

Land at Toddington Lane,
Toddington, Littlehampton



Online Public Webinar and Q&A Session

Thursday 11th July 2024
6.00pm to 7.00pm



Welcome



Presentation followed by Q&A.



Please let us know your questions.

(Bottom of screen for laptop/computer. Top of screen for a tablet).



We will not be using the chat function.



Webinar will be recorded and added to the project website.

Meet the team

Sammy Gearing – Worthing Homes

Nat King-Smith – Architect

Vladimir Guculak – Landscape architect

Mitzi Wells – Sustainability

Paul Wills – Transport

Frances Young – Planning

Noah Powers – Community engagement

You can contact the engagement team:



020 7446 6869

(from 9.30am to 5.00pm, Mon-Fri)



toddingtonlanelittlehampton@stantec.com



Scan with your smartphone camera
or visit our website:

www.toddingtonlanelittlehampton.co.uk

Who are Worthing Homes?

- A **community-based Housing Association**, providing homes and services to around 4,000 households living in Worthing and surrounding areas
- **Established in 1999**, Worthing BC transferred its entire social housing stock to Worthing Homes
- Ongoing planned investment to maintain a high standard of housing and invest in the development of **new housing** for the future
- Regulated by and accountable to **The Regulator of Social Housing**
- A **Member of PlaceShapers** a national alliance of more than 100 community-focused housing associations.



What does affordable housing mean?

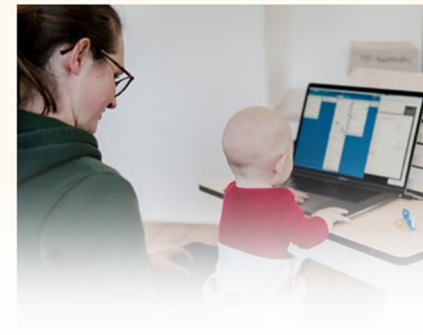
The Government's definition is: *"housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)."*

Affordable housing for rent means all the following conditions must be met:

- the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent or is at least 20% below local market rents (including service charges where applicable).
- the landlord is a registered provider.
- it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Shared ownership is an affordable route to home ownership for those that cannot buy a home through the open market.

Shared ownership means that people have the chance to purchase a share of a property, while paying a subsidised rent on the remaining share.



Site location and information



Site location and the surrounding area



- Located in the village of **Toddington, Littlehampton**. Surrounded by a mix of residential housing and light industrial uses
- Bounded by **Toddington Lane** to the north and east. Adjacent to Toddington Farm Cottages with the railway line beyond to the south and Hollyacre Business Park to the west of the site
- Approx. **0.4 hectares** and was previously occupied by P&O Scaffolding Services Ltd
- **Access** for pedestrians and cars via Toddington Lane - shared with residents of 1-3 Toddington Farm Cottages.

Key development themes

Worthing Homes' ambition for this Site is to achieve high energy efficiency standards, with modern future-proof design and sustainability at the forefront.



Modern Energy Efficient Homes

- Potential to reduce carbon emissions
- Improve energy efficiency and reduce overheating
- Low carbon heating, combined with on-site energy production
- Homes insulated to a very high standard.



Future-proof Design

- Flexible house types & layouts
- Modern design incorporating local materials
- New technologies to reduce reliance on fossil fuels
- Energy management systems to improve energy efficiency
- Materials & construction methods aiming to minimise environmental impact.



Landscape & Biodiversity Enhancements

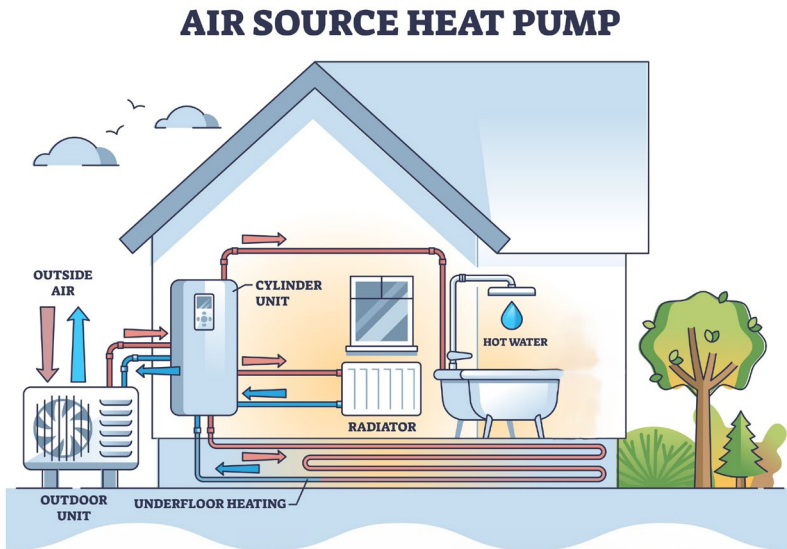
- Opportunities to create enhanced planted areas
- Boundaries could be enhanced with native plants
- Variety of new plants to encourage pollinators & provide annual vibrant colour
- Seek to achieve BNG, in accordance with government requirements.



Sustainable Transport Solutions

- Electric car charging points incorporated into the design
- Encourage the use of bicycles, including introducing shared routes from the Site with clear connections to nearby cycle routes
- Encourage better pedestrian accessibility, within the Site and nearby pedestrian routes.

Sustainability



- A key priority for this development is to **reduce energy consumption** as much as possible using **Passivhaus* principles** and low and zero carbon technologies.
- Passivhaus* is a voluntary standard to measure the energy efficiency of a building. It includes taking an approach to reduce energy consumption by:
 - Optimising the orientation of homes and using simple building forms
 - **Increasing levels of insulation**
 - Reducing draughts and cold spots
 - Integrating systems like **air source heat pumps** and photo voltaic panels.
- All these aspects lead to a reduced energy usage and **lower associated carbon emissions**.

* Passive House (Passivhaus in German) is a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.



Proposed masterplan



10 new 100% affordable homes for local families



Sustainable, energy and water efficient homes



Bin and bicycle storage in private gardens



A mix of new homes including two- and three-bedroom homes




Extensive planting around Toddington Lane site boundary and the retention of existing trees and shrubs



Retention and enhancement of existing Site entrance



Pedestrian access onto Toddington Lane to the north of the Site



Communal and private gardens



21 on-site parking spaces

Illustrative image of proposed site layout from the south



Illustrative image of proposed site layout from the northeast



Design and materials

- Layout designed to **preserve key views** and public areas
- Windows carefully placed to **reduce overlooking** and maintain privacy
- Proposed materials include **light brickwork**, referencing the use of flint work in the local area
- Proposed use of **artificial slate** roofing tiles with **inset solar panels**
- Proposed use of **light timber** effect front doors.



Illustrative image of courtyard terrace homes



Flooding and drainage

- Located entirely within **Flood Zone 1** - most suitable zone for all development types in terms of fluvial flood risk
- **Very low risk** for all other potential sources of flooding - tidal, reservoir, surface water, groundwater and sewer.



- **Sustainable Drainage Systems (SuDS)** could be included to efficiently and sustainably drain surface water from the Site
- New homes proposed to be connected to the **mains drainage network**.



Example of a part of a Sustainable Drainage System

Landscape and ecology



Illustrative view from Toddington Lane



Toddington Lane

Access

- The existing site entrance improved and widened to **4.8 metres**
- Refuse and emergency vehicle access **via improved wider entrance** with on-site turning area
- Railway crossing planned to be closed when Lyminster Bypass complete - anticipated **reduction in volume and speed of traffic**
- **Pedestrian access** provided on the northern boundary and from existing entrance
- Cycling encouraged through the **provision of bicycle storage** in each property and shared routes from the Site with clear connections to nearby cycle routes.



Illustrative view from existing site entrance



Transport and parking

- Existing bus stops on Seaton Road, Worthing Road and Horsham Road are within a **15-minute walk**.



- Provision of **two car parking spaces per dwelling** and one visitor parking space
- Parking spaces integrated with landscaping to **reduce hard surfacing** as much as possible
- New residents will benefit from **electric car charging points**.

Illustrative view from existing entrance off Toddington Lane



Toddington Lane

Q&A



Have your say



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Thursday 11th July 2024

Live Public Webinar with Q&A session and launch of consultation.

Friday 26th July 2024

Deadline for comments. Consultation period closes (midnight).

Late Summer 2024

Submission of planning application.

Autumn 2024

Expected determination of planning application by Arun District Council.

Early 2025

Works to start on site subject to planning permission being granted.

Dates are for guidance purposes only and may be subject to change.

Thank you.

