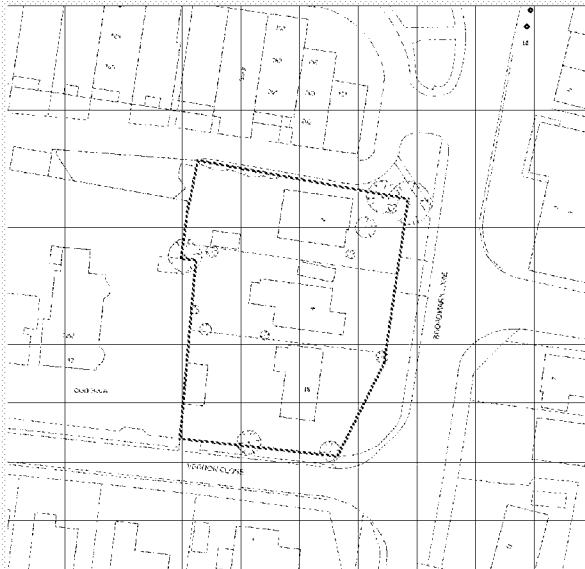
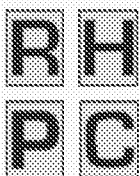




**PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR
PLANNING PERMISSION**



**PROPOSED RESIDENTIAL
REDEVELOPMENT
AT
2-4 BROADMARK LANE
AND
18 VERNON CLOSE, RUSTINGTON
FOR
ORMOND LTD**

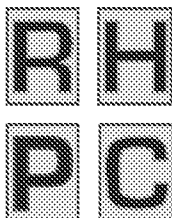


PLANNING STATEMENT

PROPOSED RESIDENTIAL REDEVELOPMENT AT 2-4 BROADMARK LANE AND 18 VERNON CLOSE, RUSTINGTON

**ON BEHALF OF
ORMOND LTD**

MARCH 2011



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PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The application seeks planning permission for the residential redevelopment of the site, involving the demolition of Nos 2 and 4 Broadmark Lane and 18 Vernon Close, Rustington, and the construction of 11 apartments.

This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority. The companion documents listed below can be referred to for more detail of the particular aspects that they address.

LIST OF ACCOMPANYING DOCUMENTS

<i>Design and Access Statement</i>	<i>Morgan Carne Architects</i>
<i>Arboricultural Report</i>	<i>RW Green Ltd</i>
<i>Drainage Strategy Report</i>	<i>Robert Clarke Associates</i>
<i>Ecological Survey</i>	<i>ECOSA</i>
<i>Environmental Report</i>	<i>Envirocheck</i>

CONTENTS

SECTION		PAGE
1	INTRODUCTION	1
2	THE SITE AND SURROUNDINGS	2
3	THE PROPOSED DEVELOPMENT	3
4	PLANNING POLICY CONSIDERATIONS	4
5	COMMUNITY INVOLVEMENT	8
6	OTHER MATTERS	9
7	CONCLUSIONS	11

APPENDIX

A	EXTRACT FROM STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (DECEMBER 2009)
B	PARKING DEMAND SPREADSHEET

1.0 INTRODUCTION

- 1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The proposed development is the construction of a block of 11 apartments, on the combined sites of Nos 2 and 4 Broadmark Lane and 18 Vernon Close, which would be demolished.
- 1.2 This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority.
- 1.3 A previous application for planning permission for the residential redevelopment of the same site, to provide 14 apartments, was submitted in September 2010 [reference R/213/10]. This was refused on 18 November 2010, for 2 reasons, as follows.
1. The site by virtue of its size and shape and the height of the proposal, is considered unsuitable to accommodate 14 flats, particularly of the height proposed and amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and obtrusive form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan and PPS3, Housing.
 2. The proposed development makes no contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18 August 2010.
- 1.4 The redevelopment proposals for the site have been revised from those which formed the basis of the previous application. The number of apartments has been reduced from 14 to 11, with a consequential significant reduction in the bulk and mass of the proposed built form, and other improvements to the proposed development.
- 1.5 The remainder of this statement describes the context and detail of the proposed development and addresses the planning considerations relevant to the proposed development.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site extends to 0.2 ha and currently contains 3 bungalows. These front onto Broadmark Lane behind a wide verge and footway, although one of the bungalows has a Vernon Close address.

2.2 Rustington is a vibrant retail and service centre with a large number of unit shops and a sizeable supermarket, together with convenience and comparison stores, cafes, restaurants and other facilities. It is one of the 3 primary retail centres within the district defined in the Local Plan, the others being Bognor Regis and Littlehampton town centres.



2.3 The location of the application site in relation to the Rustington Centre is illustrated on the aerial photograph above. A three-storey terrace of shop units, with residential accommodation above, lies immediately to the north of the application site, fronting The Street. The centre's main supermarket, with its car park to the rear, is directly opposite the northern part of the site.

2.4 In the Rustington Village Design Guide, the site is included in Character Area 4, which is described as being “... *the largest mixed use area, with residential (mainly located over shops on the south side), offices and retail, all located in a relatively small and central area.*” For the part of Rustington included in Area 4 (unlike a number of the other defined character areas), the Design Guide does not indicate any particular design features or approaches that are characteristic, nor does it set out specific guidelines in relation to the architectural treatment of new development within this character area.

2.5 The application site, and further land to the west fronting Vernon Close, is identified as suitable for residential redevelopment in the Council's Strategic Housing Land Availability Assessment published in December 2009 (extract at Appendix A).

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The Design and Access Statement and the scheme drawings describe the form, nature and context of the proposed development in detail. A total of 11 apartments are proposed to be provided in a building designed to respond to the site's corner position at the entrance to the retail centre of Rustington.
- 3.2 10 of the apartments would be of 2 bedrooms, with the remaining unit providing one bedroom. 10 of the apartments will have private outdoor amenity space in the form of a garden/terrace (for the ground floor units) or a balcony (on the upper floors). To maintain an active frontage, the ground floor apartments fronting Broadmark Lane have individual front doors leading to the street.
- 3.3 A total of 11 parking spaces are proposed at the rear of the building, well screened from public viewpoints, with access from Vernon Close. Secure cycle storage and provision for refuse and recycling containers would also be discreetly accommodated adjacent to the access.
- 3.4 Scope for landscape planting along the frontages of the site and in the form of a "green wall" would ensure the provision of an appropriate setting for the building. These features, and the architectural form of the building, would be complemented by the use of a mix of facing brickwork and render to create a harmonious design.

4.0 PLANNING POLICY CONSIDERATIONS

- 4.1 With the revocation the South East Plan in June 2010, and in the absence of an adopted Core Strategy for the District, the development plan comprises the saved policies of the Arun District Local Plan.
- 4.2 Local Plan policy GEN2 promotes development and redevelopment within the defined built-up area boundaries, subject to other policies of the plan. The reason for this focus on development within the built up areas is to promote sustainable development. In this way, the policy is consistent with the objectives set out in PPS1, PPS3, PPS7 and PPG13. The application site lies within the defined built-up area boundary and redevelopment as proposed is therefore acceptable in principle and in accord with the locational guidance contained in local and national policies.
- 4.3 Policy GEN4 seeks that development is located to minimise the demand for travel, does not add materially to road congestion or air pollution, and that appropriate provision is made for access by public transport, cyclists and pedestrians. The application site is located immediately adjacent to the centre of Rustington, which in addition to Littlehampton and Bognor Regis, is one of the 3 major centres in the District. The proximity of the Rustington Centre, the availability of public transport, (with bus routes passing through Rustington and rail services available at Angmering station nearby) and the provision of secure cycle storage as an integral part of the proposed development, means that the proposed development would comply with the objectives of policy GEN4.
- 4.4 Policy GEN5 establishes the quantum of new housing required in the District from 1996 to 2011. Over this 15 year period, 8700 new dwellings are required to be built. Table 1 of the Local Plan explains that from the start of the plan period in 1996 up to mid 2001, 2,570 dwellings had been constructed. Over the period mid 2001 to mid 2005, 2,381 dwellings were constructed (annual monitoring report 2004-05 para 3.5.2). From mid 2005 to mid 2009 (the latest date for which figures are published) 1,892 dwellings were constructed. In total therefore over the period 1996 to 2009, the number of new dwellings constructed in the District was 6,843. This leaves a residual requirement of 1,857 new dwellings (8700-6843) to be constructed over the 2 year period mid 2009 to mid 2011.
- 4.5 Although the precise number of dwellings constructed in the District over the last year is not yet available, it is clear that it has been at a low level, consistent with historically low performance at national and regional levels. It is, therefore, evident that the policy requirement set by the adopted Arun District Local Plan will not be met in terms of housing development. This shortfall of housing provision is also manifest in future predicted supply. The document "*Five-Year Housing Land Supply Coverage in England*" published in March 2010 by the Planning Inspectorate for the Department for Communities and Local Government, confirms that Arun District is one of the local authority areas where a five-year land supply is not present. PPS3

[June 2010] provides in paragraph 71 that favourable consideration is to be given to applications for housing in circumstances where an up-to-date five-year supply of deliverable sites cannot be demonstrated.

- 4.6 Policy GEN7 establishes a number of criteria against which the form and design quality of new development is to be assessed. Criterion (i) of the policy requires residential development to achieve a net density of at least 30 dwellings per hectare. The application site extends to 0.2 ha and contains 3 dwellings at present. This gives rise to a very low density of 15 dwellings per hectare. The proposed development would make a more intensive use of a highly accessible urban site consistent with criterion (i) of policy GEN7.
- 4.7 The proposed development has been specifically designed to provide a transition in scale between the 3-storey buildings which adjoin it to the north and west, and the single storey dwelling at the corner of Vernon Close and Broadmark Lane. It would provide a more appropriate design than at present, turning the corner at the entrance to the defined retail centre. Further detail of the design approach is set out in the accompanying Design and Access Statement and the application drawings. The proposal would give rise to a development of high design quality and distinctiveness consistent with criterion (ii) of policy GEN7.
- 4.8 In addition to being well located to minimise the need to travel (as explained above), the development would be built to high standards of energy and resource efficiency, meeting Code Level 3 of the Code for Sustainable Homes. In these ways, the development would accord with the objectives of criterion (iii) of policy GEN7.
- 4.9 In view of its orientation and separating distances, the proposed development would not give rise to harmful adverse effects on the living conditions of occupants of nearby residential properties, by reason of undue loss of light or privacy. It would not constrain opportunities that may arise for the future development of land to the west, identified in the Council's Strategic Housing Land Availability Assessment as suitable to support more intensive residential development. There would, as a consequence, be compliance with criterion (iv) of policy GEN7.
- 4.10 The upper levels of the rear of the 3 storey block of flats above shops fronting The Street are prominent in views northwards along Broadmark Lane, across the application site. This somewhat unattractive view would be screened and the discordant change in scale ameliorated by the proposed new development, which would thereby meet the objectives of criterion (v) of policy GEN7.
- 4.11 The application site does not contain wooded areas and criterion (vi) of policy GEN7 is not therefore applicable. Direct pedestrian access to the proposed flats from the Broadmark Lane footway and from the car parking spaces accessed from Vernon Close, together with the proximity of the site to the centre of Rustington, ensures that priority is given to pedestrian movement. The level of traffic arising from the net increase in the number of dwellings proposed will be modest and well within the

capacity of the local highway network and the Vernon Close/Broadmark Lane junction, where visibility in both directions is good. The provisions of criterion (vii) of policy GEN7 would, as a result, be met.

- 4.12 Car parking is proposed consistent with the Council's maximum standards as provided for in policy GEN12 and Appendix 2 of the Local Plan. Included in Appendix B are details of the calculation of parking demand, using the parking demand spreadsheet introduced by West Sussex County Council, the highway authority. This reveals a requirement for 9 unallocated car parking spaces. This number is proposed, together with an additional 2 larger spaces for the use of people with disabilities.
- 4.13 Paragraph 1.68 of the Local Plan and the Councils adopted Supplementary Planning Guidance on Open Space makes clear that on-site provision of open space or play areas is not sought in small developments of fewer than 15 flats.
- 4.14 The scope for and approach to landscape planting within the site are outlined in the design and access statement and illustrated on the application drawings, but full details of these measures are reserved for subsequent approval. A "Green Wall" is proposed on the north-facing elevation of the proposed development, contributing to the achievement of a high standard of design and appearance for the development.
- 4.15 Policy DEV17 of the Local Plan seeks provision of affordable housing in schemes of 25 or more dwellings or on residential sites of 0.8 hectare or more. The proposed development would be below both of these thresholds and affordable housing is not therefore required by the development plan as part of this development. However, the second reason for refusal of the previous application asserted that the proposed development was objectionable for not making provision for affordable housing.
- 4.16 In this context, the reason made reference to an interim policy adopted by the Council on 18 August 2010, and the aims and objectives of PPS3. The Council's resolution of 18 August was that a policy to be included in the Local Development Framework should include provision of 15% affordable units in schemes of less than 15 units, "*subject to further research to ensure this is financially viable*". Until that further research has been done and a Development Plan Document containing such a policy has been adopted following the proper statutory process, the Council's aspiration of achieving affordable housing from small sites does not have status as part of the development plan. In any event, the proposed policy depends on "*further research to ensure this is financially viable*". So far such further research has not been undertaken.
- 4.17 The Council's resolution of 18 August sets out an aspiration that there should, in due course, be a development plan policy to seek the provision of affordable housing in developments below the 15 unit threshold set out in the current adopted local

policy and applied nationally. Both PPS3 and Circular 6/98 make clear that proposals to adopt a lower threshold than specified in national policy must be justified through the plan making process. The Council's aspiration may be a material consideration, but until it has been properly tested through the development plan process (including the statutory consultation and examination stages), it can be afforded very little weight, and does not have development plan status.

- 4.18 In its response to pre-application consultation, the Council has indicated that the reason for refusal No 2 of the previous application could be overcome by a financial contribution of £87,625 towards the provision of affordable housing. If the Council is able satisfactorily to explain how such a contribution would be consistent with the provisions of circulars 6/98 and 05/2005, and the Community Infrastructure Levy Regulation 2010, the applicant would be prepared to execute a planning obligation to secure an appropriate contribution in this respect.

5.0 COMMUNITY INVOLVEMENT

- 5.1 A previous application was submitted to the Council in respect of a proposal for 14 apartments at the site. Prior to the submission of that application, the scheme designers, Morgan Carne Architects, sought pre-application discussions with the Council. However, at that time, the Council declined to engage in that process and the applicant decided, therefore, to mount a public exhibition of the proposals prior to finalising the scheme.
- 5.2 A public exhibition of the development proposals was mounted by the developer at a local hall on 5 July 2010. Plans, elevations and perspective views were displayed and the scheme architect, planning consultant and a representative of the applicant were present to explain and answer questions.
- 5.3 Prior to the event, notification letters were distributed to a significant number of properties nearby. A total of 45 individuals attended the exhibition, a number of whom left written comments. The majority of the written comments expressed opposition to the redevelopment of the site in principle. Concern over the adequacy of car parking provision locally also featured amongst comments made, although several individuals commented orally that they felt that inappropriate on-street parking, including in Vernon Close, is principally accounted for by shops and other workers in Rustington not using the ample provision of public off-street spaces to avoid parking charges.
- 5.4 The displayed material presented 3 options in terms of materials for the proposed building, namely wholly brick, wholly render and a mixture of the two. The majority of opinion in all comment was in favour of a design approach incorporating a mix of brickwork and render.
- 5.5 Following this public consultation, an application for planning permission was submitted to the Council. This application [reference R/213/10] was refused on 18 November 2010. This refusal was followed by pre-application consultation with the Council on the basis of a reduced scheme of 11 apartments.

6.0 OTHER MATTERS

- 6.1 A Strategic Housing Land Availability Assessment (SHLAA) has been prepared for the Council by Baker Associates, with the Final Report being published in December 2009. The application site, together with further land to the west fronting Vernon Close, is identified in the report as a site suitable for and with potential to deliver residential development in the period 2010 to 2012. The site assessment summary from that document, reproduced Appendix A, records that there are no policy or physical constraints preventing development.
- 6.2 The inherent accessibility of the site in locational terms, its identification as suitable for residential development in the SHLAA, and the shortfall of housing land supply in the District, combine to lead to a conclusion that development of the site would be wholly consistent with the relevant policy context.
- 6.3 The site is not within an area identified as at risk from fluvial or coastal flooding. Nevertheless a Flood Risk Assessment, although incorporating foul and surface water drainage strategies, have been prepared and accompanies this application. This concludes that surface water drainage through on-site infiltration by means of soakaways and permeable pavements, would be successful and that redevelopment would improve surface water drainage, part of which at present drains inappropriately into the local public foul sewer network.
- 6.4 An ecological survey has been undertaken by specialist consultants whose report accompanies the application. This reveals that the site has negligible ecological value, and that the buildings within the site do not provide suitable roosting sites for bats. There is, therefore, no impediment to the redevelopment of the site as proposed from a nature conservation point of view.
- 6.5 There are very limited trees within or adjacent to the site, but an arboricultural report has nevertheless been prepared. A Cyprus hedge adjacent to the northern boundary of the site, although of no special significance, provides a useful screen to the rear access road and service areas of the adjoining shop units. This is proposed to be retained. The only other significant vegetation on the site are 2 trees close to the north east corner which are proposed to be retained. The arboricultural report identifies tree protection measures to be taken during construction to safeguard these trees.
- 6.6 A detailed search of environmental records in the vicinity has been undertaken and collated in the form of an Envirocheck Report, which accompanies the application. This clarifies that there is no significant likelihood of either the site or its immediate surroundings being subject to ground contamination such as to impose any constraint to development from that point of view. Nor would development of the site as proposed give rise to any environmental risks to future occupants of the development or those nearby.

- 6.7 The accompanying Design and Access Statement explains the design approach and how this responds to the Council's pre-application comments. Also included in that Statement is an explanation of the arrangements for the storage of refuse and recyclable waste , the adherence of the design to the Lifetime Homes specifications and related matters.

7.0 CONCLUSIONS

7.1 There is no physical or policy impediment to the development of this highly accessible urban site in the manner proposed. Indeed, the site has been identified, in the Council's Strategic Housing Land Availability Assessment, as suitable for more intensive residential development than the 3 bungalows it presently supports. There is an acknowledged shortfall of housing land supply within the District and redevelopment as proposed would make a valuable, albeit modest, contribution to alleviating this.

7.2 In particular the proposed development will:-

- i) Make better use of an urban site that is extremely well located in relation to the commercial and retail centre of Rustington.
- ii) Provide a building of an appropriate design, scale and visual appearance, enhancing the local area.
- iii) The layout, scale and appearance of the development will create a high quality built form which appropriately responds to the setting and context of the site.
- iv) High levels of accessibility will be achieved to and within the development, by ensuring compliance with Part M of the Building Regulations and the Lifetime Homes standards.
- v) A high standard of resource and energy efficiency would be achieved in the proposed development, enabling level 3 of the Code for Sustainable Homes to be achieved

7.3 The proposed development would be wholly in accord with the relevant policies of the development plan. By making better use of an accessible urban site for the provision of new housing, the development would also accord with national planning policies, particularly those set out in PPS1, PPS3 and PPG13.

7.4 In the light of all these considerations, the proposed development would make a positive contribution to the vitality, prosperity and character of the centre of Rustington. Planning permission should therefore be granted for the development as proposed in this application.

APPENDIX A

**EXTRACT FROM STRATEGIC HOUSING
LAND AVAILABILITY STUDY (2009)**

Site ref	Settlement	Site Area (ha)	Local Authority
78	Rustington	0.37	Arun
Site Address		Type of site	
Clock house and surrounding area		Brownfield	
Current/previous landuse		Planning status	
Residential		Not Known	
Description of site			
The site consists of a large Edwardian house, converted to flats with four bungalows on 2 sides. There are flats to north overlooking site. The surrounding area is urban in character. Access is off Vernon Close, Broadmark Lane.			
Planning history			
None identified.			
Policy context			
The site is located within the built up area where development for residential purposes is acceptable, in principle (Local Plan Policy GEN2).			
Physical constraints			
Demolition of existing buildings, overlooking from flats to one side of the site, groundwater emergence zone and groundwater flood risk.			
Potential impacts			
None identified.			
Suitability summary			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
Market appraisal			
Until mid-2007, the market for housing in the West Sussex coastal area between Shoreham-by-Sea and Bognor Regis was reasonably buoyant. Land values reached between £1 million and £1.6 million per acre, which was high enough to ensure that any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs, could be delivered without either threatening the viability of the scheme, or falling below any alternative use value. Many schemes will be delayed until the market recovers in perhaps late 2010 – 2011. The market in the West Sussex coastal area has been particularly attractive to the retirement market, including sheltered and up-market apartments, as well as for general 2-4-bed market and affordable housing. The market for flats has been hit particularly hard in 2008, especially for large schemes accommodating exclusively flats.			
Availability summary			
There are three ownerships on this site, but the owners are either renting or living in the properties and have assured the agent the site is available. Information gathered for the purposes of this study suggests that there is confidence in the site being available and coming forward for development. There are no legal or ownership problems which could limit development here and the site has been promoted by a developer/ landowner for the purposes of this study.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.			

2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
0	0	5	10	0	0
2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
0	0	0	0	0	0
2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0	0	0	0	0	0
30dph	40dph	50dph	Final density:		Final suggested yield:
11.08	14.78	18.47	40.60		15

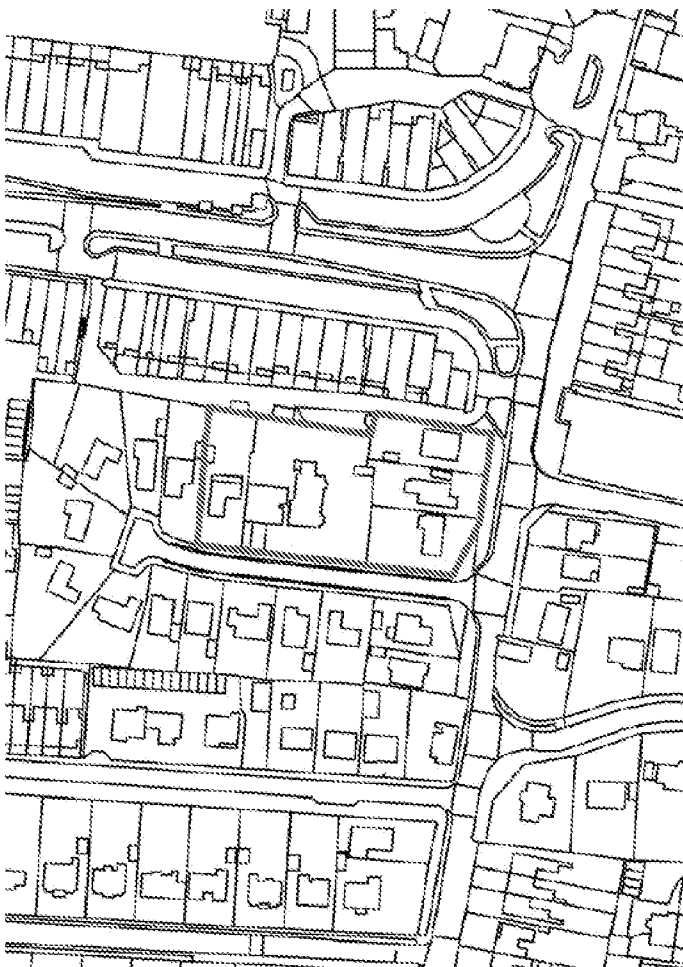
Yield summary

Taking account of the character of the site and its surroundings, this site could be developed for about 15 units at an average density of 40-45 dph which will provide an appropriate range of dwellings for the housing market in this location.

Conclusion

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 15 units likely to be started in about 2010 and completed by 2012, depending on the recovery of the housing market.

Site plan



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APPENDIX B

ACCESS, TRAFFIC GENERATION AND PARKING DEMAND

Existing and Proposed Access, Traffic Generation and Parking Provision

1. The site is currently occupied by 3 detached bungalows each of which has a driveway and garage. Two properties have access via footway crossovers to Broadmark Lane and these are adjacent to each other and directly opposite the access to the Somerfield supermarket car park and service yard access. The third bungalow has a footway crossover to a garage on Vernon Close. Broadmark Lane is a local distributor road and Vernon Close is a residential cul-de-sac serving 17 houses, one of which is divided into 3 flats.
2. It is intended to close the two points of access to Broadmark Lane and improve the access onto Vernon Close to enable access to the parking for the proposed apartments. Reducing the number of points of access is generally recognised as an improvement to highway safety and the free flow of traffic and to this extent the proposed development will be beneficial. The improved access will be 4.8m wide and will have sightlines from the access of 2.4m by 24m towards the end of Vernon Close and 2.4m by 26m towards the junction with Broadmark Lane.
3. Standards for sightlines are set out in Manual for Streets and a visibility splay providing a sightline of 22m would be appropriate where vehicle speeds are 20mph or less. In this case, vehicles approaching the access will do so either from Broadmark Lane, having turned into Vernon Close, or from the cul-de-sac end of Vernon Close. In each case vehicle speeds will be below 20 mph as a result of the turning movements and short distances involved. It is considered that the sightlines available to drivers leaving the site are appropriate in this context.
4. The site is currently occupied by three detached bungalows and these will generate some traffic movements at present. This is likely to be of the order of 20 movements per day with around 2 movements in the peaks. The proposed development of 11 apartments will generate slightly fewer trips per dwelling but more overall due to the increase in numbers. The daily movements are likely to be around 55 vehicles with around 6 in each of the peak hours.
5. These movements will be added to those generated by the properties in Vernon Close, and including the bungalow currently part of the development site which takes access from Vernon Close. The flows arising from Vernon Close will be about 110 vehicles per day with around 12 in the peak hours. The proposed development would therefore add about 50 movements per day and about 5 in the peak hours to Vernon Close and the junction with Broadmark Lane. These additional movements would have no effect on the operation of this junction.

Parking Demand Calculation

6. In September 2010, West Sussex CC revised their approach to the definition of parking standards for residential developments and adopted a parking demand calculator based on car ownership levels in the locality of the proposed development.
7. In addition to location, the calculation takes account of the type, size and tenure of dwellings proposed and whether parking spaces will be allocated to individual properties or used communally. The proposed development at Broadmark Lane, Rustington will comprise 10 two-bed and 1 one-bed apartments in private ownership. These sizes of dwellings will have 3 and 2 habitable rooms respectively.

8. The remaining variable in determining the parking requirement is the allocation of spaces and it is proposed that none of the parking spaces will be allocated in order to make best use of these spaces provided. The result of the parking requirement calculation is a requirement for 9 parking spaces. A copy of the calculation is attached. However a total of 11 spaces are proposed to be provided including 2 spaces for disabled users.
9. Cycle storage is required and for apartments with communal storage arrangements the requirement is 1 space per 2 flats, or 6 spaces for the proposed development. In fact communal secure store for 12 cycles will be provided which is double the requirement.
10. In conclusion, the proposed closure of the existing driveways onto Broadmark Lane will be beneficial and the improved access to the site will meet normal design standards. The expected additional traffic movements from the additional properties will have no impact on the operation of the junction of Vernon Close with Broadmark Lane. Parking for cars and cycles exceeds the requirements of the County Council and will provide forth expected parking demand.

