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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)

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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

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