

Memorandum

To	Arun District Council (ADC)	Date	25 th November 2024
From	Paul Willis	Our Ref.	
Subject	Toddington Lane		
Copy to	West Sussex County Council (WSCC)		

Dear ADC,

LU/246/24/PL - Toddington Lane

Please find attached YES Engineering's response (shown in green) to comments received from West Sussex County Council (WSCC) Highways Team in relation to the proposed internal layout/parking arrangements and their requirements for additional information. The numbering follows WSCC summary comments/requests.

1. Visibility splays to be shown at site entrance commensurate with Manual for Streets advice based on both existing and proposed Toddington Lane configurations. - N/A
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. - The Architects plans show proposed footpaths within the application site up to the red line which can connect to any future improvements. Section 4.2 of the accompanying Transport Statement sets out all the existing local walking infrastructure adjacent to the proposed site
3. Layout amendment to include a rumble strip at the entrance to the site. A rumble strip will be provided at the site entrance and will be shown on the amended architects plans.
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. It is considered that this additional footway is unnecessary as there are already internal footways proposed which will link with the wider footway network.
5. Parking amendments as-per description in main text above, plus consideration of additional visitor parking space. Moving the parking. - Whilst some parking spaces are not directly adjacent to the associated dwelling, they are only around 20m away in a similar configuration to the approved scheme. The spaces can be clearly marked to avoid any confusion, and the spaces will be added to individual leases. Given the number of spaces, it is not considered necessary, but a Parking Management Plan could be conditioned to ensure that the spaces were marked and signage introduced etc .

The visitor space can be moved to the opposite end of the parking row to allow spaces closer to the properties and will be shown on the amended architects plans.

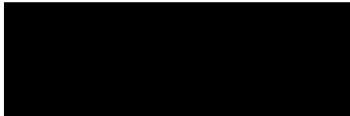
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An additional visitor space is considered unnecessary and an over provision. A total of 21 car parking spaces are proposed, which exceeds the average car ownership rate of 1.34 vehicles per household, as indicated by the 2021 census data. The 10 residential units are likely own a maximum of 14 cars.

6. Provision of details of parking for existing cottages south of the site, plus visitor provision. - Parking for the existing cottages is unaffected, they park within their curtilage. Residents of these cottages don't have any existing rights to park on the access road (same as consented scheme).

7. Plan to show a selection of vehicles (including HGVs) using the access onto Toddington lane for turning. - Figure 3.1 within the Transport Assessment already shows a 10m+ refuse vehicle entering the site which is larger than almost all HGVs except for articulated vehicles.

Kind Regards,



Paul Willis

Transport Director

On behalf of

YES Engineering Group Ltd