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Residential development

Land at Loddington Lane, West BN7 7RN

Design and Access Statement

2024

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Site Location (courtesy of Google Earth)

1. Executive Summary

The site presents an opportunity to deliver an environmentally and socially sustainable residential development with wider benefits to the locality.

Architecture today now implements a wider range of measures to sustain the physical environment. We are seeking to create homes that use much less energy than the norm.

With those principles as our precedents the full planning application will have 10no. new affordable properties with private gardens and parking. All properties proposed are family homes of two and three bedrooms and will be for rent.

Worthing Homes welcomes the opportunity to have this proposal considered by Arun District Council through this full planning application.

Development proposals will provide the following benefits:

- Provide well-designed sustainable housing, that is 100% affordable, on a site that has the principal of development established via the previous appeal.
- Deliver a robust landscaping strategy which achieves 10% biodiversity net gain (through a combination of on site and off site measures) and integrates landscape into the design.
- Deliver on-site amenities such as communal and private gardens that are consistent with the edge of settlement residential character of Toddington.
- Maintain and enhance the setting of the adjacent properties
- Redevelopment of run down derelict site.

2. Introduction

MH Architects Ltd have been appointed by Worthing Homes to prepare and submit a Planning Application proposal to redevelop Land at Toddington Lane, Toddington, BN17 7PN.

The application submission is for the development of the site to provide 10no. new affordable homes with associated car parking, landscaping and community gardens. The application site is a previously developed site and approximately 0.40ha hectares.

Proposed schedule of accommodation as follows:

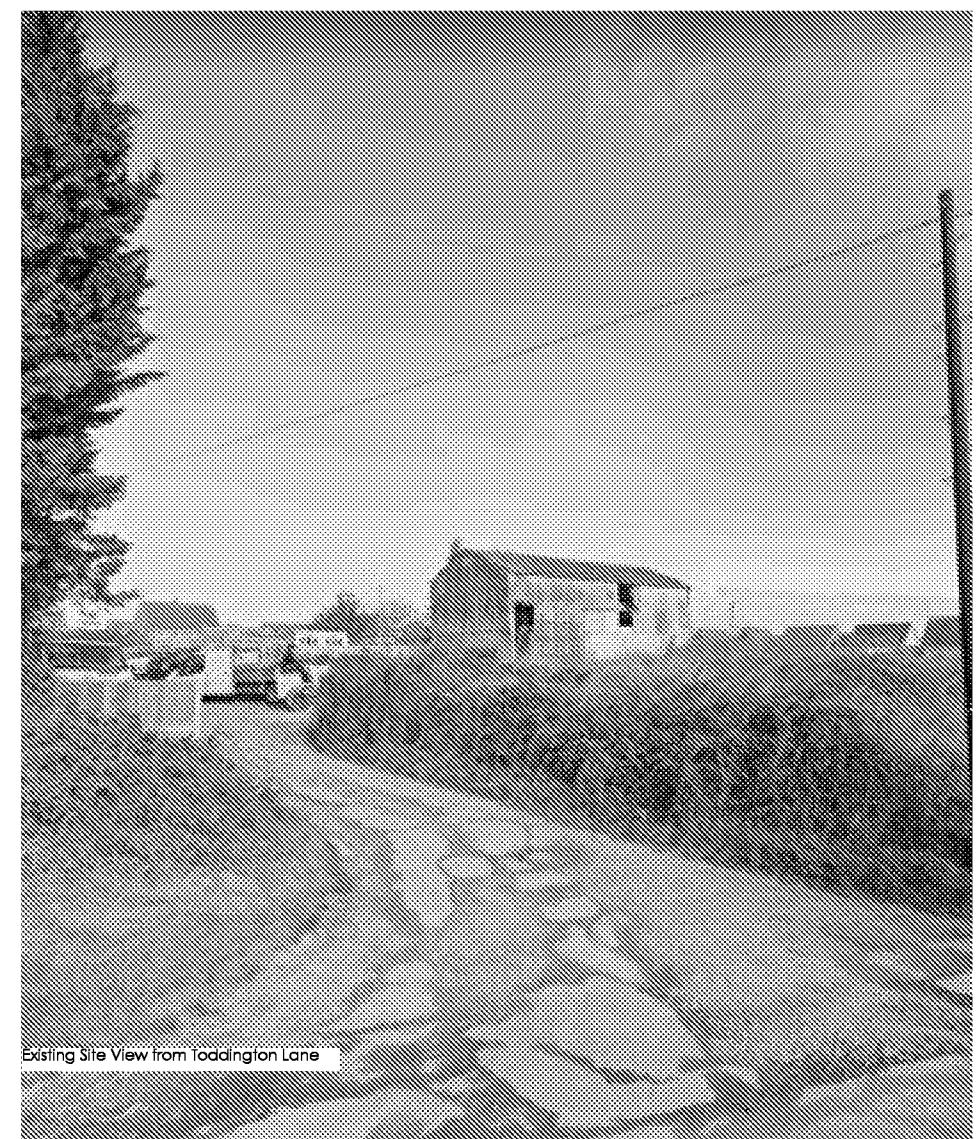
- 4no. 3 bed 5p house
- 6no. 2 bed 4p house

The design team at MHA has carefully considered the scheme with regard to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed.

The proposals are for an appropriate density Low Energy scheme that makes efficient use of the land. The development, comprised of houses with associated external works, will be suitably designed to relate to the site setting with traditional forms and detailing.

The progression and evolution of the proposed design was based on a careful analysis and thorough knowledge of the application site and surrounding context.

Continual liaison with the client, a variety of consultants and the relevant Council departments were required to allow this application enquiry to be submitted. A public consultation was held in the July 2024.



3. Applicant and Design Team

Applicant



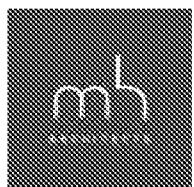
Worthing Homes is the owner of the site and applicant.

As an independent social business working with local people, Worthing Homes put their energy into creating places where people want to live, investing in services as well as homes.

Their vision is to help people create sustainable futures.

Forward thinking and continually looking for ways to improve their services, their main aim is to create a new low energy residential development that will respect and enhance the existing greater area of Toddington.

Architect



MH Architects are a multi award winning practice based in Chichester, with projects ranging across the South and East of England.

The Practice incorporates architectural and masterplanning skills and can draw upon specialist planning advice which provides a robustness and breadth to our design approach.

Our portfolio of work is diverse, encompassing housing, educational, cultural, industrial, commercial, sports and retail projects within local and regional areas.

Design Team

The rest of the team includes;

- Planning Consultant - Studio Y2
- Heritage Consultant - Ian Wightman
- Landscape Architect - Studio GB
- Highways - Yes Engineering
- Sustainability and Employer's Agent- Potter Raper
- M&E - Synergy Consultants
- PR - Stantec

4. Site Analysis

Site Location

The site is located in the village of Toddington in West Sussex, along the A27 corridor. The village is well connected by road to Arundel, approximately 3 miles North and to Chichester, circa 8 miles West.

The village of Toddington is a community in the Littlehampton wider area. Originally a separate village, it now forms part of the built up area around Littlehampton.

Toddington lies between the A284 road 0.6 miles (1 km) West and the A259 road 0.4 miles (0.7 km) South. There are no direct public transportation links through the village.

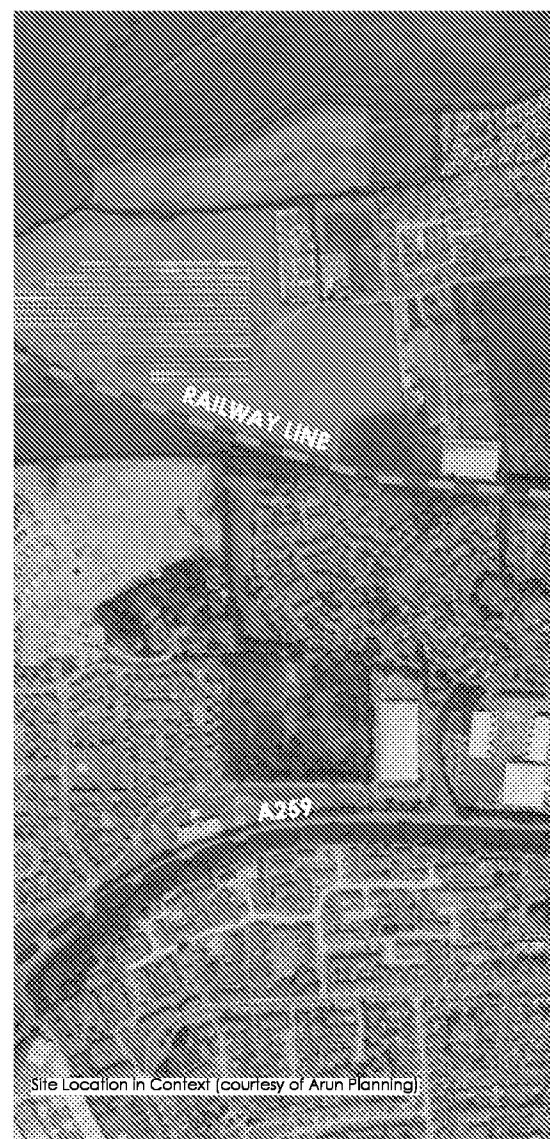
Important historic buildings in the village include a large dovecote at Toddington Farm, Toddington Farm House, Toddington House Stables and Barn garden shed; all listed Grade 2. Please see attached heritage note with this submission.

The topography survey of the site highlights it is a raised plateau with large sloping embankments down to Toddington Lane. We have also undertaken preliminary ecological surveys on the site, please find these enclosed with this submission.

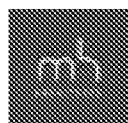
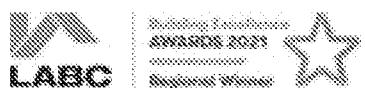
The site was occupied by the P&O Scaffolding Services LTD with minimal structures on the site and the one remaining structure will be demolished (dilapidated concrete barn) and the site is now owned by Worthing Homes.

There is currently one pedestrian and vehicular access route to the site, that will be shared by the Toddington Farm Cottages, this access is located in the South East through Toddington Lane

In summary there are no undue constraints that would preclude the development of housing on the site.



Site Location in Context (courtesy of Arun Planning)





4. Site Analysis

The site and views

The North Eastern boundary of the site, that follows Toddington Lane past the site and down to the train level crossing is lined with a bank/large verge of vegetation. There are no trees or fencing on this boundary.

The Southern boundary is lined with the access road to the site, with Toddington Farm cottages facing and overlooking the existing road. The Western boundary is lined with a large boundary fence its entirety.

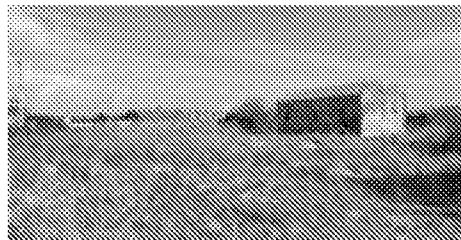
The site is surrounded by a mix of residential, light industrial uses and verge green space.

- To the North, the site lies behind the dwelling houses and front gardens located along Toddington Lane.
- To the East, the site lies adjacent to Toddington Lane.
- To the South, the site lies adjacent to access and front garden of 1-3 Toddington Farm Cottages and a green verge.
- To the West, the site lies adjacent to the light industrial park of Hollyacre business park



4. Site Analysis

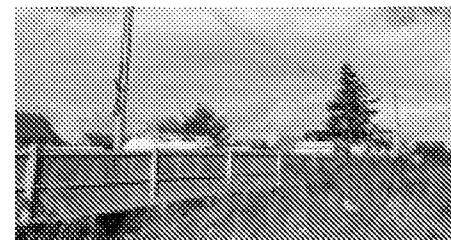
Existing Site Photos



01 | Site entry from Toddington Lane from East



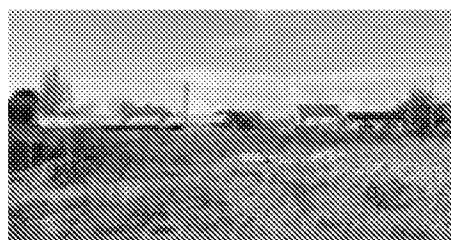
02 | Site boundary with planning application: LU/218/21/PL from North



03 | Site boundary with Hollyacre business Park from South



04 | Site entry and Toddington Farm Cottages from North West.



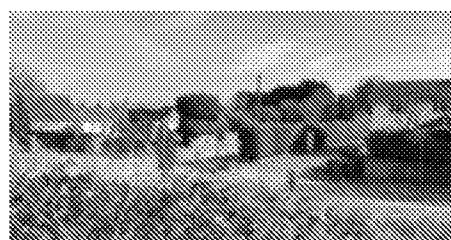
05 | Site Western boundary with Hollyacre Business Park from East



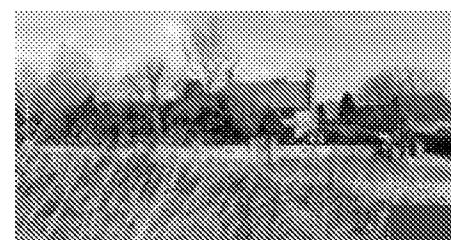
06 | View from embankment Southwest to 1-3 Toddington farm cottages



07 | View from Embankment Southeast to Tulley cottages



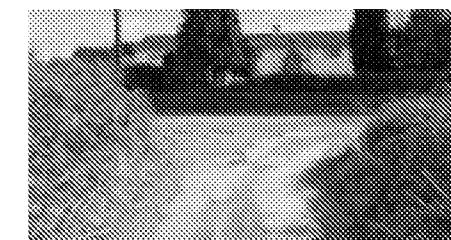
08 | View from Embankment East to Old Bryne House and Tulley cottages



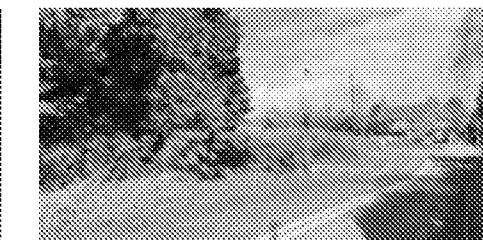
09 | View from Embankment East to Old Bryne House and Tulley cottages

4. Site Analysis

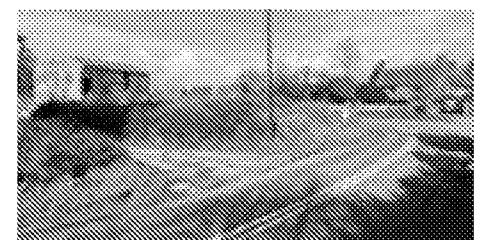
Existing Site Photos



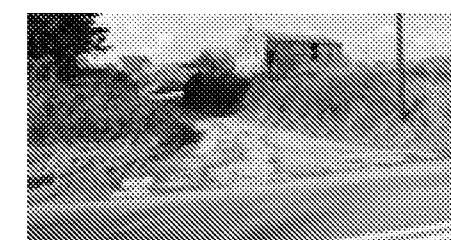
10 | Site entry and access road from West



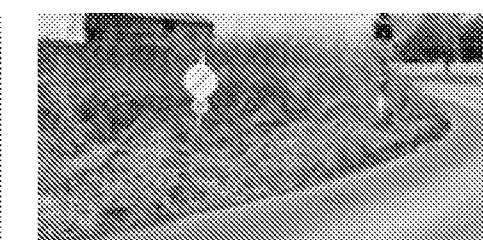
11 | View of site entry from pedestrian railway level crossing, South



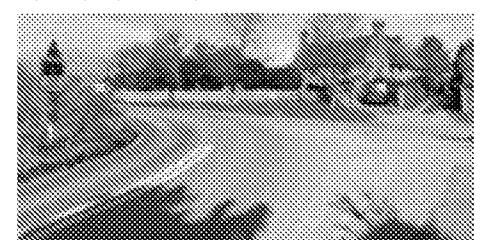
12 | Site entry from pedestrian footpath, South



13 | Site entry and access road from West



14 | View of site embankment from pedestrian footpath, South



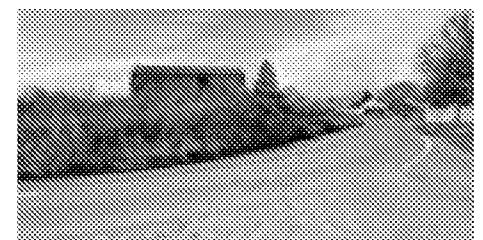
15 | Site embankment, Toddington Lane and Toddington Farm House, Southeast



16 | Railway level crossing with Toddington Lane and Site entry, Northeast



17 | View of Toddington Lane Corner, Tulley cottages and embankment, Northwest



18 | Site embankment from Toddington Lane, Southeast

4. Site Analysis

Existing Site Photos



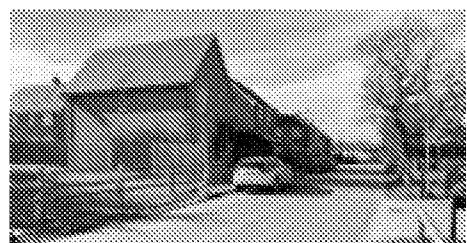
19 | Toddington Lane from Northeast



20 | Boundary line with Holycroft business park, North



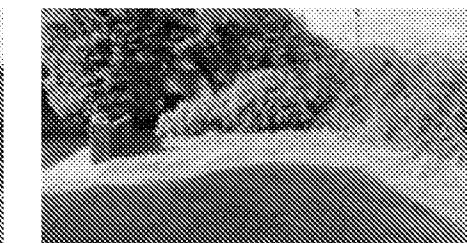
21 | Holycroft Business Park site entrance and Toddington Lane from Northwest



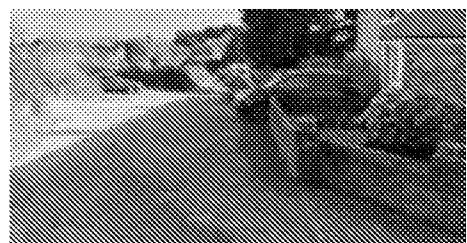
22 | Perry Banks, new housing and Wick flyover on Toddington Lane, from Northeast



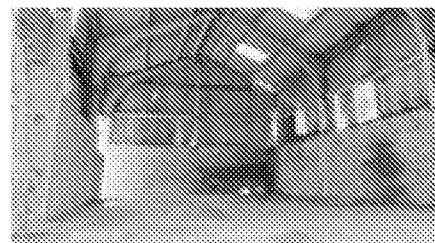
23 | Site entrance with access road and 1-3 Toddington Lane cottages, South



24 | End of access road in front of 1-3 Toddington Lane cottages, East



25 | Access road, West



26 | Internal view of Barn on site from North



27 | Internal view of Barn on site from South

4. Site Analysis

Architectural Context

The immediate surroundings are a mixture of short terraces, detached and semi-detached houses, with a wide variety of architectural styles and forms, with the immediate area being predominantly residential in use.

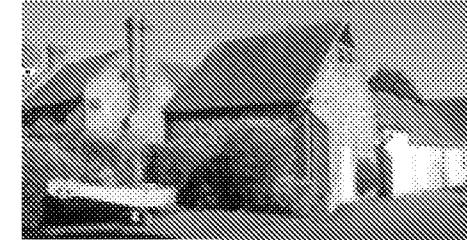
The majority of forms are 2 or 2.5 storey in height with steeply pitched roofs and a variety of material usage.

Gables and projecting bays are commonly used and reflect the detail used at the turn of the 17th to 20th centuries.

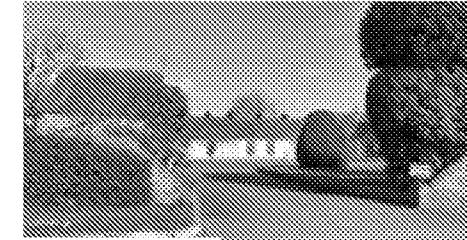
Across Toddington village, roofs are predominantly tile and slate. Front gardens are surrounded by traditional low stone walls creating enclosures whilst allowing vistas.

Stone, brick and render are used widely on façades, with roofs being tile and slate.

The images on this page are examples of some of the dwellings found in the area surrounding the application site.



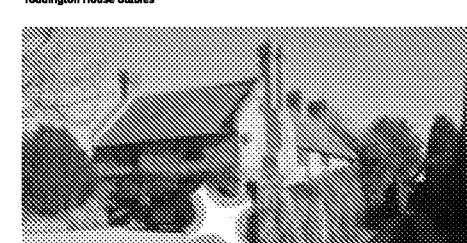
Dovecote at Toddington Farm



Old Byrne House



Toddington House Stables



Toddington Farmhouse

4. Site Analysis

Local Appearance

The appearance of the current houses surrounding the site is softened by gardens of mature trees, extensive lawns and hedgerows.

New homes should not be excessive relative to plot size and should respect the height of the original local properties developed. This equates to a maximum of two storeys, plus a pitched roof.

Building material choice will be controlled by the conditions from the planning authority but the current surrounding properties are similar in their materials if not in their style due to the difference in era that they were constructed in.

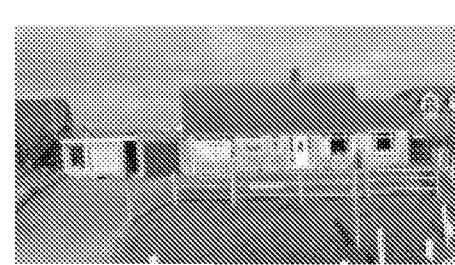
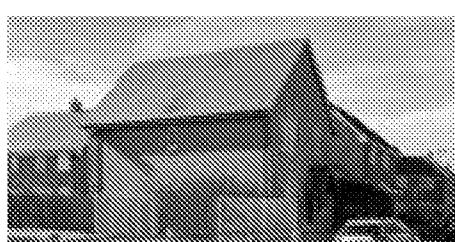
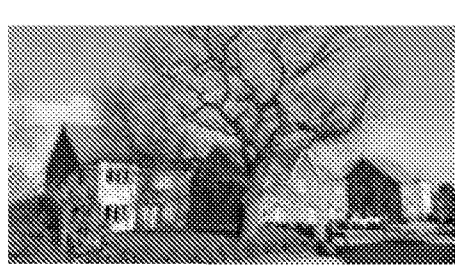
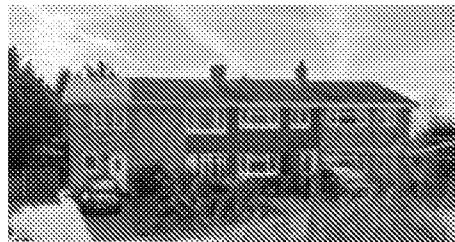
Most properties surrounding the site use standard facing bricks, slate or tiled single pitched roofs, with wood cladding or wall hung tiles and UPVC/aluminium windows.

The local gardens have mature lawns and vegetation with asphalt driveways and wood rail fencing. The site enclosure should therefore be limited wherever possible to traditional Meadow banks of biodiversity plants to blend in with the surrounding properties.

There are no existing trees within the site that should be retained but garden planting schemes will comprise indigenous species and be open in character.

As this location creates high visibility of many of the houses, the aesthetic qualities of new buildings need the most careful scrutiny.

Great attention must be given to ensure that any design will fit the context of the surroundings.



4. Site Analysis

Natural and Historic Environment

The site is located outside of any area of outstanding natural beauty (AONB) or conservation area.

There are 3 Tree Preservation orders on 4 sites within 500 metres of the site but none that will be affected by the works:

TPO/LU/1/13
TPO/LU/1/09
TPO/LU/2/06

The site is situated adjacent to 2 no. Grade II listed buildings, with a third within 500 metres over the railway level crossing.

1293479 - 06.10.71 - Dovecote at Toddington Farm
1353802 - 11.05.49 - Toddington Farm House
1027798 - 11.05.49 - Toddington House Stables and Barn

Arun District Council has 29 Conservation areas with the nearest being Lyminster village, c1.5 miles North West of the proposed site. These do not impact proposals on the site. These do not impact proposals on the site.

In terms of heritage context, the site itself does not contain any locally or statutorily listed buildings and is not situated in a Conservation Area or an Archaeological Priority Zone. It therefore does not operate in a sensitive heritage context in this regard. However, the site is located within a rural area and there are significant historical buildings with vistas onto the site and as such the setting of the rural village of Toddington is a consideration.

Therefore, the proposed scheme will aim to enhance that character and appearance by demonstrating the local character and use of local materials.



Tree Preservation order area map (courtesy of Arun district council)

4. Site Analysis

Surrounding Area Analysis



Aerial Map (courtesy of Google Maps)

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4. Site Analysis

Landscape History

1876 - 1881 MAP

The site is shown to have several historical structures running along its Eastern embankment, with the main building having a similar footprint to the dilapidated barn that currently sits on the site.

Trees and vegetation are to be found lining all 4 borders of the site.

Toddington Farm House and Old Byrne House are both visible on the map but Tulley Cottages, Toddington Farm Cottages, Kelen Gardens, Pemy Banks, Knightscroft, Trevett Place and the Hollyacre low industrial business park (the field to the West of the site) have not yet been constructed.

The train line and the principle road access through and around the village have not changed.

1959 MAP

The site is shown to have 4 historical structures, with one of the buildings being the now dilapidated barn.

Toddington Farm cottages and Tulley cottages (formerly the Nursery Cottages as seen on this map) are now visible while Old Byrne House (formerly Toddington Farm) is now seen in its current layout.

The Hollyacre business park has now been established to the West of the site and although most trees and vegetation are not recorded on the map, the primary fir trees along Toddington Farm cottages boundary are noted.

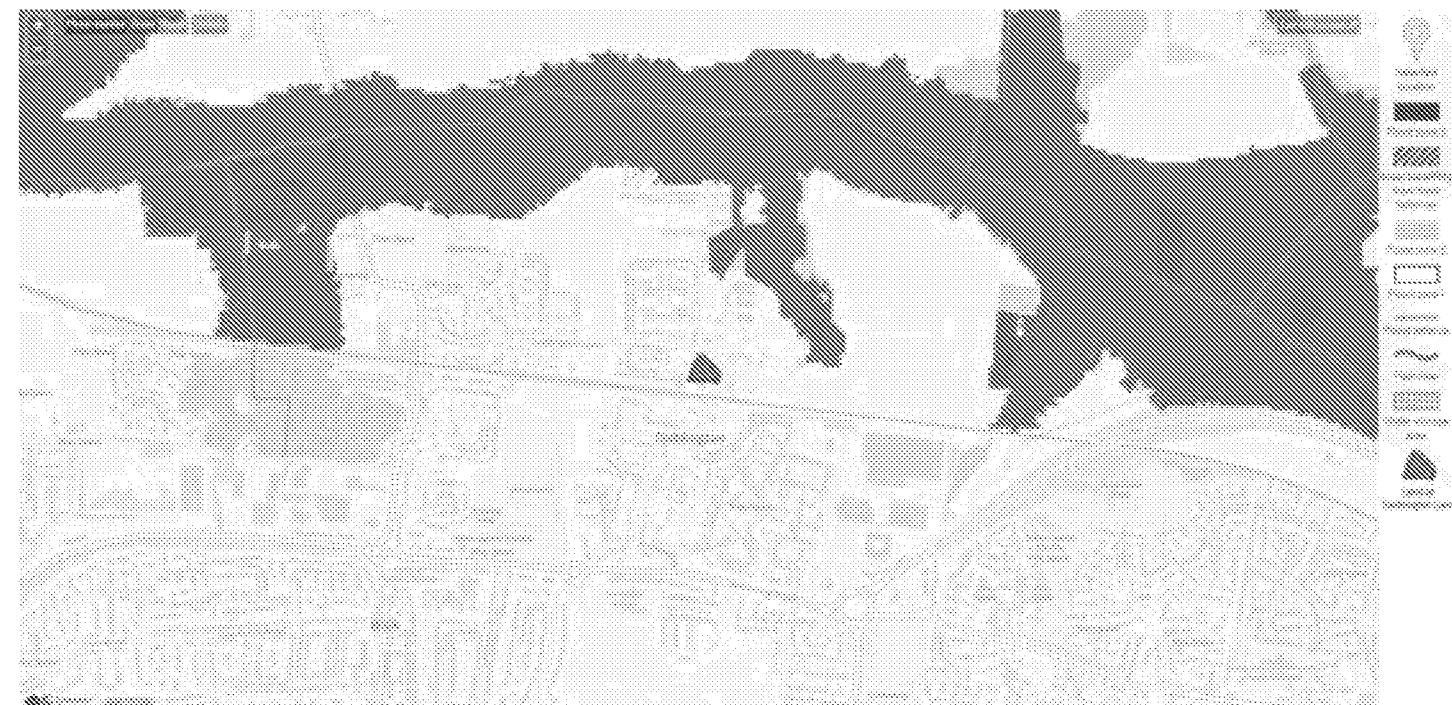


Historic Maps (courtesy of National Library of England)

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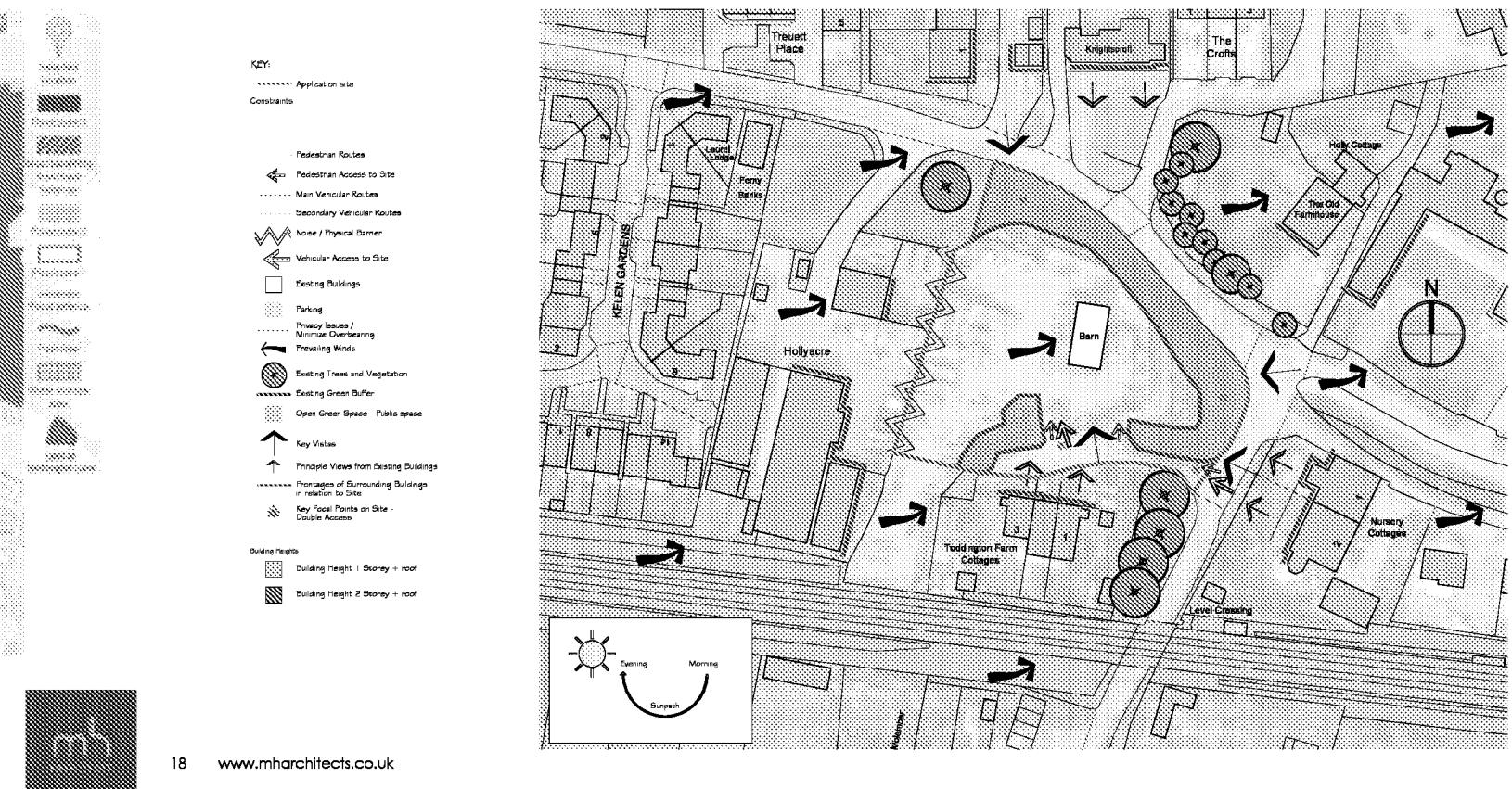
4. Site Analysis

Flood Zone



4. Site Analysis

Constraints Diagram



4. Site Analysis

Constraints and Opportunities

The adjacent map shows the constraints and opportunities on the site.

The Site Provides A Number Of Constraints As Follows:

Boundaries: relevant boundaries and design with existing neighbouring properties of context, architectural character of the area to be respected. Therefore a careful consideration on the materials selection and architectural detailing is required.

Access: The access to the site remains practically the same as the existing entrance with improvements from the transport consultants comments received.

Providing a green buffer zone of the site will improve the visual impact of the design and the residents.

Tying in with a sensitive design including a green buffer around the border of the site to protect any created vegetation and ecological systems.

Neighbouring Permission

The small area of land to the south of the site has planning permission for a small residential development. We have taken this into account in the development of our proposal.

The Site Provides A Number Of Opportunities As Follows:

Views: The Northern and Eastern boundaries have views of the surrounding houses of Toddington.

Potential for enhancement to public areas with the proposed site biodiversity zone of meadow banks with wildflower planting.

Connectivity: Ability to connect to the local energy grid easily due to existing suppliers connectivity.

Landscape spaces: Design should be landscape led in keeping with local setting. The proposal will positively respond to the village and provide a special biodiversity landscape zone along the boundary of the site. Respect existing trees and hedging at site boundaries.

Create a buffer zone to boundaries shared with existing properties, also provides natural edge and biodiversity enhancement.

Maintain, and enhance, the existing site entrance which will enable the retention of the existing trees along Toddington cottages.

Flood zones: The site is in flood zone 1, an area with a low probability of flooding.

Sustainability: Low energy, green design implications and renewable energy to be considered. A high quality, sustainable community that positively responds to the site context in terms of architectural design, scale and siting of built form, road layout and access arrangements by making efficient use of the site.

5. Themes

A. Low Energy Ambition

Worthing Homes are keen to explore whether this development can achieve very low energy design, using Passivhaus Principles. We have reviewed the specific measures that will be incorporated and these have influenced the design proposals.

We have adopted a whole-building approach with clear, measured targets, focused on high-quality construction, and measured through an exacting quality assurance process.

B. Future-proof Architecture

The development should draw from vernacular architecture, with contemporary design at an appropriate scale and density for the site. We will review where we can utilise innovative approaches and options which allow some elements to be built off-site.

C. Community Well Being and Balancing With Nature

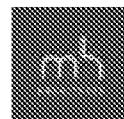
The site should provide a well-balanced addition to the local community, both from the inhabitants and the natural enhancements that are proposed. We have sought to enhance biodiversity on site.

D. Sustainable Transport Solutions

Littlehampton is part of the wider settlement and has many of the local amenities which the new proposed development will need access to. While further afield Chichester or Worthing have more facilities. It's important to be integrated into the village with transport solutions that focus on walking and cycling to allow a green way of movement without using the car. We will invest in provision for current and future car charging points on the site and will encourage connection to nearby walking and cycling routes such as the South Downs National Park trails.

E. A New Neighbourhood for Placemaking

Given the size of this permitted site getting its identity right will be critical. The site has enough mass to establish a style of its own that draws inspiration from the best bits of the local area. Reflecting massing and roof styles, whilst also reflecting its low energy nature. Forms preferred for low energy design such as short terraces will be utilised.





5. Themes

A. Low carbon ambition

Low Carbon Ambition

- The new buildings will emerge from their close association to the surrounding environment integrated with the local community and seeking to enhance biodiversity.
- Whole site assessment against low energy standards, enabling a reduction in both carbon during construction and also in use.
- Orientation optimised where possible to assist with low energy design of homes. Based on a fabric first approach.
- Use of low carbon heating such as air source heat pumps, combined with on site energy generation.
- Integration of car charging points.
- High levels of insulation and optimised shading.
- High performance windows with insulated frames.



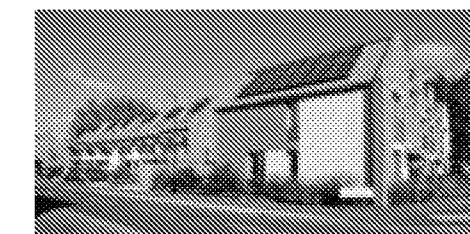
5. Themes

5. Future-Proof Architecture

The design should respond well to the local vernacular and surrounding natural landscape and should involve using environmentally sustainable methods of construction. Given the likely development of building standards over the coming decade to meet the climate challenge, Worthing Homes are seeking to exceed current standards to future proof the development.

Design

- Built form to respond to the needs of climate change by considering orientation, glazing ratio and fabric performance.
- House types to be flexible to accommodate the needs of different lifestyles and age groups.
- Architectural Design to provide a contemporary interpretation of local surroundings and landscape setting.
- Architecture to apply local and vernacular materials in a contemporary way.
- Orientation of buildings to be considered for passive solar gain and to mitigate overheating.
- Roof pitches to take into account option for solar panels



Construction

- Consider new technologies for less reliance on carbon or fossil fuels for energy and electricity.
- Consider the potential use of energy management systems and smart metering.
- Review options for off site construction methods and how they could reduce time on site and increase build efficiency.
- Retain arisings on site to form landscaping features, where possible.
- Use materials and construction methods that aim to minimise embodied carbon within the development.



5. Themes

C. Community Well Being and Balancing With Nature

- The location and the topography of the site present an opportunity to use the banking to create enhanced planted areas.
- Soft boundaries that use native species to soften garden boundaries and the public realm
- Using plants that encourage pollinators but also provide vibrant colour at different times of the year.
- The development will also seek to achieve a biodiversity net gain in accordance with emerging government requirements.





5. Themes

D. Sustainable Transport Solutions

The basis of sustainable transport for the next 30 years offers some opportunities which are available to assist delivering a sustainable and high quality development on this site, some of which could include:

- Electrical Car charging points both for visitors and private versions for residents. Offering excellent ways of reducing the carbon output of travel.
- Encouraged use of bicycles, including shared routes from the site with clear connections to nearby routes.
- Encourage accessibility for pedestrians. This covers both within the site and easy connection to routes. Open and amenity space will be provided within the site with clear legible connections for pedestrians.



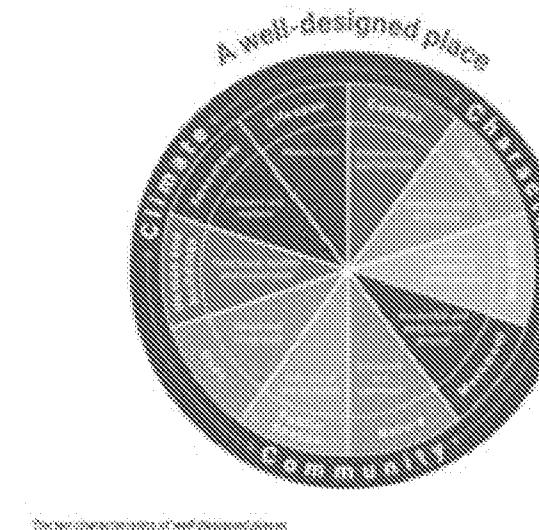


5. Themes

5. Placemaking

The establishment of a new development on this site will need to ensure there is a commitment to recognised national standards.

The National Design Guide is an important reference for the new development. Along with meeting housing need in sustainable locations, the National Guide identifies 10 characteristics of good design and its associated effect on health and well-being, a feeling of safety, security, inclusion and belonging, and a sense of community cohesion; in essence creating a place with a strong identity.



- **Safe and secure**
- **Well-designed places have a clear sense of who they are intended to welcome to create its physical character. They can also reflect their local context and a sense of place.**
- **Secure** They work to prevent serious criminal and anti-social behaviour. They all contribute towards the sense of safety for good design set out in the National Planning Policy Framework.
- **Identity** The 10 characteristics set out in Part 3 are:

 - **Place** - sense of place and place identity
 - **Community** - sense of community and belonging
 - **Inclusion** - sense of inclusion and belonging
 - **Health and well-being** - sense of health and well-being
 - **Beauty** - sense of beauty
 - **Identity** - sense of identity

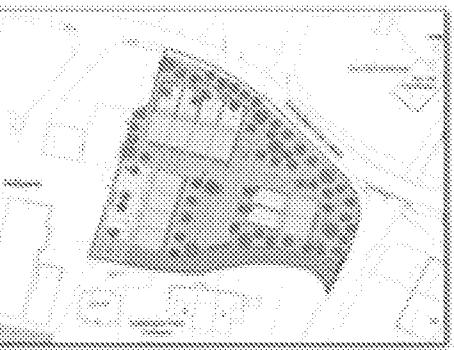
6. Public Engagement and Consultation

The Communications and Engagement Team at Stantec were appointed to deliver a consultation programme for the proposed redevelopment of the site. Engagement and consultation commenced on the 29th May 2024 and concluded at the end of the consultation period on the 26th July 2024.

Although the site already benefits from an existing planning consent, Worthing Homes wanted to fully engage with local residents and provide ample opportunities for stakeholders, local residents and the wider community to have their say and make any comments and suggestions on the emerging design proposals for the site. A robust, transparent and meaningful consultation programme was designed to engage and obtain feedback from Littlehampton Town Council Ward Councillors and Planning Committee, Arun District Council Ward Councillors and residents, with particular attention paid to the residents living in Toddington Farm Cottages, who share the vehicular access to the site.

Consultation Masterplan

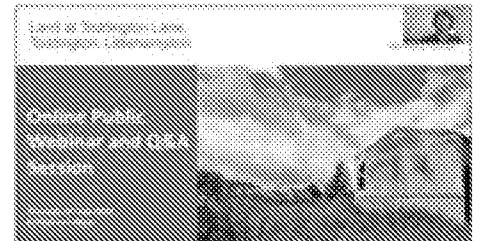
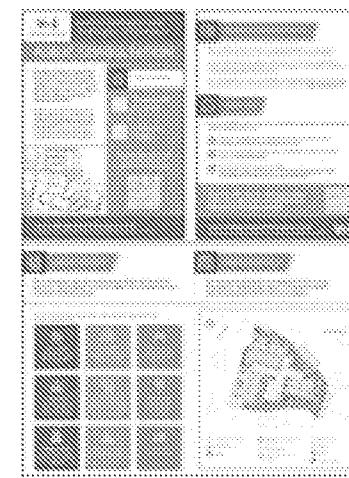
The plan below was shared during the consultation and shows an early version of the proposals for the site.



Communication materials and channels

The engagement and consultation methods and tools used to communicate and engage with stakeholders and residents were:

- Website:** A holding page with details on how to register for the Public Webinar and contact details went live on the 28th of June 2024 with the full website going live on the 11th of July 2024. It included lots of information about the emerging proposals, Q&As, contact details and our online feedback form. The website can be viewed at: Toddingtonlanellittlehampton.co.uk.
- Email:** A dedicated email address was set up at the start of the project. (Toddingtonlanellittlehampton@stantec.com). The community engagement team monitored and responded to any emails received within two business working days.
- Phone:** A phone number (0207 446 6869) was provided and open from 9.30am to 5pm Monday to Friday to provide a direct and personal contact point for any questions, comments, and/or feedback throughout the consultation period and up to submission of the planning application.
- Post:** A postal address (Toddington Lane Littlehampton Community Engagement Team, C/O Stantec, 7 Soho Square, London, W1D 3QB) was also provided to enable anyone to get in touch in writing with any questions, comments and/or feedback, if they preferred.



6. Public Engagement and Consultation

- Public webinar and Q&A session:** A live public webinar including a Q&A session using the Zoom platform was held on Thursday 11th July 2024 from 6pm to 7pm. The project team presented the emerging proposals and answered any questions that were raised by participants. The webinar presentation and the recording were uploaded to the project website on Friday 12th July 2024, which allowed people who missed the live event or those wishing to view it again, to watch it back in their own time. Three people attended the webinar, and 10 questions were asked and responded to by the project team.

- Face-to-face engagement:** As there are close neighbours (1-3 Toddington Farm Cottages) living adjacent to the site who share the vehicular access with the proposed development, a member of the community engagement team visited these addresses to introduce the project, consultation programme and understand and listen to any concerns and initial questions. Through this visit, we learned that some of residents had no access to any digital tools and therefore would be unable to attend the public webinar and would not have access to the website and online feedback form. To ensure our consultation programme was inclusive, copies of the webinar presentation, feedback form (with a return stamped addressed envelope), and website Q&As were posted by Royal Mail 1st Class to their addresses. The community engagement team kept in contact with these residents via phone to discuss the webinar presentation, gather their verbal feedback and answer any questions they had.

- Stakeholder engagement:** Notice of our consultation programme was shared with Arun District Council Ward Councillors, Littlehampton Town Council Ward Councillors and Planning Committee, and the Littlehampton Society. We issued email invitations to the public webinar and encouraged them to get in touch if they had any questions or would to discuss the emerging proposals for the site, but no responses were received.

Feedback received

Six people responded to the consultation via the online feedback form, email and post. This response was not unexpected as the site already has planning permission granted at appeal, and perhaps local residents have anticipated and accepted that development on the site will be forthcoming.

Generally, the responses received were **supportive** of:

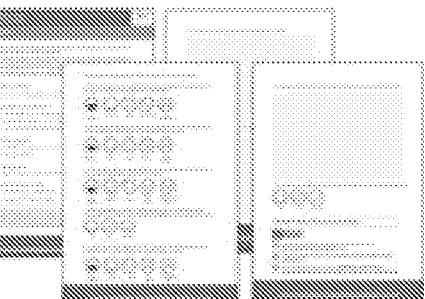
- Improving the existing planting around the site and retaining existing trees and shrubs as much as possible
- The design of the new homes
- The widening of the site entrance to 4.8 metres for two-way vehicle and pedestrian access
- The re-use of the site which would improve the appearance of the local area
- The amount of parking provision for new residents.

Some **concerns** were also raised:

- 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.

Throughout the engagement and consultation programme, the project team has listened to the feedback received and, where possible, incorporated the feedback into the emerging design proposals. Any other comments received have been answered in the questions raised below.

Q1. Will there be streetlights along the improved access road into the new development?

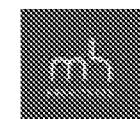


Questions and comments raised

Lots of questions and a few comments were raised and responded to by the project team throughout the engagement and consultation with the community. The Q&A section on the website was regularly updated as the questions were received. Below are the questions that were asked, in no particular order:

Q2. If planning permission is granted, how will the construction process be managed?

A. A Construction Management Plan (CMP) would form part of our planning application submission and would be a condition if our application is approved. The CMP would require the development to comply with agreed standards for site logistics, access for construction vehicles, dust mitigation



6. Public Engagement and Consultation

Q6. The corner of Toddington Lane near the site floods frequently. Will this be considered and improved as part of your proposal?

A. We understand that the nearby Persimmon development to the east of the site includes proposed changes to Toddington Lane for both vehicles, pedestrians, and drainage. We understand that this hasn't been approved but is progressing. These proposed improvements will be integrated into our drainage strategy for the site to ensure surface water is drained efficiently and sustainably, including along this corner.

Q7. How many parking spaces will there be for each house?

A. We intend to provide two parking spaces per home plus an additional one visitor parking space (21 total).

Q4. Toddington Lane can be very busy and is used as a rat run, and the 30mph speed limit is generally ignored by motorists. How are you going to ensure that new residents can safely enter and exit the site?

A. As per the North Littlehampton Masterplan the railway level crossing at Toddington Lane is planned to be closed when West Sussex County Council complete the Lyminster Bypass. It is anticipated that the closure of the level crossing will significantly reduce the volume and speed of traffic, enhancing safety along Toddington Lane and promoting more sustainable forms of transport such as walking and cycling. To improve the safety of residents, the entrance to the site will be widened to 4.8m to provide two-way and emergency/refuse vehicle access.

Q5. Currently, pedestrians must walk on the road or on the grass verges along this part of Toddington Lane. Will there be any new footpaths to improve pedestrian safety?

A. We understand that new pedestrian walkways and improvements to existing walkways are coming forward as part of the nearby Persimmon development, including to the north of the site. As we are proposing to provide a pedestrian access point to the site along the northern boundary from Toddington Lane, new and existing residents could safely walk through the site rather than along Toddington Lane.

controlled budget, the financial viability of including rainwater and grey water systems will need to be investigated further. However, we are still in the early stages of developing our drainage strategy, and we could explore the use of these systems, and external rainwater harvesting features like water butts, later in the design process.

Q10. What is the anticipated split of affordable rent and shared ownership for the 10 new homes?

A. We are still in the early stages of the design process and the split between affordable rent and shared ownership is not final. The current split we are working towards is 70% affordable rent and 30% shared ownership, but this is subject to change as we progress through the design and planning process. There will be no market sale/rent homes as part of this development.

Q11. Once the new homes are built and occupied, will there be a management company responsible for the site (with an additional service charge for new residents) or will it be adoptable by the Local Authority?

A. Worthing Homes has an internal property/grounds management team that would assume responsibility for the site once the new homes are built and occupied. There would be no additional service charge for new residents.

Q12. Have the mains and sewage network connections for the site been agreed with Southern Water?

A. At the moment, we are currently in discussions with Southern Water and the nearby Persimmon development to agree these connections.

Q13. Will the shrubs along the access road to the site off Toddington Lane be removed?

A. To improve the safety of this access road, it is proposed that it would be widened to 4.8m to allow two-way and emergency/refuse vehicle access. To accommodate these improvements to the access road and site entrance, these shrubs would need to be removed.

6. Public Engagement and Consultation

Q14. The proposed design of the new homes looks plain, and as the site is elevated, they should offer a more attractive appeal to the area.

A. The proposed design and materials for the new homes have been chosen to reflect and complement the character of the surrounding area. We are proposing to use lighter brickwork to reference the use of flint work in the local area and other materials like light timber effect front doors to ensure the design is as attractive as possible and in-line with neighbouring homes.

Q15. There is inadequate parking provision along the access road for residents/visitors of 1-3 Toddington Farm Cottages.

A. The access road has been under the ownership of Worthing Homes for four years. This access road is not a legal parking area, and if the site were active throughout this period, motorists would not be able to park there at all. As we are providing pedestrian access to the north of the site onto Toddington Lane, and there are plenty of visitor parking spaces to be provided as part of the neighbouring Persimmon development, visitors and residents could park in this location and walk safely through the site.

Q16. The proposed number of homes is too high for a site of this size.

A. The number of homes proposed as part of this application is less than the number of homes previously permitted for the site at appeal and is deemed appropriate by Arun District Council policy.

Ongoing Engagement

Worthing Homes is committed to an ongoing engagement programme, which includes the following:

Advising the community of the submission and validation of the planning application and how to comment.

Following the submission of the planning application, an email will be sent to anyone who registered to be kept informed on the progress of the scheme. It will advise that the application is now registered with the local authority and give details on how to comment on the application.

Further engagement:

The Applicant understands that further engagement could be needed as the application progresses, or once the application has been decided. They are prepared to regularly evaluate and consider if further communications are required as they move through the planning process.



7. Proposals - Layout

Layout and Parking

The masterplan is driven by the desire for low energy design to ensure that the proposal will minimise the impact it has on the environment and reduce the energy bills of the residents.

New trees and landscaping aid biodiversity and enhance the character and appearance of the area.

The key principles that involve the design of the proposed development are:

- Development that is structured around good solar access and orientation, proposing short terraces that are the most energy efficient form.
- Sensitive relationships with boundaries, including planted zones to allow habitats to be retained and enhanced. Including re-planting of the banking to the north and east of the site.
- Retain the one access point into the Site to ensure safe access and egress.
- Strengthening of the Site boundaries with additional native tree and vegetation planting, helping to mitigate the development's impact but also to improve the quality of the public realm.

This will help to provide habitat connectivity for wildlife, and screen views of the new built form which will be in keeping with the surrounding village vernacular.

Access to the site is to be via Toddington Lane, through an enhanced access point to allow for refuse and emergency vehicles to enter the site.

This layout genesis came from the surrounding context and the existing forms of some existing nearby small house complexes.

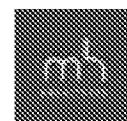
The layout references a vernacular 'rural village' type layout, with the terraced form of the proposed units designed to enhance the ability to make the scheme very low energy with buildings arranged around a central courtyard.

Two properties at the entrance to the site are a two storey 'Semi detached' structure and the other buildings are 2 storey but are terraced in appearance.

The layout of the new dwellings aim to minimise over looking of neighbouring gardens by orientating properties and windows away from them where possible.

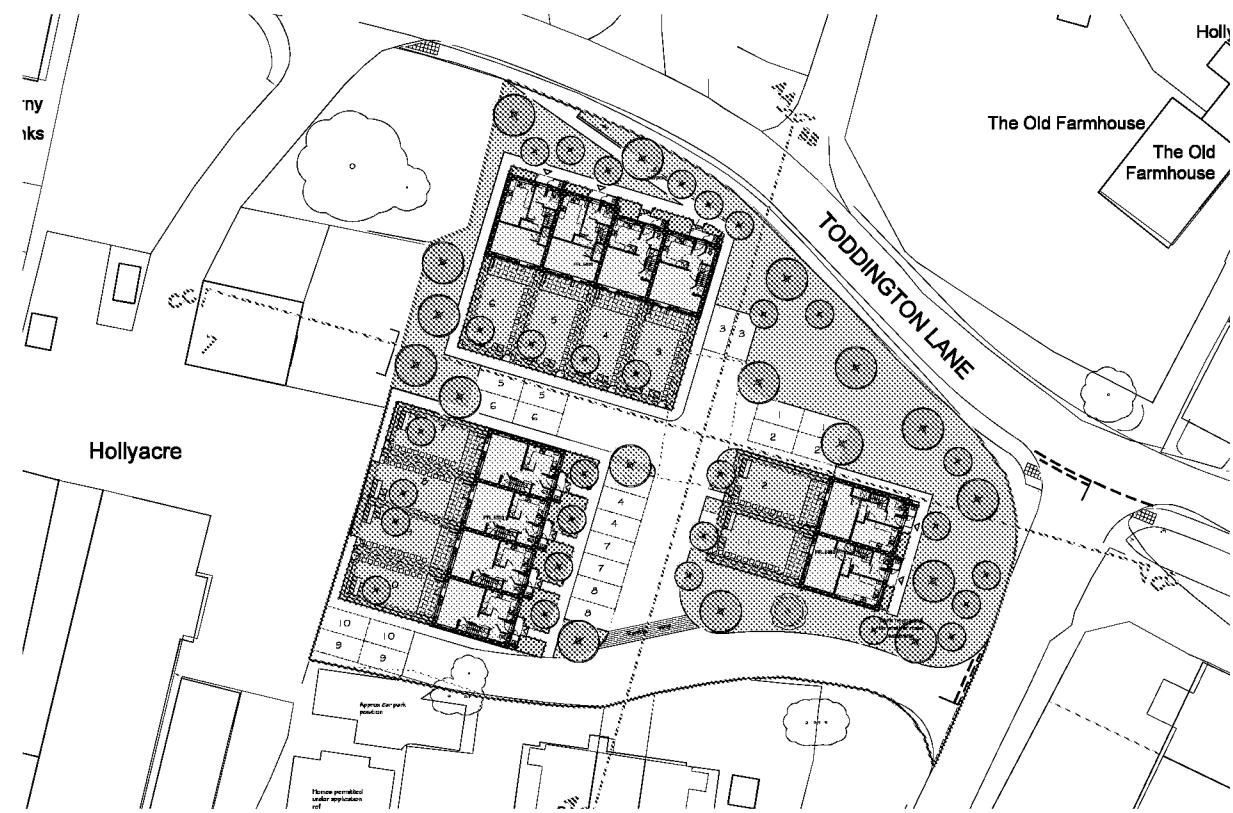
Following input from a highways consultant, we have had vehicle tracking carried out and taken on board their comments.

A total of 21 no. parking spaces for the proposed dwellings are provided around the site. This layout provides good levels of natural surveillance to the public areas and seeks to integrate parking with landscaping to avoid excessive hard surfacing.



7. Proposals - Layout

Proposed layout



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7. Proposals - Accommodation Schedule

Accommodation Schedule

SCHEDULE OF ACCOMMODATION

UNIT	ACCOMMODATION	Internal Area	External Area
01	3 person 3 Bed house	95.2 sq. m	affordable rent
02	5 person 5 Bed house	63.2 sq. m	affordable rent
03	3 person 2 Bed house	65.9 sq. m	affordable rent
04	4 person 3 Bed house	86.3 sq. m	affordable rent
05	5 person 3 Bed house	63.2 sq. m	affordable rent
06	5 person 5 Bed house	83.2 sq. m	affordable rent
07	4 person 2 Bed house	79.2 sq. m	affordable rent
08	4 person 5 Bed house	79.2 sq. m	affordable rent
09	4 person 2 Bed house	78.8 sq. m	affordable rent
10	4 person 2 Bed house	78.8 sq. m	affordable rent

TOTALS:

3 person 2 Bed house	= 5 units
5 person 3 Bed house	= 4 units

Development Site: 0.95 Ha
Site Density: 28.5 units/Ha

Car Parking: TOT AL = 21 spaces on site
2 spaces for each 2 bed house
2 spaces for each 3 bed house
1 visitors space

Cycle Parking: 2 secure cycle spaces per house in private gardens (see plans)

Refuse & recycling: House bins integrated into rear garden (access is near to roadside)

8. Proposals - Scale and Appearance

We have reviewed the scale of the surrounding buildings and designed the proposal to compliment and respect these.

While a variety of scales and forms exist in the immediate surroundings, we think this proposal addresses these well while also maximising the potential of this brownfield site.

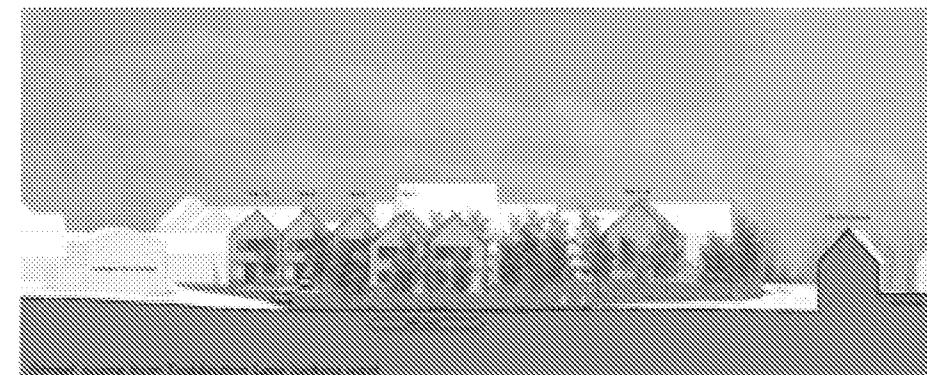
Arranged in short terraces and a semi detached pair the proposal seeks to align the buildings with key vistas and public areas, as well as optimise orientation for passive solar gain.

Windows are positioned to look away from the private gardens and building lines of the most neighbourly boundaries, minimising overlooking and the appearance of bulk.

Gable ends are active and articulated with entrances and fenestration. The simple clear form is recognisable as housing. Therefore, we feel the proposal will compliment and add interest to the immediate context.



8. Proposals - Scale and Appearance



8. Proposals - Scale and Appearance



04 | Site entrance from Toddington Lane

8. Proposals - Scale and Appearance



05 | View into proposed site



8. Proposals - Scale and Appearance

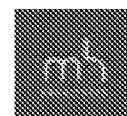


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8. Proposals - Scale and Appearance



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9. Proposals - Materials

Materials

Following materials are chosen for the proposed scheme:

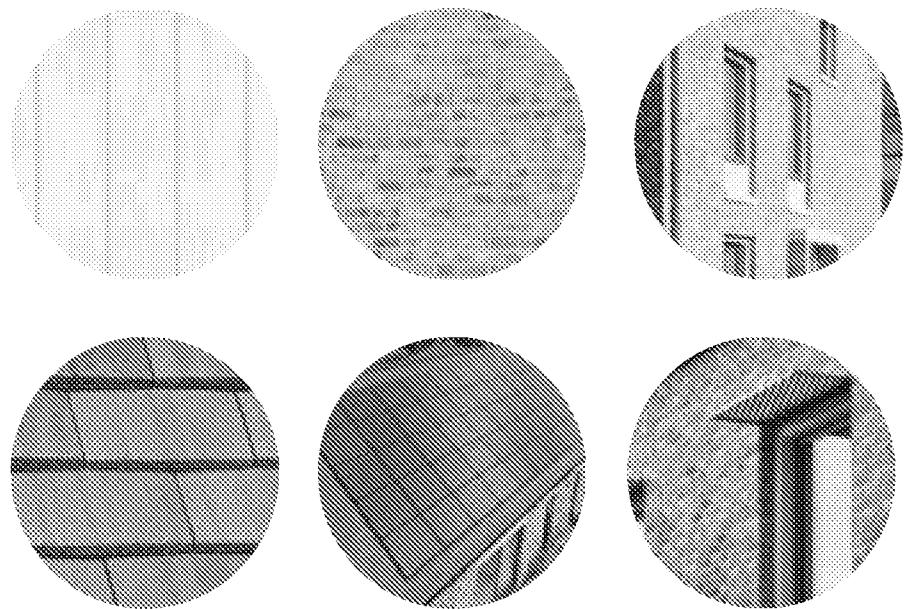
Walls: Light Brickwork referencing the flint work in the area

Roofs: Clay Tiles and inset Photovoltaic panels

Windows: High performance windows - grey with light surround. Mesh shading where needed

Doors: Timber Effect front doors Colour cream

RWP's: gutter and down pipes (black or grey)



10. Proposals - Landscaping

Landscaping

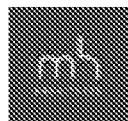
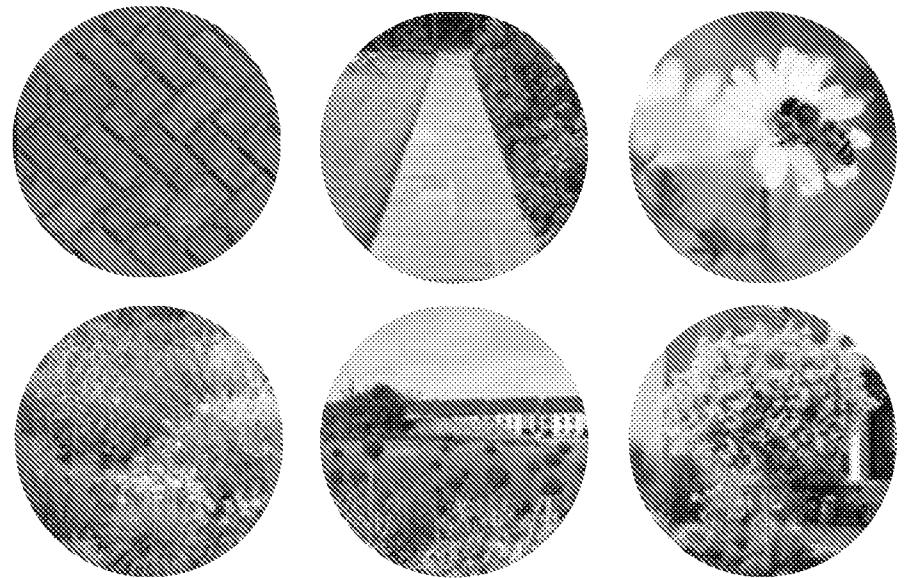
The external landscaping has been designed as easily maintainable and easily accessible for all users.

Hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife. The banking to the north and east will be planted in wildflower to enhance biodiversity. While a number of new hedges are proposed within the site.

Residents will have landscaped gardens to the rear of the properties which will be easy to maintain. The planting will consist of native hedging, trees and shrubs. All boundaries of the rear gardens will be defined by hedging or fence.

Careful consideration has been paid to orientation and siting of the proposed unit plots ensuring a sympathetic relationship to the surroundings and ensuring that the new landscaping enhances the local context.



11. Conclusion

MH Architects have carefully considered the form and the materiality of the proposed design in order to ensure that it blends well with the site and surrounding area. It is considered that this development will be of benefit to the surrounding area and in fact perform well above the industry standard in terms of energy efficiency.

We believe that the presented scheme responds to both local context and design exemplars as precedents.

The proposed development improves the locality and the context of the area, and the proposal accords with national, regional and local planning policies.

The new architecture will be to a high quality design using construction methods and materials which compliment the style and appearance of the best local architecture, with contemporary detailing. It will thus contribute positively to the overall character and visual amenity of the area.

We respectfully ask that the planning officers and councillors consider the application favourably.

