

Design & Access and Planning Statement for:

Site Address: Rustington Hall, Station Road,
Rustington, West Sussex, BN16 3AY.

Date: 22nd October 2017



*Nigel Locke Planning Consultant, 55-57 Sea Lane, Rustington, West Sussex, BN16
2RQ. T: 07470 512090;*

Introduction

The site is owned by the Littlehampton & Rustington Housing Society Limited.

This site is situated within a retirement village developed by the society, which comprises Rustington Hall Nursing Home and the adjacent Oakhurst Gardens development of sheltered housing for residents aged 60 plus.

The society is a community based charitable housing association with all fees used for care, resources and improvements.

The site is adjacent to the Oakhurst Gardens sheltered housing development and I copy below an extract from the society's website in relation to Oakhurst Gardens.

"Oakhurst Gardens is a self contained development of 87 one-bedroom and studio homes of varying designs. This site is set out in lovely spacious gardens and is close to our village hall. An important feature of our site is the feeling of safety and wellbeing, that our residents experience within our enclosed site.

Each home is linked to a call system which gives residents a feeling of security, as they can summon help if needed 24 hours a day. There is a fully equipped modern laundry for tenants use, plus a small library. Many activities take place in our village hall and residents are encouraged to meet and socialise, with the residents of the residential and nursing homes, which are close by.

The Society employs an on site maintenance team who undertake most repair works and are on hand to help residents when reasonably required.

The Society's philosophy is to offer the accommodation of Rustington Hall's residential and nursing wings to tenants, should the need arise. Respite care may be offered subject to availability."

The Site and its Surroundings

The site is a vacant plot of land located within the curtilage Rustington Hall/Oakhurst Gardens Retirement Village.

It is in a very accessible and sustainable location with bus stops outside the site offering regular bus services to Littlehampton, Chichester and Portsmouth to the west and Worthing and Brighton to the east. Angmering Railway Station is about $\frac{3}{4}$ of a mile. Local shopping parades at Angmering Station and East Preston are each about $\frac{3}{4}$ and $\frac{1}{2}$ a mile distant. There are medical centres nearby.

The site is at present vacant and situated within the Rustington Hall/Oakhurst Gardens Retirement Village complex. Residents of the proposed new sheltered accommodation flats will have access to the Oakhurst Gardens facilities, making this an ideal sustainable location for such a development.

The total site area is 1359 square metres.

The Proposal

Is to erect a new two storey block of six flats, three on the ground floor and three on the first floor; 2 x 1 bed two person and 4 x 2 bed three person flats. Together with communal amenity/garden areas and car parking spaces as shown on the application drawings.

The flats although offering the benefit of sheltered accommodation within the Oakhurst Gardens village are designed to be occupied by ambulant/disabled occupiers.

Use

The land is a vacant site within the retirement village complex and is ideally sited for the development proposed i.e. a block of two storey retirement flats.

Development of this site will enable the society to continue its expansion to offer accommodation and facilities to a wide range of people, and in this case to offer accommodation to ambulant disabled occupiers who still

require the convenience and security of living within an existing retirement village.



It is a well known fact that the population of Great Britain is ageing as people are living longer and there is a decline in birth rates.

The 2011 census stated that approximately 1 in 6 people in England and Wales are over 65 years of age.

There is an identified need both locally and nationally to provide private sheltered housing, which will help the pressures on Local Authorities in coping with the issues of an increasing elderly population. Private retirement housing developments can reduce the demands on local health and social services and other care facilities.

The other benefit of this development is that it will not only assist by providing housing for this particular sector of the market, it will also assist the council in achieving their housing numbers. Paragraph 50 of the NPPF states that Local Planning Authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

Amount

6 No. flats will be provided, three on the ground floor and three on the first floor. The total size of the building is 231.8 square metres. The gross internal floor area of the flats are as follows:

- Flat 1 - 64.6 square metres
- Flat 2 - 50 square metres
- Flat 3 - 64.6 square metres
- Flat 4 - 64.6 square metres
- Flat 5 - 50 square metres
- Flat 6 - 64.6 square metres

Room sizes are as shown on the application drawings.

These sizes are compliant with Arun District Council's Internal Space Standards contained in Policy D DM2. They are also compliant with sizes prescribed in the Government's Nationally Described Space Standards.



Scale

The proposal is for a two storey building with a pitched roof. The site will sit adjacent to the two storey development in Oakhurst Gardens and the private two storey development to the east of the site, therefore the scale is considered appropriate for the sites location.

Layout

Internal Layout

Flats 1 and 3 have their own self-contained entrances leading to an entrance hall, an L-shaped living/kitchen area of 29.7 square metres. Bedroom 1 is 13.1 square metres and bedroom 2 is 8.6 square metres. Both flats have a separate bathroom.

Flat 2 is accessed via the communal entrance hall, which has a staircase to first floor and storage cupboard for security systems etc. The layout of this flat is into an entrance hall with a bathroom off. Also accessed off the central hallway is the living/kitchen area of 26.4 square metres and a double bedroom of 13.7 square metres.

Each of the ground floor flats will have double glazed casement doors leading to the exterior.

On the first floor the three flats have their self-contained entrance off the communal landing.

Flats 4 and 6 have the same layout as Flats 1 and 3, and Flat 5 has the same layout as Flat 2.

Each of the first floor flats have double glazed casement doors opening inwards. These flats will have Juliet balconies.

External Layout

Each of the ground floor flats have access to a west facing patio area of 4.9 square metres. The first floor flats have west facing Juliet balconies. In addition, the flat occupiers will enjoy access to communal garden areas to front, sides and rear of the flats as shown on the application drawings.

These areas will be hard and soft landscaped and planted, to give a pleasant communal amenity area for the residents to enjoy.



The layout of the flats has been designed so that there will be no adverse affect upon neighbour amenity. The orientation of the buildings means that there will be no loss of sunlight, daylight or overshadowing to adjoining properties by virtue of this proposal.

Neighbour amenity in terms of overlooking has been considered with only one principle window on the south and east elevations that look towards neighbours. This is the rear window of the single bedroom in Flat 6 and this only looks out onto the garage compound of the adjoining development Paddock Green.

Appearance

The building design is of traditional appearance to blend well in its setting adjacent to the Oakhurst Gardens development and private development to the east.

Elevations will be in brickwork, probably to a light buff colour brick with contrasting darker red/brown bricks, which will provide architectural detailing in the banding courses and brick feature inset in the front gable.

There will also be a projecting plinth in red/brown contrasting brick. Plain brown concrete tiles are proposed for the roof. All final materials to be agreed and approved by the Local Planning Authority.

The first floor flats will feature Juliet style balconies, which will add architectural detailing.

Overall it is considered that the external design provides a building that is visually attractive and one that will harmonise well in this retirement village setting.

Landscaping

Boundary treatment will be as follows:

- a. North boundaries with No. 117 Oakhurst Gardens with a new wider pathway (1500mm) alongside No. 117 Oakhurst Gardens and acts as entrance path to the main entrances to the flats

- b. East - Existing flint wall 800h will remain. Above this will be a 1800high close boarded fence with 400mm trellis above.
- c. South - a 1800high close boarded fence with 400mm trellis.
- d. West of the site boundaries with Rustington Hall Nursing and Care Home. There will be a retaining wall and railings between the site and the lower level parking area.

As shown on the application drawings the flats will benefit from landscaped communal gardens. Although a full planting scheme will be to the approval of the Local Authority, indicative planting is shown on the application plans, including shrubs to the northern boundary adjacent to No. 117 Oakhurst Gardens. Shrubs along the pathway to the entrance to the east side of the building and adjacent to the building.

Shrubs along the pathway to the entrance to the east side of the building and adjacent to the building.

There will be a central feature planter to the north-east of the building.

The ground floor residents will have the opportunity to arrange pot plants and small shrubs adjacent to their part of the building.

With regard to the trees on site it is understood that there are no TPOs. The schedule of trees is as follows:

No.	Species	Girth/Height/ Spread	Notes
T1	Yew	0.4/4/2	To be retained
T2	Prunus	0.9/4/3	To be removed
T3	Prunus	0.8/4/2.5	To be removed

Tree Report

We requested Mr Phillip Ellis Tech Arbor A, MCI Hort, to assess the trees with a view to a full Tree Report. His response is below. We did not, therefore, commission a full report.

From: Philip Ellis
To: ~~Liz Gallwey~~
Subject: RE: Emailing: 15072 RUST HALL Planning Drawing-03 EXISTING SITE PLAN A1.pdf, 15072 RUST HALL Planning Drawing-03a PROPOSED SITE PLAN A1.pdf, 15072 RUST HALL Planning Drawing-01 PROPOSED ELEVATIONS and SCHEDULE.pdf, 15072 RUST HALL Planning Drawing-02 PROP
Date: 09 May 2017 23:25:48
Attachments: image011.png
image012.png
image017.png



Hello Liz

I have been out to look at site and comment as follows. Agree with tree removals and one is dead and you are left with one tree on site and a second in a neighbouring garden.

Assuming none of these trees are covered by a TPO or in a Conservation Area I suggest you do not need a tree report if you remove those trees now as they have no special merit.

Happy to give you a fee proposal but I feel I would be charging for something unnecessary unless you feel planners would insist.

Regards

Access

With regard to vehicular access to the development, the existing driveway into the site will be realigned with a shared roadway surface in coloured tarmacadam, as shown on the plans, with rumble strips at both ends where there is change of surface. The communal amenity space to the west of No. 117 and No. 115 Oakhurst Gardens will be realigned to provide additional parking to the site.

At present in front of the plot there are parking spaces for 10 No. cars. It is proposed to provide a total of 15 No. car parking spaces with the new development. The spaces will be 2.5 metres x 4.8 metres, which is larger than the minimum standard, and includes 2 No. disabled bays adjacent to the entrance of the new building. The car parking will be at a lower level with retaining wall and railings as shown on the site section drawing.

With regard to pedestrian access to the building, a ramp will be provided up to the level of the front doors. A 1500mm wide path leads from the main driveway and parking area to the flats and continues along the east to the rear of the building.

With regard to pedestrian access to the first floor flats, this is from the communal ground floor hallway with easy climb stairs with 170mm rise and 250mm going.

Bin storage is provided to the north-east of the building in the communal area.

No cycle storage space is provided as it is not considered that the occupiers of this sheltered accommodation would require this facility.



Some small external lighting units will be provided to assist access into the site along the pathways, this is shown on drawing number 15072/01. The lighting will be on a daylight sensor coming on at dusk. See the drawing for the proposed style of lighting.

Planning Statement

Public Consultation

A day long public consultation was held on the 6th April 2017. The purpose of the consultation was to notify residents of Oakhurst Gardens and surrounding neighbours of the proposal. A total of 24 people attended.

Flood Risk Assessment

The site is in low flood risk area as defined in the Environment Agency's Flood Risk Maps.

Context

The application has been considered in the context of the proposed development's relationship with nearby properties and comments received at the public consultation, so as not to adversely affect their amenity.

It has also been considered in relation to its siting within the Rustington Hall/Oakhurst Gardens retirement complex, and it is considered that this is an appropriate site for the development proposed.

The site sits well in its proximity to bus and train links as well as local shopping and medical facilities.

It is considered that the proposal is sustainable development.

It has also been considered with having due regard to relevant local and national planning policies.

Sustainability

Water and energy saving measures will be incorporated in the build and these will include spray taps, quick flush or dual flush toilets.

The construction will provide well insulated energy efficient new properties.

Materials will be sourced locally from sustainable sources where possible.

Site waste will be kept to a minimum during construction with regular waste collections to be made from site by specialist companies.

To aid waste minimisation all site waste will be properly managed during the construction process.

‘A’ rated boiler and domestic appliances will be fitted.

Areas for the storage of recyclable waste will be provided.

The site is in a very sustainable location with bus stops just outside and within easy walking distance of Angmering Railway Station, local shops and medical facilities.

The biodiversity of the site will not be affected.

There will be no harm to the local environment by virtue of this proposal.

The development will add to the local economy.

Local Planning Policies

The following Local Plan Policies are considered relevant to this application.

GEN2 - Built Up Area Boundaries

The site is in the existing built up area of Rustington/East Preston where the principle of development is acceptable.

GEN5 - Provision of New Residential Development

There is a high demand for purpose built residential accommodation for retirement. This proposal will add another six retirement flats to this market and will assist the council in achieving housing numbers as required under the NPPF.



GEN7 - The Form of New Development

As set out in this statement it is considered that the proposal for a two storey block of six retirement flats is appropriate for the sites location within a retirement village. Nearby properties are also mainly two storey. It is considered that the proposal will not adversely affect the amenity of nearby properties by way of overlooking, overshadowing or loss of sunlight or daylight.

GEN12 - Parking in New Development

As shown on the application drawings 15 No. car parking spaces are provided for flat occupiers and visitors, including 2 No. disabled spaces.

DEV21 - Accommodation Restricted to Occupancy by the Elderly

The proposed development will form part of the Rustington Hall/Oakshurst Gardens Retirement Village with specialist services and amenities for the retired available on site.

The Emerging Local Plan

Whilst this has not yet been adopted the following policies contained in the plan have been taken into consideration.

Policy SD SP1 - Sustainability

It is considered that the proposal will be sustainable development in terms of its construction and specification with water and energy saving measures incorporated. Its location means that it will be sustainable in terms of transport and access to local amenities.

There will be no adverse affect upon the local environment or the biodiversity of the site.

It will add to the vitality of the local economy and the construction process will potentially provide some local employment opportunities.

Policy SD SP2 - Built Up Area Boundary

This is within the built up area boundary.

Policy H DM1 - Housing Mix

With the increasing elderly population in this country there will be an increasingly high demand for this type of development within the Arun District Council area and it is considered therefore that this will add well to the mix of housing in the area.

Policy ENV DM5 - Development and Biodiversity

The proposal will not adversely affect the biodiversity of the site.

Policy W DM2 - Flood Risk

The site is not within a Zone 2 or 3 Area as defined on the Environment Agency's flood risk mapping, where it is shown as being in an area of low risk of flooding.

Policy D DM1 - Aspects of Form and Design Quality

It is proposed that the block of six flats will be of traditional appearance with materials as described under the '*Appearance*' section and it is considered that this will blend in well with nearby properties.

Being with the Oakhurst Village complex it will not be visible from the Station Road street scene.

Policy D DM2 - Internal Space Standards

The accommodation has been designed so that all rooms conform to the minimum internal space standards as set out in this policy, and as also set out in the Government's Technical Standards for the Nationally Described Space Standards.

Policy D DM3 - External Space Standards

As shown on the application drawings large areas of communal gardens and amenity areas are provided within the development.

As properties will form part of the Oakhurst Gardens Retirement Village complex, residents will have access to the amenities within the village, including communal garden areas.

The National Planning Policy Framework

Page 2: Achieving Sustainable Development

Paragraph 7 states that: There are three dimensions to sustainable development: economic, social and environmental.

These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role
- a social role
- an environmental role

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a level of new investment in the locality.

In terms of a social role, it will add well to the housing mix in the area and paragraph 50 of the NPPF states that Local Authorities should plan for a mix of housing within communities.

There will be no adverse affect upon the local environment.

Paragraph 9

This paragraph states that sustainable development involves seeking positive improvements in people's quality of life and offering a wide choice of homes.

Section 4: Sustainable Transport

With bus stops outside the site in Station Road and shopping/medical facilities within ½ a mile, the site is in a very sustainable and accessible location, which minimises the need for car travel.

Whilst the development is to be provided for ambulant disabled occupiers, a level threshold entry to the flats will be provided for those occupiers or visitors that have some mobility difficulties.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building;

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 47 states that the Government seeks to boost significantly the supply of housing.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. ^[L]_[SEP]

Paragraph 50 states that Local Authorities should deliver a wide choice high quality homes and create inclusive and mixed communities.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. ^[L]_[SEP]

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The proposal will maximise the site's potential for development without adversely impacting upon neighbour amenity.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development, and it is considered that this is a highly sustainable development proposal.

Sustainability features include the following:

- ✓ The construction will provide energy efficient new properties with energy and water saving measures incorporated in the specification.
- ✓ Materials from sustainable sources will be sourced locally where possible.
- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist companies.
- ✓ 'A' rated domestic appliances and central heating boilers and low flush or dual flush toilets will be incorporated.
- ✓ The development will not harm the local environment or the existing biodiversity of the site. New planting will be provided as indicated on application drawings.
- ✓ It will add well to the local economy and the local housing mix.
- ✓ It will perform a social role by providing much needed open market sheltered accommodation for ambulant/disabled purchasers.
- ✓ It is in a very sustainable location.
- ✓ The development is considered to be sustainable development in terms of construction, location, transport, the local economy and the local environment.

Conclusion

The Government's Planning Practice Guidance on design states that good quality design is an integral part of sustainable development.

It will provide retirement housing for which there is a high demand in the area.

It is considered that the proposal is compliant with relevant local and national planning policies and it is hoped that the council will be able to support this sustainable development.