakage Test Report undertaken in December 2023 confirmed that no ground water was observed in any of the exploratory holes during fieldwork.

Remediation Method Statement

8.59 Land Science prepared a Remediation Method Statement in 2019, following a Site Investigation (Phase I Geo-environmental Assessment, Land Science, LS2711, dated May 2017; and Phase II Geotechnical and Geo-environmental Assessment, Land Science, LS4160, dated May 2019).

8.60 At the time, the site comprised a yard used for storing scaffolding with a fenced off area including a large two-storey warehouse with asbestos sheets, a temporary office unit, and grassy outskirts between the fence and Toddington Lane.

8.61 The preferred remediation options proposed in 2019 were

- Removal of Made Ground from Proposed gardens / landscaped areas and provision of a ‘clean’ capping system within proposed gardens (600mm thick) and soft landscaping areas (300mm thick). The ‘clean’ capping should be imported chemically validated topsoil and subsoil.
- Use of barrier pipes for all new potable water supply pipes.
- Class DS-1 and ACEC Class AC-1s for natural soils. The high pH levels found in DS2 were within the Made Ground and should be removed before any construction begins.
- Any soil arisings must not be re-used on site and should be disposed off site.
- Testing of any imported granular material used to raise site levels,
- A discovery Strategy should be followed during the development.

8.62 The remediation of the site will be required to be validated and documented in line with Environment Agency document: verification of remediation of land contamination report (SC030114/RI). An updated Remediation Strategy can be required by means of a planning condition.

9.0 PLANNING CONSIDERATIONS

Introduction

9.1 The site on Toddington Lane provides an important opportunity to develop much needed affordable housing and the proposed scheme will provide a mix of two and three bed homes which will be for affordable rent. The site is within the Built-up Area Boundary. The scheme will make a valuable contribution to providing more homes in the Borough, in an accessible location within easy access to a number of services and facilities.

9.2 The following section of the Planning Statement sets out the key planning considerations in relation to this development, namely:

- The principle of Development;
- Land use and residential mix;
- The scale, design and layout of the scheme;
- Heritage;
- Transport and Servicing; and
- Energy and Sustainability principles.

The Principle of Development

9.3 It is proposed to demolish the existing structures on the site and to develop the site for ten new affordable homes, contained within three blocks. The principle of development has already been established through an earlier planning permission for ten homes, granted on appeal.

9.4 The announcement by the Government on 13 February 2024 gives substantial weight to using suitable brownfield land for new housing and other uses. The proposed scheme would optimise the use of the site in accordance with paragraph 123 of the NPPF which gives substantial weight to reusing suitable brownfield land.

Land Use

Loss of employment land

9.5 The site was previously in employment use, most recently by P&O Scaffolding Services as a storage area (materials and vehicles) and there is a disused commercial building and open sided metal storage structure located in the centre of the site. However, the site has been unused for a number of years and the site is no longer required for employment purposes and is unlikely to be re-used or re-developed for industrial or commercial purposes. Worthing Homes purchased the site in 2019, after

consent had been granted for housing.

Housing

- 9.6 The principle of developing the site for new homes has already been established through Appeal Ref: APP/C3810/W/18/3197149, which granted planning permission for 10 residential units on the site, with access from Toddington Lane on 7 January 2018.
- 9.7 Arun Council's latest 5 Year Housing Land Supply (January 2024) has demonstrated a 4.17 year supply (up from 2.36). As the Council cannot demonstrate a 5-year Housing Land Supply, there is a presumption in favour of sustainable development.
- 9.8 The principle of residential development on the site is also supported by Chapter 5 (Delivering a sufficient supply of homes) of the NPPF which recognises the importance of meeting the needs of specific housing requirements. The need for additional housing is also recognised by Policy H SP1 of the Local Plan which identifies the need for at least 20,000 new homes within the plan period 2011 – 2031.

Residential Mix

- 9.9 The NPPF and Arun Plan Policy H DM1 Housing mix requires new development to offer a range of housing choices with regard to the mix of housing sizes and types.
- 9.10 The Arun Local Plan states as an objective:

To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;
- 9.11 The scheme provides a mix of two and three bed affordable homes.

Scale, Design and Layout

- 9.12 The proposed scale, design and layout of the scheme makes efficient use of the land and responds positively to the local character of the surrounding village, in accord with Policy D SP1 of the Local Plan. Chapter 12 of the NPPF (Achieving well-designed places) sets out the importance of high-quality buildings and places and of ensuring that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and

history, including the surrounding built environment and landscape setting.

- 9.13 Chapter 11 (Making effective use of land) of the NPPF notes at paragraph 123 that *“planning policies and decisions should promote an effective use of land in meeting the need for homes.”*
- 9.14 Policy D SP1 Design of the Arun Local Plan requires all development proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 9.15 The scheme has been redesigned to respond to the pre-application advice which considered that the northern block should front onto Toddington Lane in order to reflect the general pattern of development in the area. The height of the proposed houses is now two storeys, compared to the Appeal scheme which was 2.5 storeys.
- 9.16 All homes will meet internal space standards and all of the new homes will have their own private amenity space. The Landscaping Strategy will increase the biodiversity of the site and provide screening to the properties.
- 9.17 The scheme has been designed to ensure an appropriate outlook, privacy and amenity to both new and neighbouring residential occupiers. Following the noise assessment, recommendations will be incorporated to ensure that the scheme has good internal and external noise levels.
- 9.18 The scheme will therefore accord with Policy QE SP1 Quality of the Environment which requires that development contributes positively to the quality of the environment and ensures that development does not have a significantly negative impact upon residential amenity or the natural environment.

Heritage

- 9.19 The Heritage and Setting Assessment concluded that there are no direct impacts on the identified heritage assets in terms of physical alterations to boundaries or structures, and that any harm to the setting is likely to be considered less than substantial harm, and probably in the lower half of the spectrum.
- 9.20 The Archaeological Assessment did not identify any evidence for archaeological activity and finds from the Anglo-Saxon period in the vicinity of this assessment site, the potential for which to be found here is assessed as low. Moreover, the assessment

concluded that “*the proposed development will have minimal / negligible impact on the settings of these assets and there will be nil impact to the fabric of these assets*”.

Transport and Servicing

- 9.21 The scheme will provide two parking spaces for each of the proposed new homes and one visitor parking space. Census Data shows that the average car ownership in the local area is just 1.34 cars per residential unit. The 10 residential units would therefore be likely to generate a maximum of 14 cars. Cycle parking will be provided in accordance with West Sussex parking standards.
- 9.22 The existing access road from Toddington Lane will be upgraded and widened and a loading/servicing bay would be provided within the site. The anticipated level of trips to the site would not have a material impact.

Energy and Sustainability Principles

- 9.23 The scheme has been designed to reflect the sustainability objectives set out in the NPPF and Arun Local Plan and to reduce energy consumption as much as possible using Passivhaus principles and low and zero carbon technologies. This accords with Policy ECC SP1 Adapting to climate change of the Arun Local Plan, which supports development which is located and appropriately designed to adapt to impacts arising from climate change; and Policy ECC SP2 Energy and climate change mitigation which requires all new residential developments to be energy efficient.
- 9.24 The proposed Landscaping Strategy will increase the urban greening and biodiversity of the site and also introduce green infrastructure and SuDs into the proposed drainage strategy. The scheme will make a valuable contribution to providing more homes in the District.

10.0 SUMMARY AND CONCLUSIONS

- 10.1 Worthing Homes are seeking planning permission for the development of the land on Toddington Lane for a residential scheme of 10 new affordable homes, with a mix of two and three bed units.
- 10.2 The site provides an important opportunity to develop much needed affordable housing and the proposed scheme will provide a mix of two and three bed homes, which will all be for affordable rent. Access will be from Toddington Lane and 21 parking spaces (20 residential spaces and one visitor parking space) will be provided. As part of the scheme, the existing access road from Toddington Lane will be upgraded and better pedestrian access created. The overall objective of the scheme is to create a low carbon design, following Passivhaus principles and adopting a fabric first approach; and to increase the biodiversity on the site. The landscaping strategy encourages additional urban greening and enhanced biodiversity within the site and the site boundaries will be enhanced through native planting, trees and shrubs.
- 10.3 The principle of developing the site for new homes has already been established through Appeal Ref: APP/C3810/W/18/3197149, which granted planning permission for 10 residential units on the site, with access from Toddington Lane.