

Kathryn Welch
Senior Planning Officer
Planning Department
Arun District Council,
Civic Centre, Maltravers Rd
Littlehampton, West Sussex
BN17 5LF

18 September 2024

Dear Katharine

Residential Scheme, Land at Toddington Lane

Introduction

On behalf of our client, Worthing Homes, we are pleased to submit a planning application for ten houses on land at Toddington Lane.

Worthing Homes was set up in 1999 and 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.

Planning permission is sought for:

The demolition of existing structures and the construction of ten houses, with access, landscaping and car and cycle parking.

Background

The site at Toddington Lane is located on the southern side of Toddington Lane, within the village of Toddington, to the north of Littlehampton town centre. Worthing Homes acquired the site in 2019.

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 on 7 January 2018 for 10 residential units on the site, with access from Toddington Lane.

Pre-application advice was sought from Arun Council in May 2024, and written advice was provided by letter dated 25 July 2024. A follow up meeting was then held with officers on 30 July 2024.

Consultation was undertaken on the scheme in July 2024. A website was set up (www.toddingtonlanelittlehampton.co.uk) and a leaflet was sent out to 184 addresses close to the site advising occupants of the proposals. A webinar was then organised on 11 July 2024 to explain

the proposals in more detail and to obtain comments on the scheme. Further details of the consultation are set out in the Design and Access Statement.

Comments received during the pre-application meeting and consultation have been taken into account in developing the application scheme.

The Application Site and Surrounding Area

The application 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. No specific Local Plan designations cover the site.

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.

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) to the west of the Site.

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.

The Proposed Scheme

The scheme provides a contemporary design for ten new homes, which responds to the local surroundings and landscape setting and incorporates local building characteristics. The overall mix of units is six 4 person/2-bed houses and four 5 person/3-bed houses. The northern homes (units 3-6) and eastern units (units 1 and 2) front onto Toddington Lane, whilst units 7-10 front into the centre of the site. 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. Pedestrian access to the site will be provided through access points on the northern boundary and the main entrance to the Site. The scheme will provide 20 parking spaces for residents and one for visitors. 14 cycle storage spaces will be provided – one for each of the 2-bed houses and two for the 3-bed houses. The scheme has been designed to reduce energy consumption as much as possible using Passivhaus principles and low and zero carbon technologies.

The proposed landscape strategy will increase the soft landscaping across the site, thereby enhancing the visual appearance of the site and improving the biodiversity. By introducing a diverse range of plant species, the development will create a more resilient and ecologically rich environment. A substantial new tree planting strategy has been integrated throughout the development, providing a mix of 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.

Benefits of the Scheme

The proposed scheme will bring the existing vacant site back into use and provide much needed affordable housing, with a mix of two and three bed homes, which will be for affordable rent. The proposed homes will be energy efficient and insulated to a high standard. 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. The scheme adopts a low carbon design following Passivhaus principles and adopts a fabric first approach. As part of the scheme, the existing access road from Toddington Lane will be upgraded and better pedestrian access created. 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.

Supporting Information

In support of the planning application, we are providing the following information:

1. Location Plan at 1:1250;
2. Site Plan at 1:500;
3. Extent of demolition plan;
4. Proposed Plans and Elevations at 1:100 (please see Table at Appendix 1);
5. Accommodation Schedule (see DAS);
6. Completed Planning Application Forms and Ownership Certificate;
7. CIL Additional Information Form;
8. Design and Access Statement prepared by MH Architects;
9. Statement of Consultation prepared by Santec, included within the DAS;
10. Planning Statement prepared by SY2 Planning;
11. Heritage and Setting Assessment prepared by Ian Wightman;
12. Landscape Strategy prepared by studio gb;
13. Preliminary Ecological Appraisal prepared by Ecology Co-op;
14. Reptile Report prepared by Ecology Co-op;
15. Preliminary Ecological Assessment Update letter prepared by Ecology Co-op;
16. Biodiversity Impact Calculation Report prepared by Ecology Co-op;
17. Biodiversity Metric prepared by Ecology Co-op;
18. Transport Statement including Visibility Splays and Delivery and Servicing Plan prepared by Yes Engineering;
19. Parking Plan included in DAS;
20. Draft Construction Management Plan (included in the DAS) prepared by Yes Engineering;
21. Flood Risk Assessment and Drainage Strategy prepared by Green Structural Engineering;
22. Noise Assessment and Noise Mitigation Strategy prepared by Mach Group;
23. Archaeological Assessment prepared by Archaeology Services Ltd.;
24. Topographical Survey prepared by Encompass Surveys;
25. Phase 1 Geotechnical Site Investigation Report prepared by ST Consult;
26. Geotechnical and Geo Environmental Ground Investigation Report prepared by Land Science; and
27. Remediation Method Statement prepared by Land Science.

A list of the submitted drawings is provided at Appendix 1 of this letter.

Payment of the statutory planning application fee of £6,240 plus the planning portal service charge of £70 is being paid direct by Worthing Homes.

We trust that you have all the information that you require to validate the planning application but please do not hesitate to contact me should you have any queries in relation to the planning application. We look forward to receiving confirmation that the planning application has been validated.

Yours sincerely

A solid black rectangular box used to redact the signature of Frances Young.

Frances Young
Director SY2 Planning

Appendix 1: List of Drawings

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