

PLANNING STATEMENT

117 SEA LANE, RUSTINGTON, LITTLEHAMPTON, BN16 2RU



**APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF ROBERTS MILLER REDSHAW LTD**

APRIL 2021

Contents

Subject	Page
1 Introduction	3
2 Site and Planning History	4
3 Development Proposals	6
4 Relevant Planning Policy	10
National Planning Policy Framework	10
Arun Local Plan 2018	11
Rustington Neighbourhood Plan	12
Other relevant policies and guidance	12
5 Assessment of Scheme	13
Principle of Development	13
Affordable Housing	15
Design	15
Neighbouring Amenity	18
Quality of Accommodation	18
Access & Highways	19
6 Conclusions	20

1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for planning permission at 117 Sea Lane, Rustington, on behalf of Roberts Miller Redshaw Ltd.
- 1.2 The proposed scheme is for the demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats.
- 1.3 This statement will demonstrate the proposal is acceptable with regard to all material planning considerations, and will deliver much needed homes in a sustainable location.
- 1.4 The application comprises the application fee and the following documents:
- Application Forms
 - S301 Proposed site plan
 - S302 Location and block plan
 - E101 Existing floor plans and elevations
 - P201 Proposed floor plans
 - P202 Proposed street elevations 1
 - P203 Proposed street elevations 2
 - P204 Proposed elevations 1
 - P205 Proposed elevations 2
 - P206 3D views
 - P207 3D views 2
 - P208 3D views 3

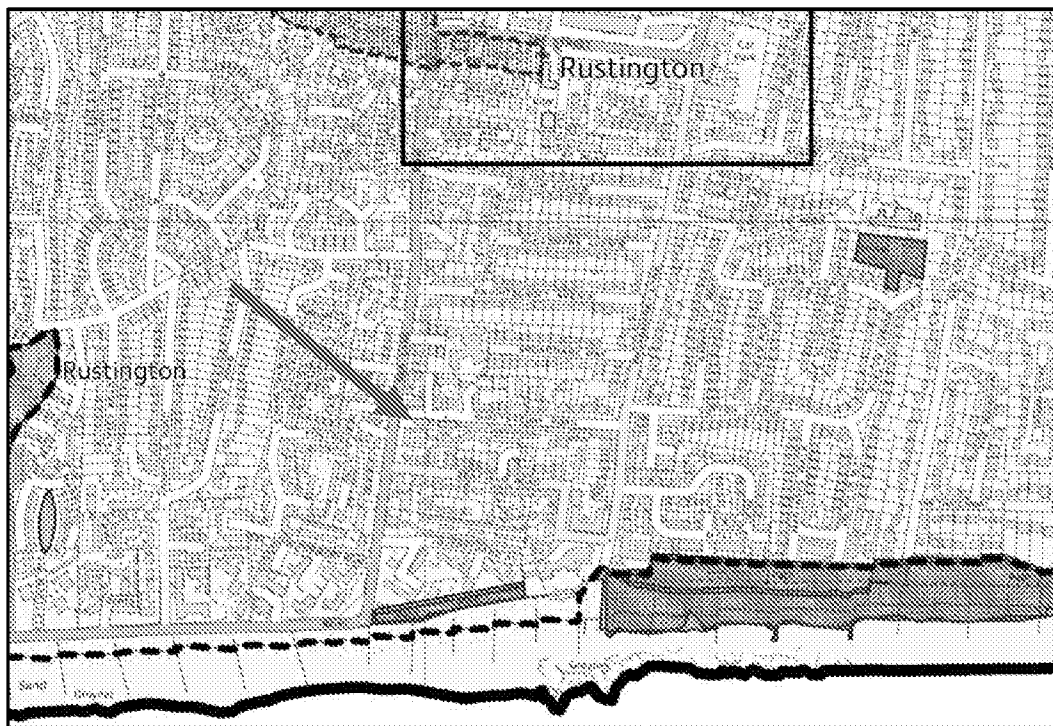
2.0 SITE AND SURROUNDING AREA

- 2.1 Currently the plot comprises of two residential dwellings and garden land, on the corner of Sea Lane and Shaftesbury Road in Rustington. The site is in a residential area.
- 2.2 The site is 0.1 ha in area and currently hosts two dwellings (at a density of 20 dwellings per hectare). The proposals would deliver ten new homes at a density of 100 dwellings per hectare.
- 2.3 The residential development surrounding the site is varied in form. To the south is a detached two storey block of flats with a large pitched roof. A building to the rear of the flats appears to incorporate two dwellings. Along Shaftesbury Road dwellings tend to be terraced dwellings or flats. The dwellings immediately opposite the site on Shaftesbury Road are 2.5 storeys in height, and to the east are the three storey flats of Shaftesbury Court.



Aerial view of the surrounding area, with the site outlined in red

- 2.4 The site is in a highly sustainable location with The Street just 0.4 miles to the north of the site. This parade of shops forms the main village centre for Rustington and hosts a wide range of convenience goods and services. The seafront is located just 0.2 miles south of the site.



2018 Local Plan Policies map indicating the site location with a red arrow

- 2.5 The site is not subject to any specific planning designations, and is not near any listed buildings or other heritage assets.
- 2.6 There is no planning history available for the site on the Council's register.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is for the demolition of the two existing dwellings and construction of 3 No. 3-bed town houses, and 7 flats.
- 3.2 The town houses will be located approximately on the footprint of the existing dwellings, and will be accessed from Shaftesbury Road. The flats will be located on the corner of Shaftesbury Road and Sea Lane, comprising of infill development. Access will be from Sea Lane and Shaftesbury Road for the flats.
- 3.3 The town houses will be set over three storeys. The flats will be three storeys plus a fourth floor set back within the roof.
- 3.4 The proposed unit mix is below. The Nationally Described Space Standard considered most relevant to each unit type is also provided to show each unit exceeds the relevant standard.

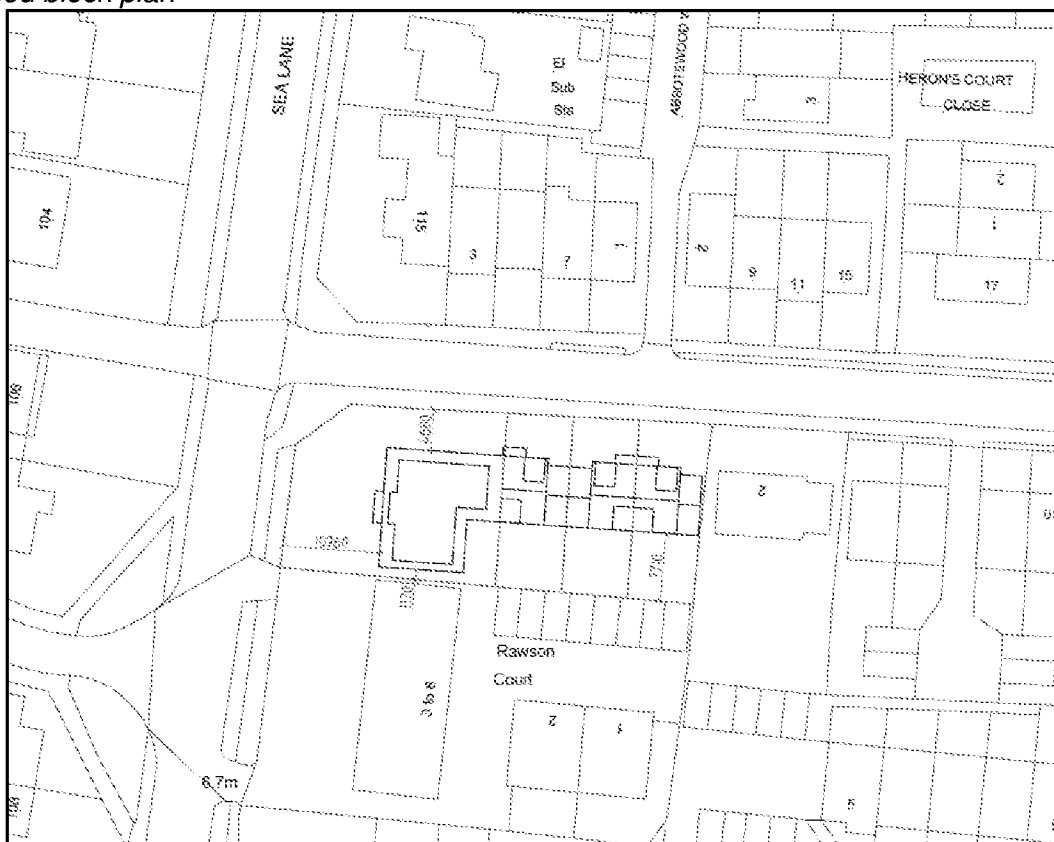
Unit type	No.	Size (sqm)	Beds/Persons	Relevant NDSS (sqm)
House	1	109	3b 5p	99
House	2	109	3b 5p	99
House	3	109	3b 5p	99
Flat	1	54	1b 2p	50
Flat	2	68	2b 3p	61
Flat	3	52	1b 2p	50
Flat	4	66	2b 3p	61
Flat	5	52	1b 2p	50
Flat	6	66	2b 3p	61
Flat	7	69	2b 3p	61

- 3.5 All units will have access to private outdoor amenity space, bin stores and space for cycle storage. The scheme also provide 10 off road car parking spaces.
- 3.6 Existing and proposed plans are below.

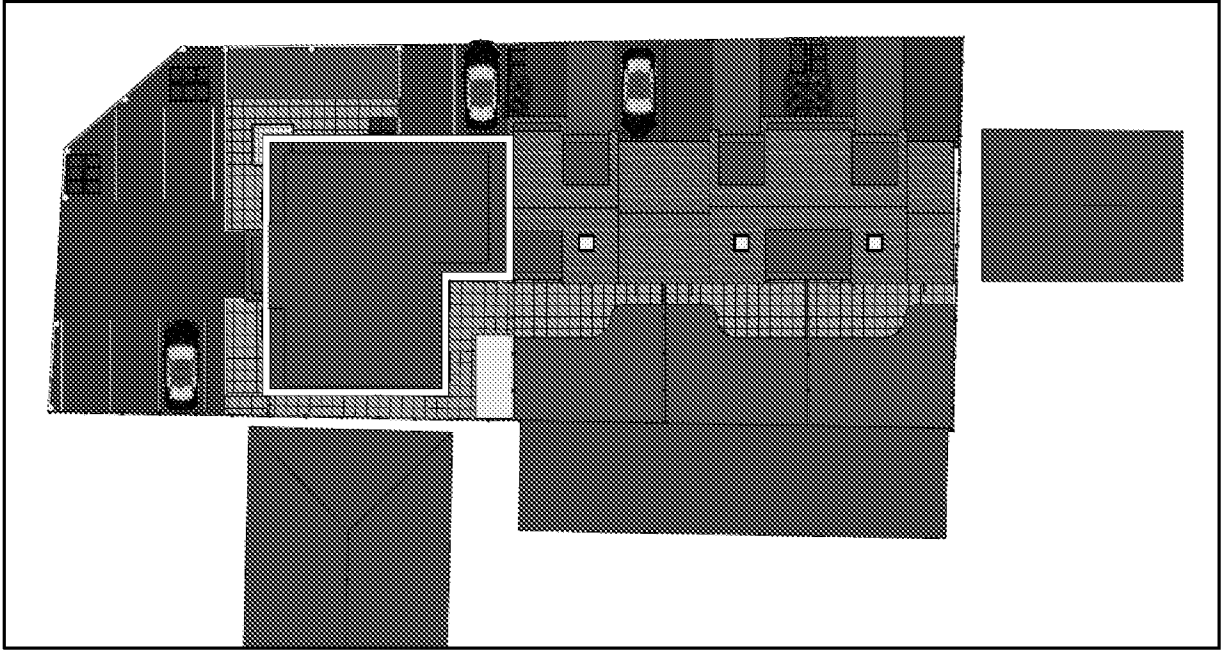
Existing Location Plan



Proposed block plan



Proposed site plan



Proposed north elevation (Shaftesbury Road)



Proposed west elevation (Sea Lane)



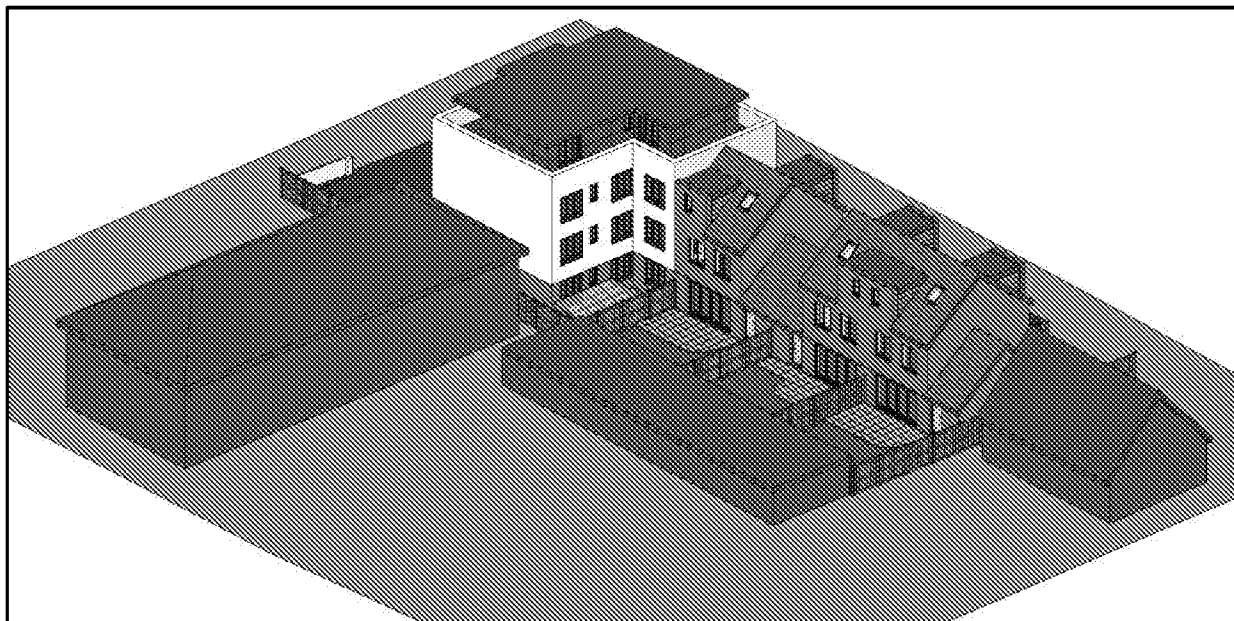
3D view from the north (Shaftesbury Road view)



3D view from the west (Sea Lane view)



3D view from the south



4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 A revised Framework has been published in February 2019. The Framework is underpinned by the same principles as its predecessor and the most relevant paragraphs of the NPPF are set out below:

Paragraphs 59 to

Paragraph 79: Sets out the ways in which the planning system should support the Government's objective "of significantly boosting the supply of homes". Paragraph 64 requires major development to provide 10% of homes for affordable ownership unless this would exceed the level of affordable housing required in the area.

Paragraph 108: Applications for development should ensure that sustainable transport options have been or could be taken up.

Paragraph 109: Development should only be prevented on highway grounds if these would be an unacceptable impact on highway safety or impacts on the road network would be severe.

Paragraph 118: Promotes effective use of land in meeting the need for homes and other uses, including promoting the development of under-utilised land and buildings and supporting the use of airspace above existing residential and commercial buildings for new homes.

Paragraph 122: Planning decisions should support development that makes efficient use of land.

Paragraph 123: Developments should make “optimal use of the potential of each site”.

Paragraph 124 to

Paragraph 132: The main design policies of the NPPF. Paragraph 127 sets out specific design criteria that developments are expected to meet including functioning well, providing visually attractive development and being sympathetic to local character.

Arun Local Plan 2011-2031

4.3 The District Council have prepared a new Local Plan and the Local Plan Inspector issued their final report in July 2018 recommending a number of Main Modifications that would make the Plan sound.

4.4 Following the approval of these modifications the Council adopted the Local Plan on 18th July 2018.

4.5 The Plan replaces the policies of the previous 2003 Local Plan under which the previous permission was granted. The new Plan sets out how the area will develop over the next fifteen years and beyond.

4.6 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
T SP1	Transport and Development
AH SP2	Affordable Housing

Rustington Neighbourhood Plan

4.7 The Rustington Neighbourhood Plan was 'made' (adopted) in 2015 after receiving the support of 93.54% of local voters at referendum. It now forms part of the Development Plan for the area.

4.8 Relevant policies include:

Policy 2: Housing Design

Policy 4: Sustainable Drainage

The Neighbourhood Plan has not been updated since the adoption of the Arun Local Plan 2018.

Other Relevant Policies and Guidance

4.9 The Rustington Village Design Statement (2010) divides the village into individual Character Areas, and provides specific design guidance for each. The application site is in Character Area 8.

5.0 ASSESSMENT OF SCHEME

5.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- Principle of Development
- Affordable Housing
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Access & Highways

These are considered in greater detail below.

Principle of Development

5.2 The site as existing benefits from a spacious plot in the built-up area of Rustington. The density of the development at the site appears to be significantly lower than development in the area surrounding the site. The site is particularly inefficiently used compared to land along Shaftesbury Road, where development mostly comprises of terraced dwellings and flatted development.

5.3 The site is in part previously developed land, and is also in a sustainable location. The redevelopment of the site would provide a net increase of 8 residential units at the site.

5.4 Local and national policies strongly support the delivery of increased densities on development sites and the delivery of new homes in Arun district.

5.5 In particular, the revised National Planning Policy Framework provides strong supporting in principles for the effective use of land in meeting the need for new homes. Paragraphs 122 and 123 in particular seek to ensure that developments make “optimal use of the potential of each site”. The quantum of development proposed at the site would make effective use of poor quality garden land, which is bound on two sides by roads and pedestrian pavements,

impacting on the useable space of the garden due to a lack of privacy and noise pollution from the road.

- 5.6 Dwellings along the south side of Shaftesbury Road normally have rear south facing gardens, and dwellings are close to side boundaries. Therefore, the form of development at the site is an anomaly compared to existing development in the immediate vicinity of the site.
- 5.7 During the examination process the housing requirement figure in the Local Plan was increased to 1,000 new homes a year or 20,000 new homes over the Plan period. The Council have identified a potential supply of 20,074 dwellings and this identified supply clearly lacks flexibility and is reliant on almost full delivery of the identified sites if the minimum housing requirement identified in the Local Plan is to be realised.
- 5.8 The Rustington Neighbourhood Plan identifies specific local housing needs, and a particular need for smaller housing units – which forms a key component of the Neighbourhood Plan strategy. The proposed development would provide a net increase in 8 dwellings, including 7 one and two-bedroom units. The proposals therefore comply with local Neighbourhood Plan policies and Local Plan Policy H DM1 (Housing Mix).
- 5.9 The Housing Delivery Test 2020, published in January 2021, shows Arun District Council have delivered just 61% of their housing target over the past 3 years. For this reason, the ‘presumption in favour of sustainable development’ applies in the determination of planning applications in the district.
- 5.10 The proposed development would represent sustainable development and deliver three high quality new homes in a sustainable location. The NPPF states there are three parts to sustainable development: economic, social and environmental. Below it is demonstrated how the proposed development comprises of sustainable development.

Economic objective

- 5.12 The development of the site will provide economic activity in the construction phase, particularly in the construction industry and related secondary industries. The works carried out to construct the dwellings would provide

employment for many local workers including skilled construction workers, plumbers, electricians, roofers and plasterers.

- 5.13 Local finance considerations, such as increased Council Tax receipts and the New Homes Bonus, can also be taken into account as a material consideration.

Social objective

- 5.14 The site is appropriately located within the built-up residential area of Rustington. The proposals will create ten high-quality new homes and make a valuable contribution towards the Council's housing target. The proposal will create large family dwellings, and allow for home working.

Environmental objective

- 5.15 The proposal will make efficient use of land in a sustainable location. The site is within walking distance of the amenities of Rustington. The site is also within walking distance of sustainable transport options bus services which operate from The Street. These factors will all encourage sustainable living.
- 5.16 The paragraphs below consider in detail the proposed development and its compliance with relevant national and local planning policies. There are no significant impacts of the scheme that would prevent the grant of planning permission.

Affordable Housing

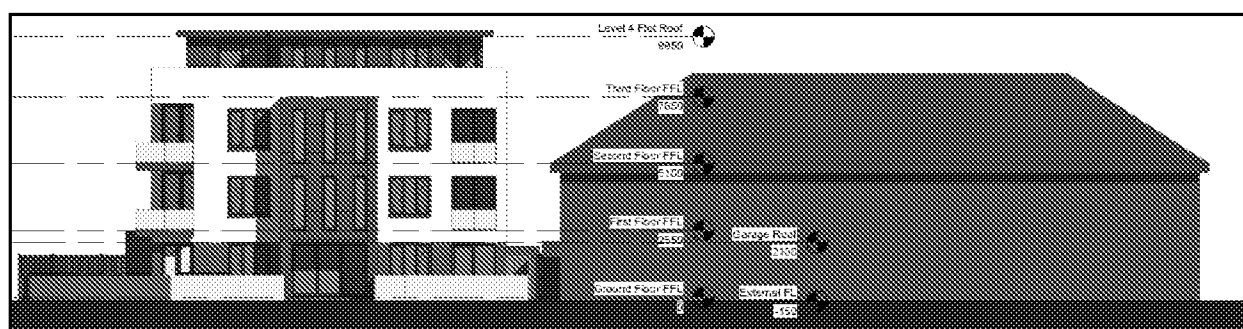
- 5.17 Policy AH SP2 requires affordable housing to be provided where developments propose 11 or more units. The proposed development is for 10 units, therefore affordable housing is not required.

Design

- 5.18 The design of the proposal will improve the street scene by proposing a high quality, modern development. The mass and scale of the proposed flats will reflect the mass and scale of the flats at Rawson Court to the south. The mass

and scale of the town houses will reflect the form of development along Shaftesbury Road as appropriate for a modern development.

- 5.19 The height of the proposed flats, at the ridge of the third storey, is in keeping with the ridge height of Rawson Court. The third storey roof line is the dominant roof line of the building, and will visually define the mass of the building. Therefore being in keeping with Rawson Court is important in ensuring the scale of the development is appropriate for the street scene. The success of this approach is shown on the street scene plan below:



The proposed flats adjacent to the existing Rawson Court flats

- 5.20 The predominant elevation colour is depicted as a white render, which is appropriate due to the light colour of Rawson Court. The darker elevation features, and set back fourth storey, will visually break up the mass of the building and add interest to the elevations.
- 5.21 The scale of development steps down to the town houses along Shaftesbury Road which are 2.5 storeys each with pitched roofs. The dwellings are slightly taller than the adjacent dwellings, however the mass of the development is reduced in this part of the site by the dwellings only being connected at ground floor level as a result of adjoining garages. The overall scale and mass of the development is considered to be appropriate because permeability is provided between the taller upper floors. Along Shaftesbury Road dwellings are 2, 2.5 or 3 storeys in height, with little articulation to roof lines.
- 5.22 The materials proposed for the town houses reflects existing development along Shaftesbury Road, but with a modern approach to the design.

- 5.23 Being a relatively prominent corner plot the site provides opportunity for the interesting architecture in a part of Rustington where there is significant variety in form of development.



*North street scene showing relationship with the adjacent dwellings on
Shaftesbury Road*

- 5.24 The scale, massing and height of the proposed development is therefore considered to be acceptable in accordance with Neighbourhood Plan Policy 2 (Housing Design), and Local Plan Policy D SP1 (Design).
- 5.25 The Rustington Village Design Statement identifies design guidelines for development proposals. The site is within Character Area 8, a residential between The Street and the seafront.
- 5.26 The Village Design Statement states that within Character Area 8, in terms of the street scene, '*many of the properties have already been extended and the buildings are very mixed in this area with high density and low density*'. It also states that "*Grass verges and pavements, private driveways, footpaths and low trees are features of this area and should be kept and maintained*". The proposal provides private driveways and grass verges, and has regard to the variety of densities in the area by varying the proposed density of development across the site.
- 5.27 The proposals accord with all relevant design policies, as well as the more detailed design guidance tailored for the specific Character Area of Rustington within the Village Design Statement.

Neighbouring Amenity

- 5.28 Neighbourhood Plan Policy 2 sets out design principles for development proposals. It states that development should “*not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties*”.
- 5.29 The proposed flats propose no windows on the south elevation which is directly adjacent to the Rawson Court building. The Rawson Court building also has no windows present on the respective north elevation. The south facing windows proposed at the site which face towards Rawson Court would overlook the parking area and garaging area only. This will not impact on the amenity of the residents.
- 5.30 The balconies across the first, second and third storeys of the flats will have an aspect which is west and north facing only, therefore there will be no impact on Rawson Court in terms of overlooking to their west facing balconies.
- 5.31 The dwellings to the rear of Rawson Court appear to benefit from private amenity space to the south of the building. These would remain unaffected by the proposed development as the amenity areas face away from the proposed development.
- 5.32 For these reasons, there are no neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

- 5.33 All units benefit from exceeding the minimum requirements of the nationally described space standards, providing a high standard of accommodation for future residents. All proposed dwellings will also benefit from private car parking, private amenity space, allocated bin storage and areas for cycle storage.
- 5.34 The layout of the internal accommodation will be appropriate for modern living, and ample built-in storage space is provided. The occupants will also benefit from all units being at least dual aspect, providing good levels of light and ventilation.

Access & Highways

- 5.35 Access to the flats will be from both Sea Lane and Shaftesbury Road for vehicles and pedestrians, and access to the town houses will be from Shaftesbury Road.
- 5.36 Each town house will have 1 dedicated off road parking space, and 7 parking spaces are provided for the proposed flats, which could be provided on an unallocated basis. There is also unrestricted off-road parking along Shaftesbury Road and surrounding streets. The site is in a sustainable location, just 0.4 miles from the facilities and services of The Street and just 0.2 miles from the amenity of the seafront.
- 5.37 The development will also facilitate cycle parking, and there are 4 bus stops along The Street which connect the site to the wider area. Therefore future residents will be able to utilise sustainable travel options.
- 5.38 The parking provision is therefore considered to be appropriate to the scale of development and complies with Local Plan Policy T SP1 (Transport and Development), which seeks appropriate provision of parking, consideration of the impact of new developments on on-street parking demand and supports proposals that reduce the need for travel by private car.

6.0 CONCLUSIONS

- 6.1 The scheme proposes the demolition of two dwellings and the construction of 3 No. 3 bedroom town houses and 7 No. flats. The development is an excellent opportunity to make effective use of land. The presumption in favour of sustainable development applies to the development.
- 6.2 The scheme is well designed, reflecting the varied form of development in this part of Rustington. The site's location offers clear sustainability benefits with easy access to shops, services and sustainable transport options.
- 6.3 The amenities of neighbouring residents will be preserved, and appropriate provision has been made for required parking and bin storage. All units benefit from private outside amenity space.
- 6.4 The benefits of the ten additional dwellings are significant in terms of the provision of high-quality housing on a site that can accommodate a far higher density of development than it does as existing. This approach is even more crucial at a time where the Council have delivered just 61% of their housing requirement in the last 3 years. There are no disadvantages of the proposal that would significantly and demonstrably outweigh the benefits of delivering much needed homes.
- 6.5 The proposal helps make efficient and effective use of the site, and will improve the street scene with a modern development which also reflects existing development as appropriate.
- 6.6 In the light of the above, the local planning authority is respectfully requested to grant planning permission.

Lewis & Co Planning
May 2021