

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSCC – Highway Authority
DATE:	8 November 2024
LOCATION:	Land at Toddington Lane Littlehampton BN17 7PN
SUBJECT:	LU/246/24/PL Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.
DATE OF SITE VISIT:	29 October 2024
RECOMMENDATION:	More Information Required

This is the WSCC Highways response to the above planning application seeking demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking.

Site location and access.

The site is located to the south and western side of Toddington Lane, Littlehampton, a 30mph road. At present, there are no footways or street lighting at this precise location although this is set to change as part of the wider former Greencore highways works, with creation of a footway along the northern boundary of the site.

Approximately 35m south of the site entrance, there is an at-grade railway level crossing. Continuing south, Toddington Lane meets the A259 Worthing Road, a principal traffic route connecting Littlehampton with Worthing to the east and Bognor Regis to the west.

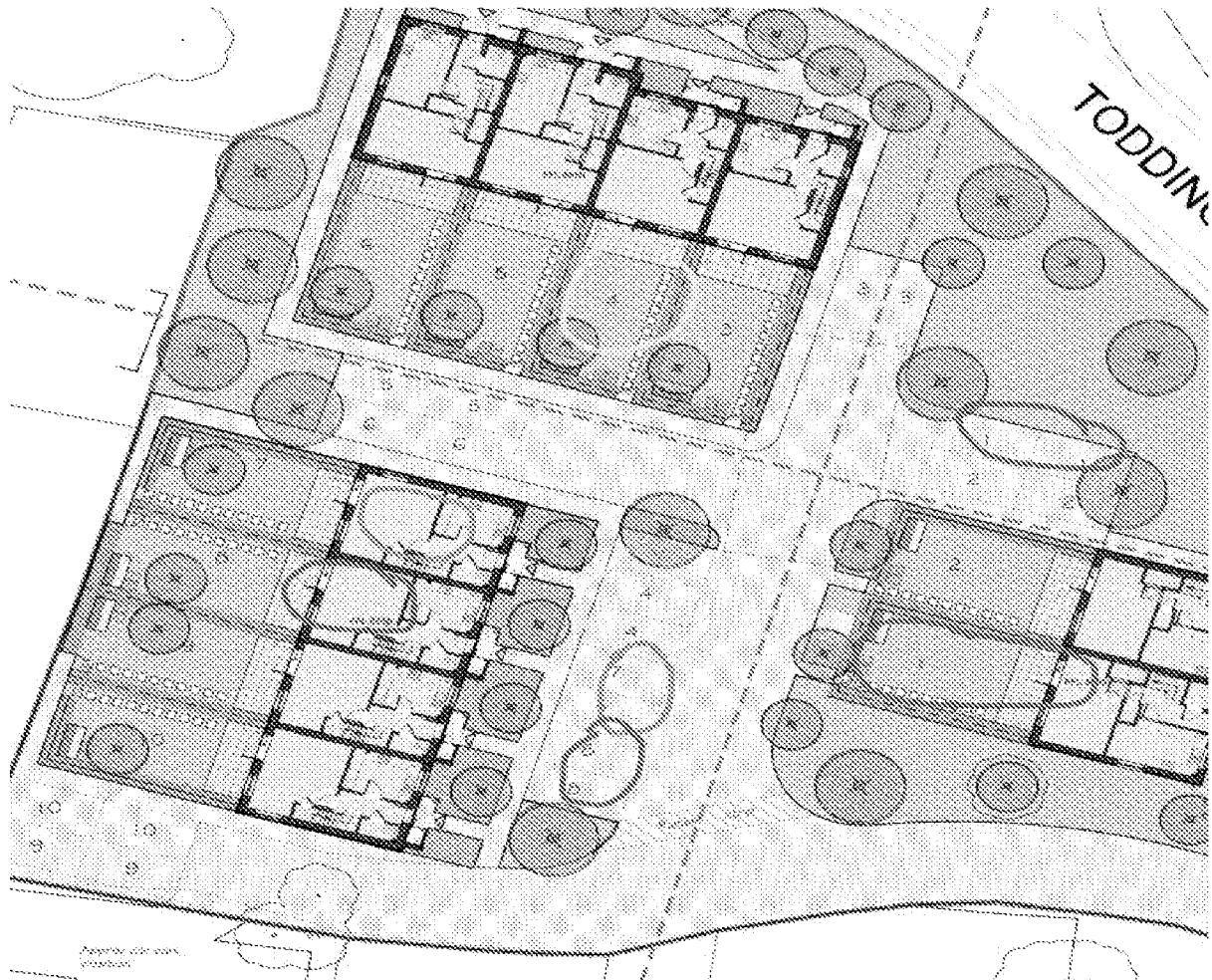
As part of the former Greencore residential development works, the developer is obliged to use best endeavours to try to close the Toddington Lane level crossing which, in turn, would mean that the resultant section of Toddington Lane immediately north (and south) of it, would see a substantial reduction in traffic using it.

Access is shown to the north-south section of Toddington Lane via a simple junction with bellmouth radii. However, visibility splays have not been shown. Applicant to provide a plan showing these. Additionally, a rumble strip should also be provided close to the junction with Toddington Lane to warn drivers that they are entering a shared surface road. Careful design should be given to this to ensure that the needs of blind or partially sighted people are not prejudiced.

Internal layout and parking.

The internal layout presents as a shared surface development, thereby requiring car users, pedestrians and cyclists to share the same space. From observation, although parking numbers would ultimately be informed by Arun District Council's SPD on parking would inform parking numbers (including EV provision), the Highway Authority is of the

view that allocation of some of the parking spaces is/are not close to, or in front of, the properties they are expected to serve, particularly with regard to plots 1, 4, 7 and 8. This will lead to confusion and potential problems in practice if constructed like this. As such, the applicant should amend this, making spaces as close to the properties to which they are intended to serve.



Additionally, a further visitor space should be considered, perhaps being located just south of plot 1 on the internal access road.

And, finally on the car parking side of things, what provision (including visitor provision) is to be made/retained for the existing cottages south of the proposed access road?

Access by non-car modes.

Walking – The internal layout of the development is shown as a shared surface and as such, does not include footways. There are, however, paths immediately adjacent to the properties and these provide access to the front doors and rear gardens. Additionally, a path is shown leading in the north-westerly direction to link up with a footway proposed as part of the former Greencore residential development. However, that path is not yet constructed.

Having looked at the layout and also destinations that residents might seek to travel to on-foot, such as community centre/facilities and a school, it is recommended that a footway be provided from the vehicular access to the development, along its eastern boundary facing Toddington Lane and up to the footway proposed as part of the

Greencore scheme. The footway, at the point it enters the new development, should terminate just beyond the aforementioned rumble strip.

Bicycle – No bespoke facilities exist on the immediate surrounding road network although a shared-use path is proposed elsewhere in the former Greencore scheme. As such, those wishing to travel by bicycle will need to use Toddington Lane or other roads within the neighbouring estates.

Bus – At present, a bus service is not running close to the site. The nearest services can be found west of the site on Lymminster Road, and south on the A259 Worthing Road.

Train – The closest railway station is Littlehampton, approximately 2 miles away. This station provides regular services between Brighton and Southampton and London Victoria.

Traffic generation.

Given the small size of the development, traffic impact on the wider network would be minimal. The Transport Statement (TS) accompanying the development states 3 trips in both the AM and PM peak hours. With regard to daily trips, the Highway Authority estimates approximately 20-25 trips overall.

Construction management.

The TS makes reference to construction management plans for when the site is being construction, should planning permission be forthcoming. From the Highway Authority point of view and in-line with that required for the former Greencore development found north of the site, all construction vehicles should only enter and leave the site from the north and not use, enter or leave to from Toddington Lane to the south. This is because of the narrow carriageway widths on Toddington Lane south of the railway crossing and to avoid the railway crossing as well. A suitable planning condition should be attached to any planning consent to secure this. And all deliveries must be made within the site and NOT on or from the public highway.

CIL.

It is noted that the site is subject to CIL. As such, the Highway Authority would wish to use such payments towards the following:

- Public transport service and infrastructure improvements in the locality

Conclusion.

Following consideration of the planning application, the Highway Authority requires the following further information:

1. Visibility splays to be shown at site entrance commensurate with Manual for Streets advice based on both existing and proposed Toddington Lane configurations.
2. Applicant to provide details of walking infrastructure for the development in the event that proposed junction and walking works forming part of the nearby Greencore/Persimmon development immediately adjacent to the site are delayed/come on-line after this development is constructed.
3. Layout amendment to include a rumble strip at the entrance to the site.
4. Layout amendment to show a footway on Toddington Lane, taken from the site access and running N and S along the western-side of Toddington Lane, connecting to the one proposed by Greencore/Persimmon.
5. Parking amendments as-per description in main text above, plus consideration of additional visitor parking space.
6. Provision of details of parking for existing cottages south of the site, plus visitor provision.

- 7. Plan to show a selection of vehicles (including HGVs) using the access onto Toddington lane for turning.**

Additionally, when preparing further information as requested above, the applicant should liaise with Persimmon Homes to demonstrate that anything proposed for this planning application does not conflict with their highways works proposed to be implemented as part of their plans to close the nearby railway crossing.

Please re-consult when additional information is available, at which time the Highway Authority will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 11 November 2024 09:49
To: Planning Scanning
Subject: FW: LU/246/24/PL - Land at Toddington Lane - Highways response
Attachments: LU 246 24 PL.docx

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 08 November 2024 11:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/246/24/PL - Land at Toddington Lane - Highways response

Please upload. WSCC Highways response.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: Tim Townsend <[REDACTED]>
Sent: 08 November 2024 11:04
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/246/24/PL - Land at Toddington Lane - Highways response

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Dear Kathryn,

Please find attached WSCC Highways response to the above planning application.

Regards,

Tim

Tim Townsend, MCIIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

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