Lewis & Co Planning
town planning consultants

PLANNING STATEMENT

FORMER RUSTINGTON MANOR HOTEL, 12 BROADMARK LANE, RUSTINGTON, BN16 2HH



APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF MR PETER LEACH

DECEMBER 2021

Lewis and Co Planning, 2 Port Hall Road, Brighton, BN1 5PD.

ARUN DISTRICT COUNCIL R/291/21/PL

Client: Mr Peter Leach

Site Location: Former Rustington Manor Hotel, 12 Broadmark Lane, Rustington, West Sussex, BN16 2HH

Job History:

Version	Date	Author	Checked	Notes
V1	23/11/21	J Pearson	L Carter	
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1.0 INTRODUCTION

1.1 This statement is submitted in respect of the application for planning permission at 12 Broadmark Lane in Rustington on behalf of Mr Peter Leach.



Site Location Plan

1.2 The proposed development would create ten new apartments alongside amenity space and parking facilities following the demolition of the former hotel and restaurant building.

1.3 The new homes would be a mix of 2-bedroom and 3-bedroom apartments within a part-two, part-three storey 'art deco' style building.

1.4 This Statement will show that the development proposals will offer an efficient use of the development site and meet all relevant local and national planning policy requirements. The proposals will introduce a high-quality new building and protect the amenities of surrounding residents.

1.5 All application documents should be read in conjunction with the submitted drawings and application forms.

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2.0 SITE AND SURROUNDING AREA

2.1 The site was previously operated as Rustington Manor Hotel and Restaurant (Lodwick's Restaurant and Bar) and provided a total of seven guest bedrooms, staff accommodation and a restaurant and bar open to the public (total of 70 covers). The hotel has been closed since the retirement of the previous owners and has been marketed as a hotel without success (see Appendix A).

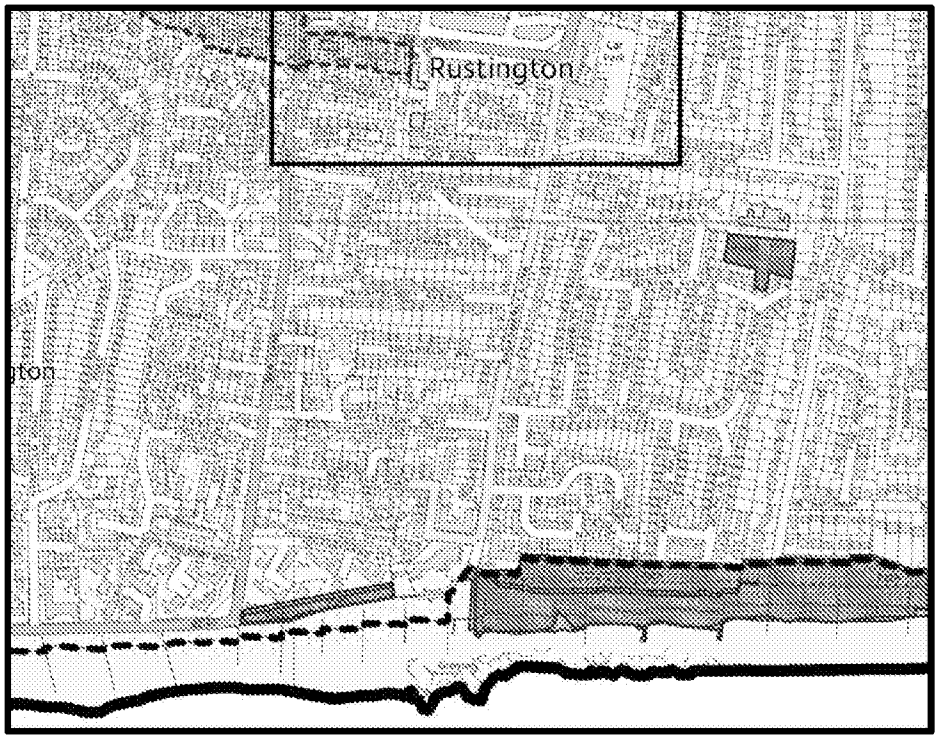


Existing Building

2.2 The site is in a highly sustainable location with The Street just 300m 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 site is also a short walking distance (500m) from the seafront.

2.3 Shops selling essential goods are also available in close proximity to the site, including Waitrose (250m) and Tesco Express (350m). The site is approximately 1km from Rustington Community Primary School and Georgian Gardens Community Primary School, and is close to several pre-schools.

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2018 Local Plan Policies Map showing Rustington Centre

2.4 The site is not within the Rustington Conservation Area and is not located close to any listed building or other heritage assets.

2.5 The immediate area around the site, along Broadmark Lane and adjoining roads is fairly mixed in architectural terms, with no unifying or uniform features. Most buildings within Broadmark Lane are larger detached properties when compared to properties in adjoining roads, particularly to the south of the application site.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development is for the demolition of the existing building and the construction of a three-storey art deco style apartment building providing ten new apartments.

3.2 The proposals will replace an existing two-storey building with a pitched roof with a part two-storey, part three-storey building with a flat roof.

3.3 The apartments proposed are a mix of 2-bedroom (40%) and 3-bedroom (60%) units with a range of sizes to suit different households.

Flat 1	3-bedroom, 5-person	96m^2
Flat 2	2-bedroom, 4-person	75m^2
Flat 3	2-bedroom, 4-person	70m^2
Flat 4	3-bedroom, 5-person	94m^2
Flat 5	3-bedroom, 5-person	96m^2
Flat 6	2-bedroom, 4-person	75m^2
Flat 7	2-bedroom, 4-person	70m^2
Flat 8	3-bedroom, 5-person	94m^2
Flat 9	3-bedroom, 6-person	115m^2
Flat 10	3-bedroom, 6-person	115m^2

3.4 As part of the demolition of the existing building, two apartments of staff accommodation would also be lost. The proposals therefore result in a net increase of eight dwellings.

3.5 The proposals also incorporate communal gardens, private ground floor gardens, balconies and roof terraces for residents. A total of thirteen parking spaces are proposed including EV charging, accessible parking and visitor parking spaces. A new secure communal cycle parking facility is also provided.

3.6 A full landscaping strategy, drainage strategy and waste and recycling bin storage facilities will be delivered.

3.7 The scheme will make an efficient use of this site and deliver much needed new homes in a sustainable location on previously developed land.

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4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 The revised National Planning Policy Framework (NPPF) came into effect in July 2021 and is a material consideration in planning decisions. The Framework describes the overarching objectives, with sustainable development contributing towards net gains across economic, social and environmental objectives.

4.3 Paragraph 11 states that decision-makers should approve proposals that accord with an up-to-date development plan without delay.

4.4 Paragraph 60 states the Government's commitment to significantly boosting the supply of new homes.

4.5 Paragraph 92 promotes developments that are safe and accessible and promote social interaction and healthy lifestyles.

4.6 Paragraph 107 highlights the need for adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

4.7 Paragraph 110 seeks to ensure that appropriate opportunities to promote sustainable transport modes are taken up.

4.8 Paragraph 111 states that planning applications should only be refused on highways grounds when the cumulative impact of development is severe.

4.9 Paragraph 124 states that proposals should make efficient use of land and deliver development that meets identified housing needs.

4.10 Paragraph 159 requires that developments avoid increasing flood risk elsewhere.

Arun Local Plan 2011-2031

4.11 The Arun Local Plan was adopted in July 2018 and forms the main basis for determining planning applications in the district/local planning authority area.

4.12 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H SP1	The Housing Requirement
H DM1	Housing Mix
AH SP2	Affordable Housing
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
ECC SP1	Adapting to Climate Change
T SP1	Transport and Development
W DM2	Flood Risk
W DM3	Sustainable Urban Drainage Systems

Rustington Neighbourhood Plan

4.13 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.

4.14 Relevant policies include:

Policy 2: Housing Design
Policy 4: Sustainable Drainage

4.15 The Neighbourhood Plan has not been updated since the adoption of the Arun Local Plan 2018 and therefore adopted Local Plan policies take precedence where there are conflicts between requirements.

Other Relevant Policies and Guidance

4.16 The Council have produced Supplementary Planning Guidance setting local Parking Standards for the District (2020).

4.17 The Council have also recently produced a detailed Arun District Design Guide SPD (2021) setting out the design guidance and expectations for all new developments. Specific guidance is referenced where relevant throughout this Statement.

4.18 The Rustington Village Design Statement (2010) divides the village into individual Character Areas and provides design guidance for each.

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
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Transport
- Flood Risk and Drainage
- Ecology and Habitats
- Waste

These are considered in greater detail below.

Principle of Development

5.2 Local and national planning policies strongly support the delivery of good quality new homes in sustainable locations. The application site is within the built-up area boundary and close to local shops and services (including The Street).

5.3 Local and national policies also strongly support the delivery of increased densities on development sites where increases can be accommodated.

5.4 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 124 in particular seeks to ensure that developments make optimal use of the potential of each site that comes forward for development, provided that other potential impacts can be successfully mitigated.

5.5 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

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delivery of the identified sites if the minimum housing requirement identified in the Local Plan is to be realised. One way this housing land supply position can be improved is through the delivery of new homes on suitable 'windfall' sites within the built-up areas of existing settlements.

5.6 The application proposals provide an opportunity to make a notable contribution to meeting housing needs and improving the existing supply position through the delivery of ten new homes.

5.7 Adopted Local Plan policies do not explicitly resist the loss of visitor accommodation or hotels and the loss of the lawful hotel use is therefore acceptable in principle. Policies that restrict the loss of employment uses specifically relate to B1-B8 uses or similar sui generis uses and not to Use Class C1 hotel uses. In any case, the former hotel use has already ceased and the site has not been successfully marketed on this basis

5.8 The proposals will deliver a mix of housing that aligns well with the local area's identified housing needs. 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 Arun District Updated Housing Needs Evidence (September 2016) identifies a district-wide need for mostly 2-bedroom and 3-bedroom market units, which account for 78.3% of total housing needs. The proposals therefore comply with local Neighbourhood Plan policies and Local Plan Policy H DM1 (Housing Mix).

5.9 The application site is considered to be a sustainable location and a suitable location for housing development.

5.10 Under Policy AH SP2 (Affordable Housing) there is no requirement for an affordable housing contribution on developments of less than 11 units.

5.11 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.

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Design

5.12 The proposed design offers and high-quality new building that will enhance the overall visual quality of the site and deliver a contemporary building with familiar art deco form and styling that reflects other notable architectural examples within the wider area.

5.13 The triple-height entrance windows provide a notable and clearly defined entrance to the building (in accordance with Section J.05 of the Arun Design Guide SPD) and incorporates low level landscaping to create a safe environment for users. The storm porch is well integrated into the overall design of the building.



Proposed Building – 3D Visual

5.14 The Rustington Neighbourhood Plan seeks to support development proposals that reflect the scale, density, massing, height, landscape design, layout and materials of the surrounding area. The proposals would deliver new apartments and will therefore deliver housing at a higher density than surrounding plots, but nevertheless supports the local housing needs for additional smaller family units (without the loss of any existing housing) and the wider need for new homes.

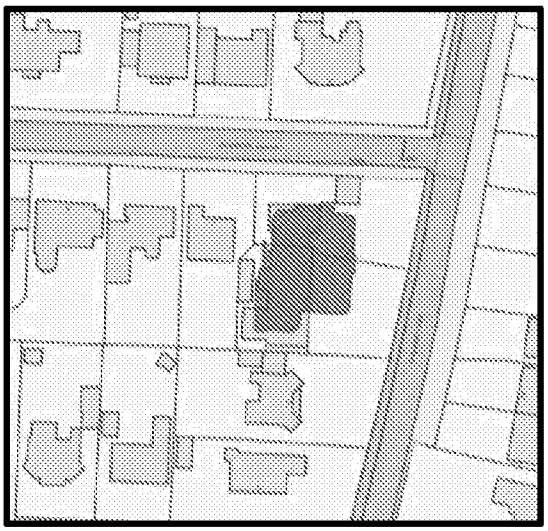
5.15 The proposals nevertheless deliver this housing through a low-rise development that is in keeping with the scale, height and layout of the surrounding area. The proposed design is suitable for the corner plot and the wider scale and character of Broadmark Lane and replaces an existing large building.

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Manor Road Garage in East Preston

5.16 As noted in Section Two, the architectural context is mixed and therefore the proposed design seeks to replicate more notable architectural examples in the locality, such as Heritage Place and Manor Road Garage, by employing an art deco style.



Proposed Block Plan

5.17 The proposed building seeks to address the change in building line along Broadmark Lane by incorporating a set back along the boundary with 14 Broadmark Lane (to the south) and then projecting forward to respect the building line of 2 Broadmark Avenue (to the north).

5.18 The application site is in some ways both a corner plot and 'double plot' compared to surrounding plot sizes and therefore is a more prominent landmark in the street. The design reflects this and provides a high-quality

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architectural statement through a robust design that remains respectful of the more traditional 20th century styles throughout the streetscene.

5.19 J.03 (Corner Buildings) of the Arun Design Guide SPD (2021) supports the principle of larger scale and distinctive design within corner plots. The proposals also incorporate a more active frontage and surveillance along Broadmark Avenue in accordance with the other requirements of J.03, and would remove the existing garage building which currently provides a blank façade.

5.20 The proposal remains consistent with Section R.01 (Apartment Buildings) of the Arun Design Guide SPD and reflects the predominance of 1-3 storey housing across the District.

5.21 The Rustington Village Design Statement identifies design guidelines for development proposals. The application site is within one of three areas defined as Character Area 7, which are characterised by pre-war housing. The site is within the 'southern area', and this area is noted as being *"relatively higher density"* than the other two areas within Character Area 7. The Planning Guidelines within the Village Design Statement acknowledge that the buildings within the area are *"very mixed"*. The area is therefore considered to have a lower sensitivity to change and can accommodate a new development at a suitable scale.

5.22 Onsite parking is provided in the same locations as existing parking for the hotel. This helps minimise the change in character and avoids any significant increase in hard landscaping.

5.23 The design and materials are simplistic in an effective way, resulting in a refined building that raises the standard of architecture and density without being at odds with the character of the area.

5.24 The massing and layout of the building is appropriately designed to pull the building away from site boundaries, improve the relationship with neighbouring plots and buildings and address the prevailing building lines.

5.25 The proposals accord with all relevant design policies, as well as more detailed design guidance within the Village Design Statement and Arun Design Guide SPD.

Neighbouring Amenity

5.26 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"*.

5.27 The proposals seek to resolve a number of existing conflicts between the lawful hotel user and neighbouring dwellings, including buildings positioned along the shared boundary and the presence of air conditioning/ventilation units close to these residential boundaries.

5.28 The layout and design of the building has purposefully incorporated measures to minimise and avoid impacts on adjacent properties. All first and second floor windows within the rear elevation of the building are either set back, shielded or proposed as obscure glazed secondary windows, to avoid any potential new overlooking or privacy issues in relation to the rear garden of 1 Broadmark Avenue (to the west of the application site).

5.29 Similarly along the southern boundary, first and second floor windows are kept to a minimum and face towards the side elevation (no side facing windows) or front of 14 Broadmark Lane to prevent any materially significant views towards the more private rear garden of the property.

5.30 All residential units are primarily oriented towards the east/front of the site, with the exception of Units 4 and 8 which primarily overlook the communal gardens and Broadmark Avenue itself.

5.31 This proposals would increase separation distances between the building and its neighbours when compared to the existing buildings within the site. The design provides a flat roof and second floor that is setback from the neighbours to the west, further minimising the impact of the building on surrounding properties.

5.32 Outdoor balconies and terraces are located in positions that prevent opportunities for overlooking of any private spaces. The second floor roof

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terraces are also set back behind the main façade and will prevent opportunities for overlooking.

5.33 Therefore, no new neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

5.34 The proposed new dwellings would all meet the relevant minimum floor space requirements set out in National Guidance:

Unit	Size	GIA	Required	Met
Flat 1	3-bedroom, 5-person	96m^2	86m^2	✓
Flat 2	2-bedroom, 4-person	75m^2	70m^2	✓
Flat 3	2-bedroom, 4-person	70m^2	70m^2	✓
Flat 4	3-bedroom, 5-person	94m^2	86m^2	✓
Flat 5	3-bedroom, 5-person	96m^2	86m^2	✓
Flat 6	2-bedroom, 4-person	75m^2	70m^2	✓
Flat 7	2-bedroom, 4-person	70m^2	70m^2	✓
Flat 8	3-bedroom, 5-person	94m^2	86m^2	✓
Flat 9	3-bedroom, 6-person	115m^2	95m^2	✓
Flat 10	3-bedroom, 6-person	115m^2	95m^2	✓

5.35 Each flat benefits from at least one large double bedroom in accordance with these technical standards. All flats have a dedicated cupboard for services.

5.36 The proposal therefore meets the requirements of Local Plan Policy D DM2 (Internal space standards) and Section J.08 (Internal Space Standards) of the Arun Design Guide SPD.

5.37 Where possible, taking account of neighbouring amenity considerations, the proposals maximise natural daylight and sunlight and provide passive design benefits. The building will also be built to modern standards of efficiency, with effective insultation, ventilation and air-tightness to reduce the over all energy demand of the development.

5.38 All units proposed are dual aspect and this offers amenity benefits as well as improving daylighting and ventilation as a result. Terraces and ground floor garden spaces are provided where possible, in addition to the communal garden areas around the building. Where terraces are not possible at first floor level, additional internal living space is provided to ensure that the quality of accommodation is not diminished.

5.39 The Arun Design Guide supports the combination of shared gardens/communal spaces and private outdoor balconies and roof terraces. All balconies provide at least 3m2 usable space in accordance with Section H.04 (Residential Outdoor Amenity & External Spaces) of the Arun Design Guide SPD.

5.40 Level access into the site is provided alongside lift access to all floors and accessible parking provision and the proposal therefore meets the accessibility requirements of Section J.08 (Internal Space Standards) of the Arun Design Guide SPD (2021).

5.41 The proposed development has been appropriately designed to minimise the risk of crime by ensuring appropriate natural surveillance and lighting around street frontages and the parking forecourt, in accordance with Chapter 16 of the Secured by Design guidance. Private garden areas are proposed to the rear of the building alongside strong boundary planting, to provide a clear and natural distinction between public, communal and private spaces.

Transport

5.42 The application is accompanied by a Transport Technical Note from Reeves Transport Planning.

5.43 The Technical Note demonstrates that the proposed development will not create a material change in traffic impact when compared to the lawful hotel use of the site (including public restaurant and staff accommodation).

5.44 The proposed development incorporates resident and visitor parking spaces, including ten allocated residents parking spaces (one per unit) and a further accessible parking space and two further visitor parking spaces.

5.45 NOMIS data has been assessed and is included as Appendix 2 of the Transport Technical Note. The data shows that car ownership patterns for the local area indicate a parking demand of 0.92 cars per flat. The proposals therefore adequately meet this demand and provide additional parking provision to meet visitor parking needs.

5.46 West Sussex Guidance on Parking at New Developments identifies alternative parking standards depending on whether the development is assessed in terms of the number of bedrooms, or the number of habitable rooms. This results in a range for residential parking demand of 10.2 - 14.6 car parking spaces but allows for a variance of 10% (above or below) these figures. The parking levels (13 spaces total) therefore fall within this range and are acceptable under these standards.

5.47 Arun Parking Standards SPD (2020) sets alternative parking standards for new developments, but again these standards result in a different level of provision when assessed in terms of bedrooms or habitable rooms. The required range is 10 – 16 parking spaces. The proposed provision of 13 spaces falls within the middle of this range and is therefore acceptable under both standards.

5.48 Arun Parking Standards SPD also sets an expectation that visitor parking will be provided at a ratio of 20% of the total number of residential units (i.e. two spaces). This standard is met onsite through the provision of two dedicated visitor spaces.

5.49 The Transport Technical Note acknowledges that the extended crossover serving the southern parking area will exceed the maximum recommended in local guidance, but that the parking area is an existing feature that has been in use for more than ten years and has not resulted in a material highway safety risk in this time.

5.50 Local and national planning policies also seek to maximise opportunities for active travel and promote the use of sustainable forms of transport. Principle 4 of the Arun Parking Standards SPD (2020) underlines the importance of promoting lower levels of car ownership.

5.51 Whilst the development proposed adequately provides for expected levels of car ownership, the parking provision proposed is not excessive and will deter

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unnecessary levels of car ownership, by not delivering an overprovision of onsite parking and as a result of the sustainable location of the site close to local services.

5.52 At least four parking spaces are to be provided with active EV charging facilities, with passive provision to enable a further three to be delivered in future years. This provision meets the Arun Parking Standards SPD requirement of 20% and the West Sussex County Council standard for 33% (2021).

5.53 Cycle parking provision for at least eight bicycles is also proposed, in accordance with West Sussex County Council standards for four 2-bedroom flats and six 3-bedroom flats.

5.54 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.

5.55 Given the close proximity to local services the proposals would deliver ten new homes in easy walking distance to a wide range of local services, shops and facilities and would minimise reliance on private cars in accordance with the objectives of national planning policies and the Local Plan (Policy T SP1).

Flood Risk and Drainage

5.56 The application site is in Flood Zone 1 and is therefore not considered to be at risk from flooding. The Government's Flood Risk Information service also shows that the flood risk for surface water flooding is also low and that the area is not at risk of flooding from reservoirs.

5.57 Connection to the existing foul water drainage system is proposed and soakaways will be used to control surface water runoff. AOC channel drains are also proposed at site accesses to attenuate and control surface water drainage.

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5.58 Full details of the sustainable drainage strategy for the site can be secured by condition if necessary.

5.59 On this basis, the site is not at risk of flooding and drainage within the site can be managed to improve the management of surface water as part of the development. The proposals therefore meet the requirements of Policy W DM2 (Flood Risk) of the Local Plan.

Ecology and Habitats

5.60 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment Survey by Arbtech that assess the potential ecological considerations for the development.

5.61 A Phase 1 habitat survey has been undertaken in October 2021 and full details are set out in the report. The survey included a non-intrusive visual appraisal of the buildings and trees, as well as an internal inspection of the buildings and accessible roof spaces.

5.62 The appraisal confirms that the site is not subject to any ecological designation and there are no known designated sites within 2km. The habitats on the site are common and widespread and considered to have low ecological value.

5.63 The site provides potentially suitable habitats for bats, nesting birds and hedgehogs and therefore the PEA provides specific recommendations for mitigating harm to these species and enhancing the quality of the site as part of the development, including native planting, bird/nest boxes and recommendations during the construction process.

5.64 The evaluation of the site identified evidence of bats and therefore further surveys are recommended during active bat season (May – September). As the survey window is not yet open these surveys will be undertaken during the application process or as a pre-commencement condition.

5.65 If the presence and status of bats on site is confirmed, then works would need to proceed under licence and in accordance with any conditions set by Natural England.

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5.66 On this basis, the development can mitigate against any materially adverse impacts on ecology. Ecological enhancements can be incorporated into the proposed development and secured by condition.

Waste

5.67 The submitted drawings provide waste and recycle storage in a suitable location for kerbside collection by the waste collection authority.

5.68 A total of nine 360L communal bins are shown, providing sufficient capacity for the waste and recycling requirements of ten apartments. Waste requirements for a three to five person household are usually 180L and 240L for a six person household (units 9 and 10).

5.69 The proposals can therefore sufficiently meet the requirements for ten new homes and can be easily accessed by residents and the waste/recycling collection authority. The requirements of Local Plan Policy WM DM1 (Waste Management) and H.07 of the Arun Design Guide SPD are therefore addressed.

6.0 CONCLUSIONS

6.1 The scheme would deliver a net increase of ten new dwellings, and the proposed units reflect the general housing needs for the district and town. The proposals would make efficient use of a previously developed site in a sustainable location within the built-up area boundary.

6.2 The scheme is well designed, and the site's location offers clear sustainability benefits with easy access to shops and services. There are no significant constraints to development and the proposed design offers a suitable design response to the context, opportunities and neighbouring amenity considerations.

6.3 The amenities of neighbouring residents will be preserved and the design mitigates effectively against any potential impacts. Appropriate provision has been made for required parking, bin storage and outside amenity space.

6.4 The benefits of the ten additional dwellings are significant in terms of the provision of high quality housing and there are no disadvantages that would significantly and demonstrably outweigh this benefit.

6.5 The proposals offer a high quality new building that will respect the existing built form and scale of surrounding buildings, but will also raise the standard of architecture. The corner plot and location of the site justifies the design approach and the site can accommodate a building of the scale proposed without detrimental impacts to the wider area or streetscene.

6.6 In the light of the above, the local planning authority is respectfully requested to allow the application and grant planning permission.

Lewis & Co Planning
December 2021

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