

# Rustington Neighbourhood Plan 2014-2029





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### Forewords

#### Chairman of Rustington Parish Council

*The Rustington Neighbourhood Plan has been led by the community, for the community, to ensure that the character of our unique Village is preserved and enhanced for the immediate future and for generations to come.*

*Within this Neighbourhood Plan you will find that a clear vision is set out for the different areas within the Village, such as open spaces and character locations valued by the community. Throughout the process, the views of residents have been sought and taken into consideration, thereby ensuring that this document lays down clear objectives for preserving and enhancing the Village.*

*Your Parish Council, in association with members of the Rustington Community Partnership and other parishioners, who have given their time freely to produce this Neighbourhood Plan, are committed together to our Parish, to liaise and work with all tiers of Local Government to ensure that Rustington grows as the heart of this District for the foreseeable future.*

**Councillor Andy Cooper**

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#### Chair of Rustington Neighbourhood Plan Steering Group

*The Rustington Neighbourhood Plan is a presentation of a range of Policies which the Plan's Steering Group believes will encompass the requirements and future needs to sustain the Village, and which are in conformity with the Arun District Council's existing and emerging Local Plan and the National Planning Policy Framework.*

*All Policies and Proposals in the Neighbourhood Plan were a culmination of over two years' research and preparation by the Rustington Neighbourhood Plan Steering Group and Focus Groups, with the support of the Rustington Community Partnership. A great deal of work and effort went into preparing the Consultation Document and all of the documents accompanying the Plan, by the Steering Group, with the support of Rustington Parish Council, and is based on the evidence and information collected from Consultation Events, Surveys and Discussions.*

*The Plan was the subject of an examination by an independent expert. Recommendations were then incorporated and, having been considered by the Parish Council, the final version went to Referendum in January 2015. With a majority vote to accept the Plan, it was subsequently 'Made' (adopted) by Arun District Council as a Statutory Document and forms part of the Local Plan. It will have to be considered in respect of any Planning Applications in the Village for the next 15 years, and will be reviewed at five yearly intervals.*

**Councillor Steve Perry**

### 1. Introduction

#### Purpose

- 1.1 Arun District Council (ADC), the local planning authority, designated a Neighbourhood Area for the whole of Rustington parish for the purpose of preparing the Rustington Neighbourhood Plan (RNP) on 31 October 2013.
- 1.2 The Plan A on page 7 shows the parish boundary in relation to the adjoining parishes in Arun District – Littlehampton, Angmering (to the North) and East Preston.
- 1.3 The Rustington Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004.
- 1.4 The purpose of this plan is to set out specific planning policy proposals for the parish with a view to the document becoming made as part of the development plan for the parish for the period 1 April 2014 to 31 March 2029.

#### Neighbourhood Development Plans

- 1.5 The RNP is amongst the first Neighbourhood Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

*"neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan." (para. 16)*

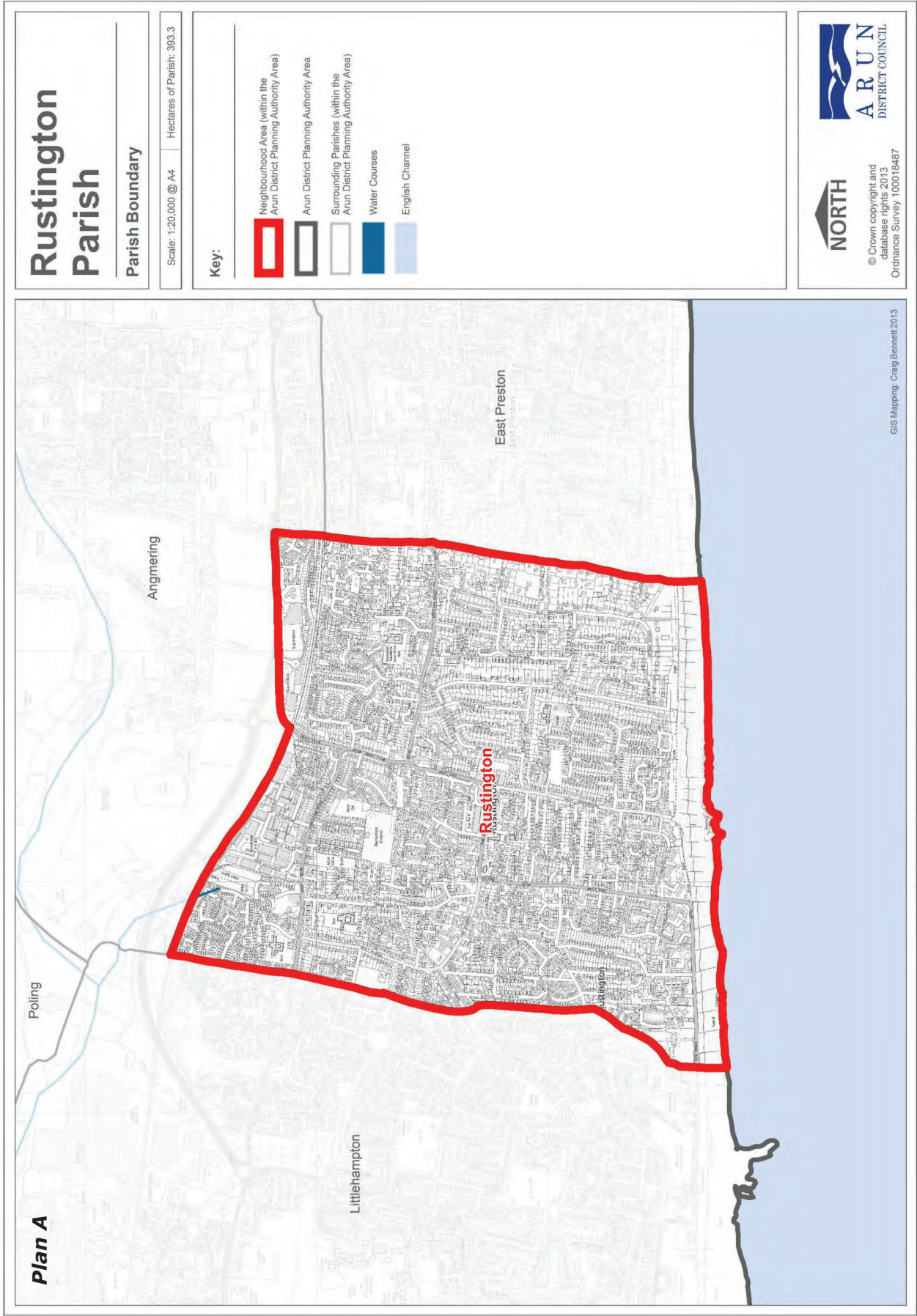
*"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications." (para. 183)*

*"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the*

*Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para. 184)*

*“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (para.185)*





Plan A: Rustington Designated Neighbourhood Area

### **The Plan Preparation Process**

- 1.6 The process of preparing and seeking final adoption of the RNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Rustington Parish Council.
- 1.7 The process up to submission comprises three main stages:
- State of the Parish Report – the report of August 2013 summarising all the evidence on which the RNP is based
  - Pre-Submission RNP – the draft plan document comprising the vision, objectives, policies and the Proposals Map for a statutory six week public consultation period
  - Submission RNP – this document, taking into account the representations received on the draft plan during the public consultation period, amended as necessary and submitted to the local planning authority, together with the Basic Conditions and Consultation Statements
- 1.8 Thereafter the RNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the RNP becoming part of the development plan for the parish to manage future development decisions alongside the Arun Local Plan and National Planning Policy Framework.

### **Consultation**

- 1.9 The Parish Council has consulted the local community extensively, and the consultations for the Parish Plan which all underpin the consultation feedback upon which the RNP is based. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the RNP.
- 1.10 The Pre-Submission RNP was approved by the Parish Council to be published for public consultation for a six week period commencing 21 April 2014 and ending on 1 June 2014. The Pre-Submission Plan was made available online and offline and a hard copy was delivered to all homes and businesses during this period.
- 1.11 A full description of the consultation process and its outcomes is included in the Consultation Statement, which accompanies this document.



## **2. State of the Parish**

### **An Introduction to the Parish of Rustington**

- 2.1 The Parish of Rustington is located in the centre of Arun District within West Sussex. The village has the sea to the south, the South Downs to the north, the adjoining Parish of East Preston to the east and the town of Littlehampton to the west. The A259 road, which links Worthing to the east and Littlehampton to the west, represents the northern boundary of the parish eastwards from the Windmill roundabout whilst the railway line marks the boundary westwards from the Windmill roundabout.
- 2.2 Historically, the parish largely relied on the land-based industry, however, this has diminished in the post-World War 2 era as development along the coastal strip has gathered pace in response to demand for housing. The parish contains a mix of housing types, with low density (often detached housing) developments nearer the sea and higher density development including industrial estates further to the north.
- 2.3 The parish contains a wide range of shops, services and facilities which reflect its population size and location.

### **Selected Parish Statistics**

- 2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. It must be noted that the results from the different sources might not always correlate, and that information was gathered at different dates.

### **Demographics**

- 2.5 The usual resident population of the parish is 13,893 people (6,294 male, 7,599 female). Of these:
- 1,816 People aged 15 and under (13.1% of parish population compared to 15.7% across the District and 19% across England)
  - 6,962 People aged 16 to 64 (50.1% of parish population compared to 58.1% across the District and 65% across England)
  - 5,105 People aged 65 and over (36.8% of parish population compared to 26.4% across the District and 16% across England)

### **Economic status of residents**

- 2.6 Of the 13,893 usual residents of the parish, 9,217 were aged between 16 and 74 (66.4%):
- 5,661 (61.4%) of whom were economically active:
    - ❖ 2,991 were Employed full-time (32.5% compared to 35.5% across District)
    - ❖ 1,325 were Employed part-time (14.4% compared to 14.8% across District)
    - ❖ 890 were Self-employed (9.6% compared to 11.2% across District)
    - ❖ 231 were Unemployed (2.5% compared to 3.3% across District)
    - ❖ 224 were Full-time students (2.4% compared to 2.7% across District)
  - 3,556 (38.6%) of whom were economically inactive:
    - ❖ 2,666 were Retired (28.9% compared to 20.4% across District)
    - ❖ 200 were Students (2.2% compared to 3.1% across District)
    - ❖ 274 were Looking after home or family (3.0% compared to 3.7% across District)
    - ❖ 281 were Long-term sick or disabled (3.0% compared to 3.5% across District)
    - ❖ 135 were classified as Other (1.5% compared to 1.8% across District)

### **Occupations**

- 2.7 Of the 5,399 residents in the parish in employment and aged between 16 and 74:
- 642 were Managers, Directors and Senior Officials (11.9% compared to 11.6% across the District).
  - 774 were Professional Occupations (14.3% compared to 13.3% across the District).
  - 727 were Associate Professional and Technical Occupations (13.4% compared to 11.1% across the District).
  - 671 were Administrative and Secretarial Occupations (12.4% compared to 11.4% across the District).
  - 701 were Skilled Trades Occupations (13.0% compared to 13.4% across the District).
  - 631 were Caring, Leisure and Other Service Occupations (11.7% compared to 12.2% across the District).

- 429 were Sales and Customer Service Occupations (7.9% compared to 8.2% across the District).
- 320 were Process, Plant and Machine Operatives (5.9% compared to 7.0% across the District).
- 504 were in Elementary Occupations (9.3% compared to 11.9% across the District).

### **Qualifications & Skills**

2.8 Of the 12,067 usual residents in the parish aged 16 and over:

- 3,176 possessed no qualifications (26.3% compared to 24.9% across the District).
- 2,853 possessed Level 4 and above qualifications (23.6% compared to 22.8% across the District).

### **Dwellings**

2.9 There are 7,158 dwellings located within the Parish:

- 2,428 dwellings were Detached (33.9% compared to 33.7% across the District)
- 1,255 dwellings were Semi-detached (17.5% compared to 23.1% across the District)
- 1,673 dwellings were Terraced (23.4% compared to 19.5% across the District)
- 1,766 dwellings were Flats/apartments (24.7% compared to 22.2% across the District)
- 36 dwellings were Caravans or other Mobile or Temporary Structures (0.50% compared to 1.5% across the District)

### **Housing**

2.10 There are 6,783 households located within the Parish:

- 3,555 were Owner-occupied households, owned outright (52.4% compared to 42.8% across the District)
- 1,884 were owned with a mortgage or loan (27.8% compared to 31.0% across the District).
- 59 were Shared Ownership (0.9% compared to 1.3% across the District).
- 269 were Social Rented from Council (4.0% compared to 4.8% across the District).
- 216 were Social Rented Other (3.2% compared to 4.0% across the District).
- 730 were Privately rented – by landlord or letting agency (10.8% compared to 15.3% across the District).

- 70 households were living rent-free (1.0% compared to 1.2% across the District).
- 1,362 households had no car or van (20.1% compared to 19.5% across District and 25.8% across England)
- 2,057 households had 2 or more cars or vans (30.3% compared to 35.3% across the District and 32.1% across England)

### **Health**

- 2.11 The 13,883 usual residents of the Parish were classified as having the following health status:
- 5,265 were in Very Good health (36.7% compared to 42.0% across the District)
  - 5,211 were in Good health (38.4% compared to 36.8% across the District)
  - 2,498 were in Fair health (18.6% compared to 15.6% across the District)
  - 704 were in Bad health (4.7% compared to 4.4% across the District)
  - 205 were in Very Bad health (1.5% compared to 1.2% across the District)

### **Biodiversity**

- 2.12 The Parish of Rustington contains no environmentally designated areas (Nature Reserves & Country Parks, Agri-environmental Schemes, Sites of Special Scientific Interest, International Sites or Priority Sites with Biodiversity Action Plans).

### **Heritage**

- 2.13 The Parish contains a large number of listed buildings and structures and designated buildings of special character.

### **Community Views**

- 2.14 Since the launch of the RNP, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the RNP and to express their opinions on the future of the parish.
- 2.15 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the RNP. A summary of the discussions and conclusions of each group is set out overleaf.

2.16 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the RNP to address, given there is likely to be a direct influence of land use planning and development decisions.

- Key strengths of the Parish - a vibrant community, an attractive environment, excellent well-used local shops with good free parking. Good public transport linking neighbouring local towns and well managed coastal area
- Problems - Poor provision of recreational green spaces, traffic congestion, insufficient capacity in health and other community services to accommodate population growth and poor public transport links to wider area.
- Opportunities - to bolster the strengths of the parish in respect of shaping the future use and development of land, especially in raising the status of the Village Design Statement, to shape and control future planning decisions by refining District-wide policies to suit the Parish's circumstances, to identify viable community assets to protect from inappropriate development proposals . To promote and safeguard green public places and to encourage employment opportunities through increasing retail and other commercial business provision in the parish, support improvements to the road network, route A259, promote safer cycling throughout the community and possibly secure planning related funding to invest in the infrastructure
- Challenges - to define the need for recreational spaces to make up for existing deficiencies and plan for future growth, identify land for the provision of recreational spaces to make up for existing deficiencies and plan for local growth and to identify suitable and acceptable land to deliver 30 dwellings

### **Planning Policy Context**

2.17 The parish is part of the Arun District and the West Sussex County. Each of these administrations has both adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the RNP.

2.18 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of



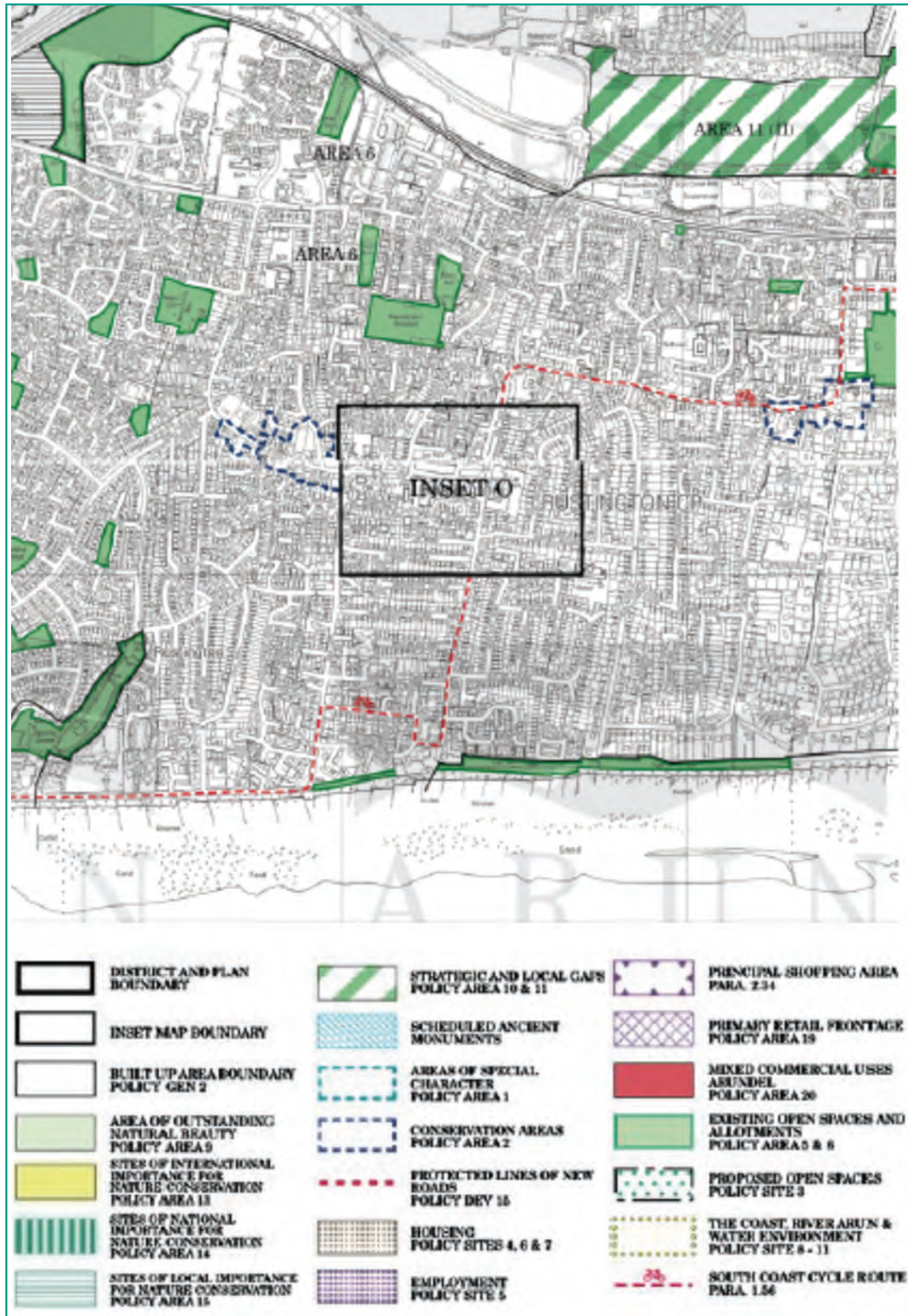
local plans and neighbourhood development plans.

At examination, the submitted RNP must demonstrate that is consistent with the policies and intent of the NPPF.

- 2.19 The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan. The RNP must be in general conformity with the strategic policies of the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The RNP is being prepared in anticipation of the new Local Plan but focuses on being in general conformity with the relevant saved policies of the 2003 plan, as required by the 2012 Regulations.
- 2.20 A version of the Local Plan was published by ADC in May 2013 but was not approved for consultation. A document entitled 'Publication Version of the Local Plan' was published in February 2014. This contains all those policies of the emerging local plan which are not subject to dispute or objection and is used as a material consideration in determining planning applications.

### **The Arun Local Plan 2003 - 2011**

- 2.21 There are a number of saved policies of the 2003 Local Plan that remain especially relevant to the RNP, the majority of which have been updated in the emerging Local Plan:
- Built Up Area Boundary (GEN2)
  - Protection of the Countryside (GEN3)
  - The Form of New Development (GEN7)
  - Inland Flooding (GEN11)
  - Public Access to the Coast (GEN13)
  - Buildings of Character (GEN22)
  - Areas of Special Character (AREA1)
  - Conservation Areas (AREA 2)
  - Protection of Open Spaces (AREA5)
  - Strategic Gaps (AREA10)
  - Accommodation Restricted to Occupancy by the Elderly (DEV21)
  - Local Village Centres (DEV30)
- 2.22 Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the RNP to the development plan will be assessed.



**Plan B:** 2003 Local Plan Proposals Map – Rustington





***Inset to Plan B:***     *2003 Local Plan Proposals Map Inset – Rustington Centre*

2.23 Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the RNP sets out in detail how each policy meets the necessary conformity requirements.

### **The Draft Arun Local Plan March 2014 (2011 – 2029 and beyond)**

- 2.24 Parts of the new Draft Local Plan have been published (in February 2014) with a view to the complete Plan being published for pre submission consultation later in the year. The new Local Plan will replace the saved policies of 2003 Local Plan and will complement those policies of the RNP. The draft document sets out the vision for the future of Arun and guides development to achieve that vision. It is a place shaping document that sets out the strategic vision, objectives, policies and proposals which affect the whole district or parts of it to 2029 and beyond.
- 2.25 Its vision of Arun is "by 2029, the district will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent."
- 2.26 Although not yet examined or adopted, the new Local Plan provides a helpful policy guide for the preparation of Neighbourhood Plans, enabling them to define the location and nature of development beyond the series of strategic housing allocations proposed in the Local Plan. It contains a wide range of strategic policies that will guide the nature and quality of development in the District. These cover issues that apply to the whole District, or have implications beyond individual parish boundaries. The plan expects other parish specific policies will come forward through Neighbourhood Plans.
- 2.27 Most of the Local Plan's policies are relevant to the RNP and, once adopted, will be used by ADC in determining planning applications in its administrative area.

### 3. Vision and Objectives

#### Vision

- 3.1 The Vision of Rustington Parish in fifteen years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"Rustington has a rich and vibrant history from the buildings and churches within the Conservation Areas to the famous people who have lived here and shaped the Village.*

*Whilst protecting this historic past the Vision of Rustington Parish for the next fifteen years would be to embody community views and aspirations and to create a sustainable, healthy and safe environment for all to live and work in.*

*The Vision would encourage local people to take responsibility, to be involved in decision making and thereby take pride in their Village. It would also encourage working with businesses in order to support local economic activity and to stimulate residents and visitors alike to enjoy the local environment."*

#### Objectives and Measures

- 3.2 To achieve this vision a number of key objectives have been identified. For each objective one or more indicators have been selected to monitor the successful progress of implementing the RNP. No targets have been set for these indicators; progress will be judged against trends that are identified in the data when it is reported and reviewed.
- 3.3 The following objectives and indicators are therefore proposed for the plan:

1. Retain the character of the Village - to retain the character of the village and enhance the locality through encouraging the use of sympathetic construction materials (to include extensions to existing properties). The Village has a varied architectural street scene, and good design should reflect existing architecture and integrate with and complement the surroundings, whilst seeking to retain existing building lines from public or private highways or footpaths.
2. Meet Local Housing Need – to encourage the provision of smaller housing units, 1-2 bed and 2-3 bed houses, required to meet the local need for affordable family homes.



3. Provide Supported Housing where identified need exists – to supplement existing Supported Housing in the Village requiring future development applications which include this type of property to produce evidence of local need.
4. Preserve and Enhance the Conservation Areas – to acknowledge their importance to the community and their relationship to the Village Centre, ensuring development in or around the Conservation Areas reflects their character and appearance. (Plan B page 15)
5. Preserve the Seafront/Greensward – to prevent encroaching development into the vista and greensward on the Rustington Seafront in order to sustain and enhance its character and to ensure no reduction in the amenity value.
6. To promote an attractive shopping facility to enable local business to compete with larger retailers in the surrounding area, the retention of good parking facilities in the vicinity, improvements in signage to draw in new custom and the retention of local shopping parades outside the main shopping area.
7. Support and preserve existing employment land to improve employment opportunities.
8. Improve the environment by encouraging proposed development to incorporate suitable and sustainable on-site drainage in order to alleviate potential flooding issues affecting the whole village and sustain the health and wellbeing of the community through wide ranging projects which enhance local facilities.

- 3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the RNP can be judged.
- 3.5 They reflect the nature of the parish and the direction the local community wants the RNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

### **Monitoring and Review**

- 3.6 The RNP will be monitored by Rustington Parish Council on an annual basis, using the planning data collected by ADC. The objectives and measures will form the core of the monitoring

activity but other data collected and reported at a parish level relevant to the plan will also be included.

- 3.7 The Parish Council also proposes to complete a formal review of the RNP once every five years. Dependent upon when the Arun Local Plan goes through Examination and is adopted, this review may coincide with the review of the Local Plan.

### 4. Neighbourhood Plan Policies and Proposals

#### Introduction

- 4.1 The RNP contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Parish.
- 4.2 It is not the purpose of the RNP to contain all land use and development planning policy relating to the parish. The saved policies of the 2003 Arun Local Plan, and those of the new Local Plan in due course, will be used by the local planning authority to consider and determine planning applications.
- 4.3 Each policy is numbered and is accompanied by a short explanation and justification, including a reference to the relevant national and local policy or to key evidence (which is listed in Annex B). The evidence documentation is available either directly or via a link on the Parish Council's website.

#### **Policy 1: The Rustington Convalescent Home (Carpenters), Sea Road**

**Proposals for housing development on the land of the Rustington Convalescent Home, Sea Road, as shown on the Proposals Map, will be supported, provided they:**

- i. retain the existing Convalescent Home building and other heritage assets on the site and provide for their suitable repair and improvement;***
- ii. sustain and enhance the special architectural and historic significance of the heritage assets on the site and of their setting;***
- iii. retain the existing open space between the Convalescent Home and Sea Road in its entirety;***
- iv. comply with the parking standards adopted by Arun District Council;***
- v. do not include development in Flood Zone 2 or 3; and***
- vi. protect the vista from the sea front.***

As an approximate indication, it is envisaged that about 30 new dwellings would be provided.

- 4.4 This policy provides support in principle for housing development within the land attached to the Convalescent Home on Sea Road.

Importantly, it will provide for development that will enable the landowner to reinvest in improving, repairing and maintaining the heritage assets on the site to secure their long term future. In doing so, the policy will enable the RNP to contribute to the delivery of homes in Arun District.

- 4.5 The Parish Council first met with the Trust management of the Convalescent Home and their consultant in May 2013 to discuss draft proposals for the refurbishment of the Home and the development of the surrounding land, together with the existing buildings situated to the rear of the main house. Further discussions then took place in October 2013 between ADC, the Parish Council and members of the RNP team and, subsequently, Arun's Conservation Officer.
- 4.6 The Convalescent Home is designated as a Grade II listed building. Its listing description notes that the building was built in 1897 "by F Wheeler in a neo-Caroline style. Brown brick with red dressings and some stone enrichment. Slate hipped roof with single and paired segment headed dormers." In addition, the staff block for the Home of the same date is separately designated as a Grade II listed building. The listing description also notes that it was "by F Wheeler in a neo-Caroline style. Brown brick with red dressings."
- 4.7 Whilst supporting the principle of housing development on vacant land within the overall site and by reusing some vacant historic buildings, the policy requires that the development proposals clearly demonstrate that the special interest and significance of both buildings is sustained and enhanced. In this regard, the proposals will retain, repair and reuse the staff block as part of a housing scheme. The policy requires the retention of the current Convalescent Home and of the existing open space in front of the building on its Sea Road frontage.
- 4.8 The policy requires that the proposals make full provision for on site car parking spaces in line with the adopted standards so that parking does not take place on the access road to the Home or on surrounding local roads. It also acknowledges that parts of the front and periphery of the site lie within either flood zone 2 or 3, i.e. they are known to be at risk of flooding. Although other elements of the policy seek to prevent development on the front of the site in any event, for completeness it reinforces the requirement for new development to avoid such areas.
- 4.9 The policy does not allocate the site for development as it is not possible at this stage to ascertain precisely how a development scheme will resolve the capacity of the site for housing in

relation to its acknowledged heritage and viability constraints. Rather, it supports the principles of a housing-led enabling development scheme that will also contribute to meeting housing need. In doing so, it is mindful of the emerging Local Plan, which may seek 30 new homes in the parish in addition to windfall schemes.

### Policy 2: Housing Design

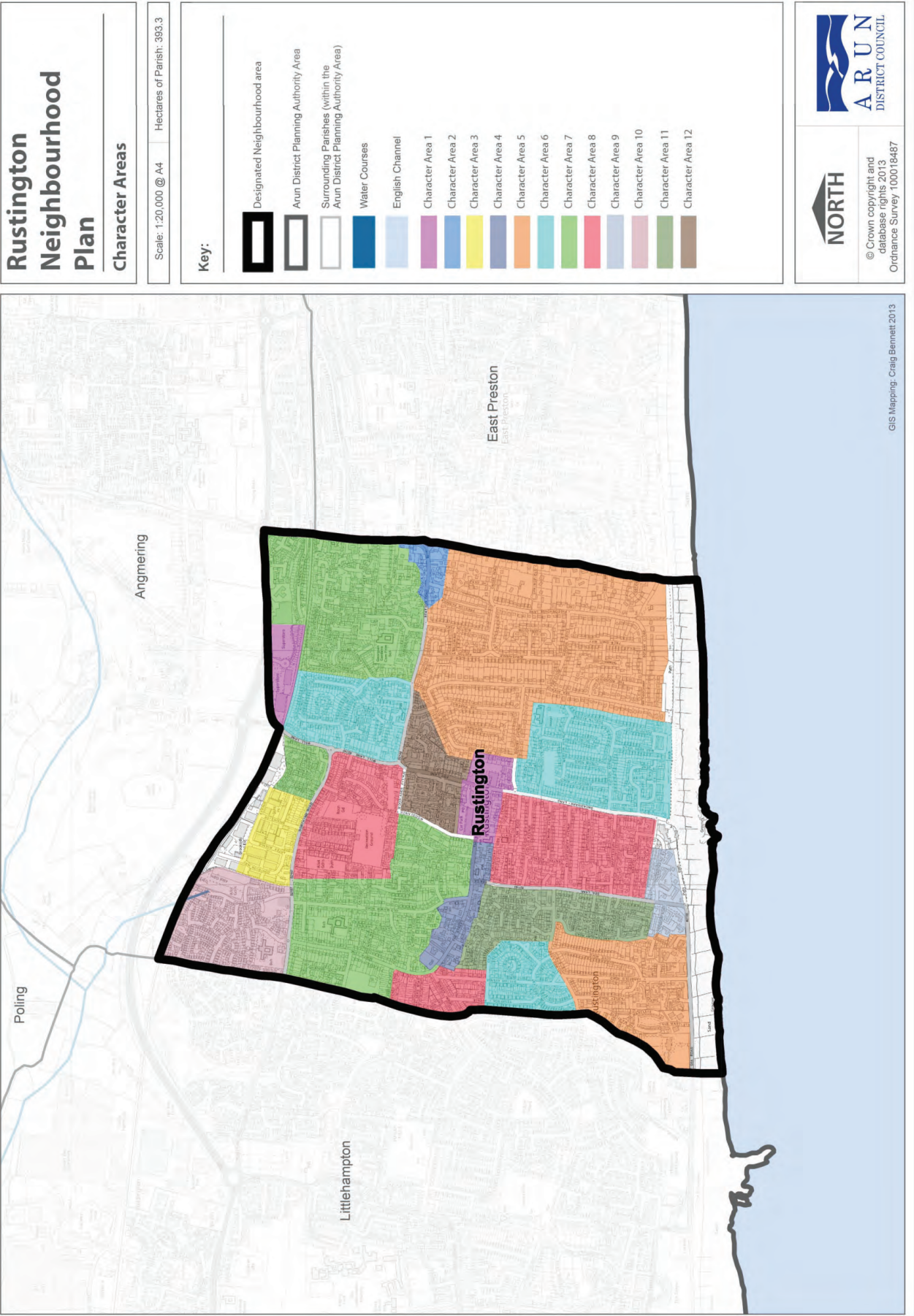
**Development proposals (including alterations to existing buildings) will be supported, provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. Proposals must also comply with the parking standards adopted by the planning authority.**

- 4.10 This policy requires the design of all housing schemes to reflect the local character of different parts of the parish by responding positively to the relevant guidance in the adopted 2010 Rustington Village Design Statement. In doing so, the policy accords with and complements the key design-related content of saved Policy GEN7 of the 2003 Local Plan in respect of the form of new development and recognises the designation of Areas of Special Character in the parish under saved Policy AREA1.
- 4.11 The Statement defines distinct character areas across the parish by way of their dominant built form, historic character and/or landscape character. The local community has stressed the importance of the RNP retaining these essential characteristics that collectively distinguish the village from its neighbours.
- 4.12 The following design principles will apply to development proposals:
- Development should not detract from the character and amenity of the nearby area
  - Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area
  - New builds should be in scale to the locality and height restricted (to include roof space) to scale with similar nearby properties.
  - On road and off road parking provision on developments should meet local guidelines, and applications where it can be shown exceed these criteria are encouraged. This is because



off street parking provision in existing roads is already limited due to narrow road widths in and around the village, especially in proximity to the three primary schools.

- Road widths must demonstrate they are adequate for safe access by service and emergency vehicles at all times having regard to existing or projected on street car parking.
- Where pedestrian walkways are provided alongside roads the walkways should be wide enough to allow safe passage of pedestrians without recourse to use of the roadway.
- Access from and to existing roads should not impede local traffic or reduce parking provision for neighbouring properties.
- Provision should be incorporated within the curtilage of a property of a storage area for refuse and recycling bins which blends with the character of the dwelling and street scene.
- Prevention of an over-concentration of flats in any character area should ensure that problems associated with on street car parking, for example, are minimised.
- To ensure the density of new development is in keeping with the Character Area. (See Plan C page 25).



Plan C: The Village Design Statement - Character Areas in Rustington

### **Policy 3: Open Spaces**

**The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map (page 34), and will resist proposals for any development on the land at:**

- i. the Lawns, the green space by Zachary Merton Hospital;***
- ii. the Greensward; and***
- iii. that part of the Brickfields, off Westlands, that is within the parish of Rustington.***

- 4.13 This policy designates the most important open spaces in the parish as Local Green Spaces in accordance with the criteria of the NPPF (para's 76 and 77) and protects these and other designated open spaces from inappropriate development in accordance with saved Policy AREA5 of the 2003 Local Plan.
- 4.14 The NPPF makes provision for local communities to "identify for special protection green areas of particular importance to them ... to rule out new development other than in very special circumstances" (para 76). The expectation is that such protection will be "capable of enduring beyond the end of the plan period", i.e. 2029.
- 4.15 The Greensward owned by Arun District Council, which runs from Sea Lane towards East Preston, is an open area used extensively by walkers including dog walkers. These green spaces are part of the character of the area and need protection from further development as designated open spaces.
- 4.16 The parish has very few local green spaces. Local people are therefore especially keen that the RNP helps maintain, enhance and create new local green spaces and natural habitats wherever possible. The adopted Rustington Village Design Statement identifies all open spaces in the parish that should be protected from development.

### **Policy 4: Sustainable Drainage**

**Development proposals likely to affect surface water drainage will be supported, provided they are able to demonstrate that they include one or more of the following sustainable drainage design features as appropriate for the ground conditions:**

- i. permeable driveways and parking areas;***
- ii. water harvesting and storage features;***

### ***iii. green roofs; and***

### ***iv. soakaways.***

- 4.17 The policy seeks to refine saved policy GEN9 of the 2003 Local Plan in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding. It prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats at Rustington.
- 4.18 These threats have been manifest in the village at various times in recent years following heavy rainfall episodes. The prioritisation of the measures reflects the local effectiveness of reducing this risk. The Parish Council will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.

## **Policy 5: Local Shops**

Proposals to change the use of existing shops at Station Parade, Windmill Parade, The Street/Sea Lane and North Lane, as shown on the Proposals Map, will be resisted, unless it can be demonstrated their continued use is no longer viable.

- 4.19 This policy seeks to protect the existing Class A1 (Town and Country Planning (Use Classes Order) 1987, as amended, refers) shop units in four locations in the parish outside of the designated village centre from a change of use for another purpose.
- 4.20 The main village centre is defined and covered by saved policy AREA19 and the RNP expects that the new Local Plan will continue to ensure the vitality and viability of the centre is sustained. However, the local shops in Station Parade, Windmill Parade, The Street/Sea Lane and North Lane elsewhere in the parish should also be protected. These shops and services are greatly valued by residents, highlighted in responses to the RNP community survey. This policy will protect and bolster the centres, helping to build a strong community. It will support local employment and reduce the need to commute.
- 4.21 It is noted that ADC proposes to designate a secondary shopping frontage beyond the primary frontage at the village centre in its new Local Plan. The Street/Sea Lane area shown on the RNP Proposals Map includes this proposal to ensure this area benefits from this policy coverage prior to the adoption of the Local Plan. Thereafter, the Local Plan and RNP policies will be applied together.

### **Policy 6: Local Employment**

Proposals which would result in the loss of an existing employment or business use will be resisted, unless it can be demonstrated that the existing use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided that any impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated.

- 4.22 This policy seeks to protect existing employment sites, especially the Rustington Trading Estate, from an unnecessary loss to other uses and to encourage new employment development at existing sites.
- 4.23 As well as businesses with shop fronts, the Parish has a number of thriving businesses which are carried out from private premises. The local village website provides some publicity for these.
- 4.24 The Trading Estate is an important source of employment for local people. It is identified in the 2010 Arun Employment and Economic Land Assessment Report as a sizable industrial area of 10 ha comprising a mix of Class B1c, B2 and B8 uses (Town and Country Planning (Use Classes Order) 1987, as amended, refers). There are approximately 50 units of a variety of sizes and conditions. The report regards the site as of good quality which appears to be meeting the needs of existing employers. It is therefore important that the Estate continues to be a successful strategic location for business, serving not just Rustington but also Arun District.



## **5. Implementation and Development Management**

- 5.1 Assuming it becomes part of the development plan for the area, the policies of the RNP will have statutory force, to be taken into account with other components of the development plan when proposals for development are made, and will be used by the local planning authority in deciding planning applications. Under the current planning legislation, decisions on planning applications are to be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The Parish Council will also have regard to the RNP when framing its representations on planning applications, and will work with Arun District Council to monitor the progress of sites coming forward for development. In preparing the RNP, care has been taken to ensure that as far as possible, the policy aims are achievable.

## 6. Annex A - Other Proposals

- 6.1 During the preparation of the RNP the local community made clear its desire for the plan to support a range of proposals which are either not related to land use planning or for some other reason are not within the scope of a neighbourhood plan. This section describes three such proposals. Although they cannot have the same status as the plan's policies, they are included here as non-statutory proposals which the Parish Council intended to pursue in parallel with the implementation of the RNP.

### **Proposal 1: Sustainable Traffic & Transport**

**The Parish Council and other organisations will promote proposals:**

- i. To improve traffic calming measures in Rustington;***
- ii. For improvements to the traffic flow along the A259;***
- iii. To encourage public transport improvements to the existing train and bus services;***
- iv. To improve road surface and pavement quality; and***
- v. To alleviate problems caused by congestion and parking in the village.***

- 6.2 This proposal is for managing traffic and promoting public transport services and cycling in the parish.
- 6.3 The village gains considerably from having an excellent variety of local shops which attracts both residents and visitors from nearby. Without lengthy free parking in the two major car parks and more limited free parking in front of shops the retail units would suffer. This huge benefit must be continued.
- 6.4 The existing bus services through the village should be retained. With 37% of the population aged over 65 and 20% of the population having no car it is vital that regular links to Worthing, Littlehampton, Bognor and Chichester are continued and more local connections to Angmering, East Preston, Littlehampton seafront and nearby Supermarkets are secured.
- 6.5 With Angmering station servicing Rustington village it is vital that Southern Rail maintain the current level of service. Currently a high percentage of the working population have employment outside the village. Pressure also should be applied to Southern to run a later weekday train from Victoria to allow residents to enjoy West End evening productions.

- 6.6 Rustington strongly supports other authorities in improving the traffic flow along the A259. Dualling where appropriate and other changes will help residents and visitors alike.
- 6.7 To promote Rustington as a vibrant shopping centre by enhanced signage from A259, Angmering station and other locations.
- 6.8 To address, in association with the three local schools, the problems associated with school run traffic and its associated parking. Emphasis should be placed on schemes that improve the environment for children and residents alike.

### Proposal 2: Cycling and Cycle paths

**The Parish Council will encourage the local planning authority to make provision for a cycle route within the parish that completes the 'Sustrans National Cycle Network Route 2'.**

- 6.9 There is a gap in the 200 mile 'Sustrans National Cycle Network Route 2' between the boundaries of Worthing and Littlehampton. This proposal supports retaining the Cycle Route along the coast.
- 6.10 The Parish Council will continue to work with its neighbours to identify and agree a route that can be achieved and promoted.

### Proposal 3: Infrastructure Projects

**The Parish Council will seek funding from planning obligations and the Arun Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan, for example:**

- i. Bus Service contributions;***
- ii. Access improvements;***
- iii. Health and Wellbeing;***
- iv. Improved secondary school capacity (in conjunction with neighbouring parishes); and***
- v. Entertainment, leisure and cultural facilities.***

The prioritisation and timing of these projects will be based on an assessment by the Parish Council of community need, viability and affordability and long-term community benefit and urgency.

- 6.11 This proposal identifies the local community's priorities for investment in projects to be financed in total or in part from planning obligations and/or the Arun Community Infrastructure Levy as a result of development in the parish.
- 6.12 The identification of a project is intended to provide the local community with a clear understanding of how the funding secured through implementing the RNP will be invested. In many cases, the projects are longstanding aspirations of the community; in others some consideration work has been done by the Parish Council to design and cost the proposal. However, investment decisions will be made by the Parish Council and other relevant bodies, including the local planning authority, according to the prevailing circumstances.

## **Annex B - Schedule of Evidence**

The list below contains all those documents collected and reviewed in the process of preparing the RNP. All are available to view via the Rustington Parish Council website's neighbourhood plan pages. Hard copies can be viewed on request at the Parish Council.

Community Profile for Rustington Parish

Rustington Neighbourhood Plan, State of the Parish Report (2013)

Rustington Community Event Notes (2012)

Rustington SHLAA (2012)

Rustington NDP Community Survey (2013)

Rustington Community Action Plan (2007)

Rustington Village Design Statement (2010)

Arun Note on 5 Year Housing Supply (2012)

Arun Locally Generated Housing Needs Survey (2010)

Arun Affordable Housing Options Viability Study Update (2010)

Arun Employment & Economic Land Assessment 2010

Arun District Shopping Centre Survey (2006)

Arun Settlement Sustainability Study (2007)

Arun Infrastructure & Funding Study (2009)

Arun District Strategic Transport Study (2006)

Arun Strategic Flood Risk Assessment (2008)

Arun PPG17 Assessment (2009)

Arun Green Infrastructure Study (2012)

Arun Local Plan (2003)

Arun Submission Local Plan (2013)

Arun Habitat Survey (2008)

Economic Impact of Tourism in Arun (2008)

Arun Local Plan Sustainability Appraisal (2012)

Arun Core Strategy Habitats Assessment (2010)

Arun Economic Strategy (2009)

Arun Draft Leisure Strategy (2012)

Coastal West Sussex SHMA (due Nov 2012)

West Sussex Strategic Housing Market Assessment: Arun (2009)

West Sussex Sustainable Energy Study (2009)

West Sussex Local Transport Plan 2011-26

West Sussex Parking Standards (West Sussex Guidance for Parking 2010)

