

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSSC – Highway Authority
DATE:	17 February 2025
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. More information received. More information received from Kathryn Welch's email dated 5 February 2025.
DATE OF SITE VISIT:	29 October 2024
RECOMMENDATION:	Advice

This is the third WSSC 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.

Previous WSSC responses.

The Highway Authority previously made comments in its responses dated 8 November 2024 and 13 January 2025. This response should be read alongside those.

Latest WSSC response.

Points 2 and 4 from the WSSC response dated 13 January 2025 were the outstanding points needing resolution.

Taking each in-turn:

2. Applicant was asked 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. *Following the request from WSSC, the applicant is willing to deliver a section of footway along the northern boundary providing a connection to the existing footway alongside Toddington Lane, found to the west of the site (adjacent to Hollyacres Development where an existing footway currently terminates). The Architect's plan has been updated accordingly to reflect the request.*

4. The applicant was asked to provide a 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. *Following the request from WSCC, the applicant is willing to deliver a section of footway from the site access to the proposed walking infrastructure north of the site (along the eastern boundary). The Architect's plan has been updated accordingly to reflect the request.*

Both modifications are shown on site plan Drawing No: 21-097 TDL MHA XX XX DR A 003 Revision P11 produced by MH Architects.

For avoidance of doubt, they appear to show to address point 2 above, a footway section to the north-west of the site (connecting to that provided outside of the nearby Hollyacres development) **and** to address point 4, a section of footway, east of the site, generally running from the site access northwards to where the Persimmon works re-configure the road alignment of Toddington Lane to a 'T' junction. The section running immediately along the northern boundary of the site (connecting that under (2) and (4) above) would remain *without* a footway until that proposed by Persimmon Homes/the Greencore development is delivered.

With specific regard to the section under point (2) above, these works must be completed and available for use prior to first occupation of the site. For those works covered under point (4) above, part of this is reliant on the Persimmon/Greencore works being completed. As such, this section should only be provided at or close to the point that the Persimmon/Greencore works are being undertaken to ensure both schemes align at the correct time.

Conclusion.

Should the LPA be minded to approve the planning application, it should be subject to the following:

S106 Agreement: – to secure delivery of footway segments as-per comments above, and timing thereof (required because works appear to be outside of the red boundary edging of the site). Again, for avoidance of doubt, those works referred to under point 2 above, must be completed prior to first occupation of the site. Those works covered by point 4 to be delivered at or close to the point that the Persimmon/Greencore works are being undertaken to ensure both schemes align at the correct time.

And

Planning conditions: -

1. Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved planning drawings.

Reason: In the interests of road safety.

2. Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Toddington Lane in accordance with the approved planning drawings. Once provided

the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

3. Car parking

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

4. EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

5. Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

6. Access Road

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

7. Turning space

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety

8. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

1. *Works within the Highway – Implementation Team*

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant should contact the Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

2. *Temporary Works that may be required during construction*

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Tim Townsend
West Sussex County Council – Planning Services

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From: [REDACTED]
Sent: 17 February 2025 13:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/246/24/PL at Land at Toddington Lane Littlehampton BN17 7PN

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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