

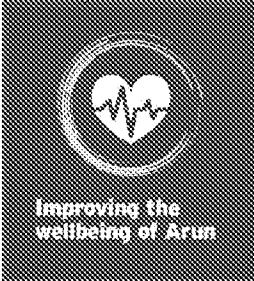
To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



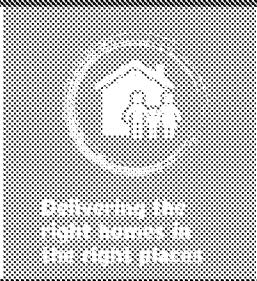
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



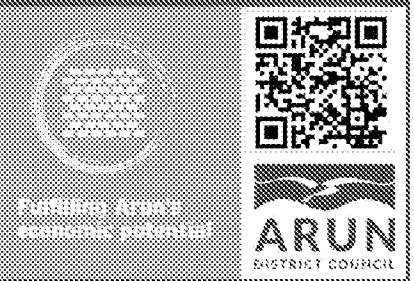
Our priorities...



Improving the
wellbeing of Arun



Supporting our
environment
to support us



ARUN
DISTRICT COUNCIL

From: Frances Young [REDACTED]

Sent: 10 January 2025 18:03

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Sammy Gearing [REDACTED]

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

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon Kathryn

Toddington Lane Scheme - Response to Comments from Arun Parks and Landscape

I am responding to the comments made by Arun Parks and Landscape on the planning application for Toddington Lane, by email of 12 December 2024.

In regard to the requirement for a LAP facility, the Design Team has reviewed the potential for including a LAP within the application site, but consider that due to the size and topography of the site, there would not be an opportunity to provide a LAP. Moreover, the email from Arun Parks and Landscape acknowledges that *"the open area surrounding the semi-detached plots is banked or adjacent to a roadway and therefore may not be suitable location for LAP provision"*.

We are aware that there is a requirement for residential developments of nine dwellings or more to provide equipped play space in accordance with the Open Space, playing pitches, indoor and building sports facilities SPD, dated January 2020. However, the SPD confirms that there is scope for developments of nine to 14 dwellings to provide a contribution; and Table 4.1.3 of the SPD sets out a proposed contribution of £1,730.30 per dwelling.

We note the requirement for additional landscaping details to be provided and assume that a landscaping condition will be introduced.

As you are aware, we are currently discussing options to provide biodiversity net gain off site and acknowledge that this will form part of the Section 106 Agreement.

Regards

Frances Young

Frances Young BSc(Hons) MPhil MA(UD) MRTPI CIHCM AIEMA

Planning Director
SY2 Planning
1339 High Road
London

N20 9HR

