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26 November 2024

Dear Kathryn

Land at Toddington Lane Planning (Application ref. LU/246/24/PL)

Introduction

We thought that it would be helpful to provide a response to the consultation comments received to date on the planning application for ten new homes at land at Toddington Lane as we understand that the consultation period has now finished.

To date, we have seen the following comments:

1. Letter from Lee Melbourne, Sussex Police dated 7 October 2024;
2. Comments from Jonathan Best, Arun Ecology officer, dated 11 October 2024; and additional comments dated 25 October 2024;
3. Comments from Environmental Health, dated 16 October 2024;
4. Letter from Southern Water, dated 17 October 2024;
5. Comments from James Kenny, the Archaeology advisor, dated 21 October 2024;
6. Comments from Martyn White, the conservation officer, by email of 29 October 2024;
7. Letter from Mat Jackson, Flood Risk Management Team, West Sussex County Council, dated 5 November 2024;
8. Letter from Tim Townsend, West Sussex Council Highway Authority, dated 8 November 2024;
9. Public comment dated 11 October 2024; and
10. Littlehampton Town Council comment of 7 November 2024.

Below we set out our response to the comments provided.

Sussex Police

Worthing Homes is pleased to note that Sussex Police acknowledge that the Toddington Lane scheme incorporates a good active frontage with the streets and the public areas being overlooked.

The scheme has been designed to ensure all parking spaces are located in areas that have good levels of natural surveillance from both public areas and from active rooms in the homes, where possible. In addition, pedestrian routes are clear, legible, and well overlooked. The scheme provides one main route to the north that allows pedestrians to join the wider footpath network. Care will also be taken to ensure appropriate lighting and ground planting is provided to encourage good surveillance. Throughout the development of the site, the site will be set up in accordance with best practice guidance to ensure the security of the site during construction.

Ecology

A separate response was provided by Ecology Co op on 16 October 2024 to address the comments from Jonathan Best, Arun ecology officer, of 11 October 2024; and a Biodiversity Gain Plan was submitted on 21 November 2024. Please find attached an updated Landscape Plan (ref TLN-SGB-00-GF-DR-L-101 Rev PL02) which now shows the proposed location of the nesting boxes and bee bricks.

Environmental Health

Worthing Homes is pleased to note that Environmental Health has no objection to the scheme; and notes that conditions are proposed requiring a risk assessment/site investigation of land contamination; controlled hours of working; and details of a lighting scheme. These proposed conditions are accepted by Worthing Homes.

Southern Water

Worthing Homes notes that Southern Water has no further comments on the proposed foul drainage on the basis that the proposal is to drain the foul to an existing private drainage network. The letter from Southern Water also provides further guidance on the requirements for SuDs long term maintenance. This will be addressed in the amended Drainage Strategy which is currently being prepared by Green Structural Engineering.

Archaeology

Worthing Homes is pleased to note that the archaeology advisor confirmed by email of 21 October 2024, that there were no archaeological grounds to refuse planning permission for the scheme. Worthing Homes accept the proposed planning condition requiring the implementation of a programme of archaeological work in accordance with a written scheme of work before development can start on site.

Conservation and Heritage

Worthing Homes notes that the conservation officer has provided comments by email of 29 October 2024. These conclude that the setting of Toddington House would not be impacted, but that the setting of both Toddington Farmhouse and the Dovecote would experience some less than substantial harm, which would need to be balanced against the public benefits of bringing forward ten affordable homes.

Worthing Homes considers that the provision of ten new affordable homes should carry significant weight when assessing the public benefit, given the high demand for more affordable homes in the

area. Moreover, the scheme has been carefully designed to minimise any potential impact on the surrounding heritage assets.

Flood Risk

Green Structural Engineering has requested a meeting with the LLFA to agree the drainage strategy and will then provide a response to the queries raised in the checklist provided by West Sussex County Council. Following this, Green Structural Engineering will update the FRA and Drainage Strategy.

West Sussex Council Highway Authority

Yes Engineering, transport consultants, will provide a separate more detailed response to the comments from West Sussex Council Highway Authority.

However, it should be noted that footpaths have been included within the site and these will connect to future improvements, as part of a s278 Agreement. Yes Engineering will provide additional information on existing and proposed walkways in the vicinity of the site, as well as further information on visibility splays and swept paths, as requested.

In regard to concerns raised by the highway authority in relation to the proposed parking provision, Worthing Homes considers that the proposed parking spaces can be clearly marked and if necessary, the allocation could be controlled through a Parking Management Plan. Yes Engineering has advised that an additional visitor parking space is not necessary based on Census data, which suggests that the 10 proposed units will own a maximum of 14 cars, compared to the 20 proposed parking spaces. Parking for the existing cottages is unaltered by the proposed scheme.

Worthing Homes notes that a planning condition is proposed to control the routeing of construction vehicles; and that there is a requirement for all deliveries to be made within the site. This is acceptable. Worthing Homes is liaising with Persimmon Homes to ensure that their proposals do not conflict with any highways works proposed to be implemented as part of the wider plans.

Public comments

Worthing Homes notes the public comment dated 11 October 2024 which state "*The exit to the development is right on a bend which is quite dangerous. This is a lane and there is no pedestrian areas and quite dangerous next to train line. Children already play on the line and nothing is done to prevent this. We have been overcrowded with too many developments as it is which has spoilt the land causing nuisance traffic.*"

Figure 3.1 within the submitted Transport Statement shows a swept path of a large car entering and exiting the Site, together with visibility splays consistent with the consented scheme (where the access was deemed acceptable to the Highway Authority and the Planning Inspector). It should also be noted that the entrance is located in approximately the same position as the existing access, which has operated in this fashion for many years.

The proposed scheme introduces new pedestrian footways/facilities to the local area, thereby addressing the concerns raised within the comment.

In regard to the concerns raised about additional vehicle movements, the West Sussex Highway Authority has confirmed that traffic impact on the wider network would be minimal.

With regards to the comment relating to the railway line, this is outside of the application site and is not within the control of the applicant. As set out within Section 2.1 of the submitted Transport Statement, we understand that there are proposals to close the Toddington Lane level crossing and the subsequent conversion of the lane into a 'quiet route' primarily for pedestrians, cyclists, and resident access. These plans aim to substantially reduce vehicular traffic.

Littlehampton Town Council

Worthing Homes is pleased to note that no objections have been raised by Littlehampton Town Council and welcomes their support for a sustainable development.

We trust that this update on our responses to the consultation comments is helpful to you.

We would be grateful if you could please provide a full list of planning conditions and S106 requirements for the planning application as soon as possible.

Please let me know if you would like to arrange a call to go through these and any other outstanding planning matters.

Yours sincerely



Frances Young

Director SY2 Planning