

# **Rustington**

## **Neighbourhood Development Plan**

### **State of the Parish Report**



**Published by Rustington Parish Council**

**August 2013**

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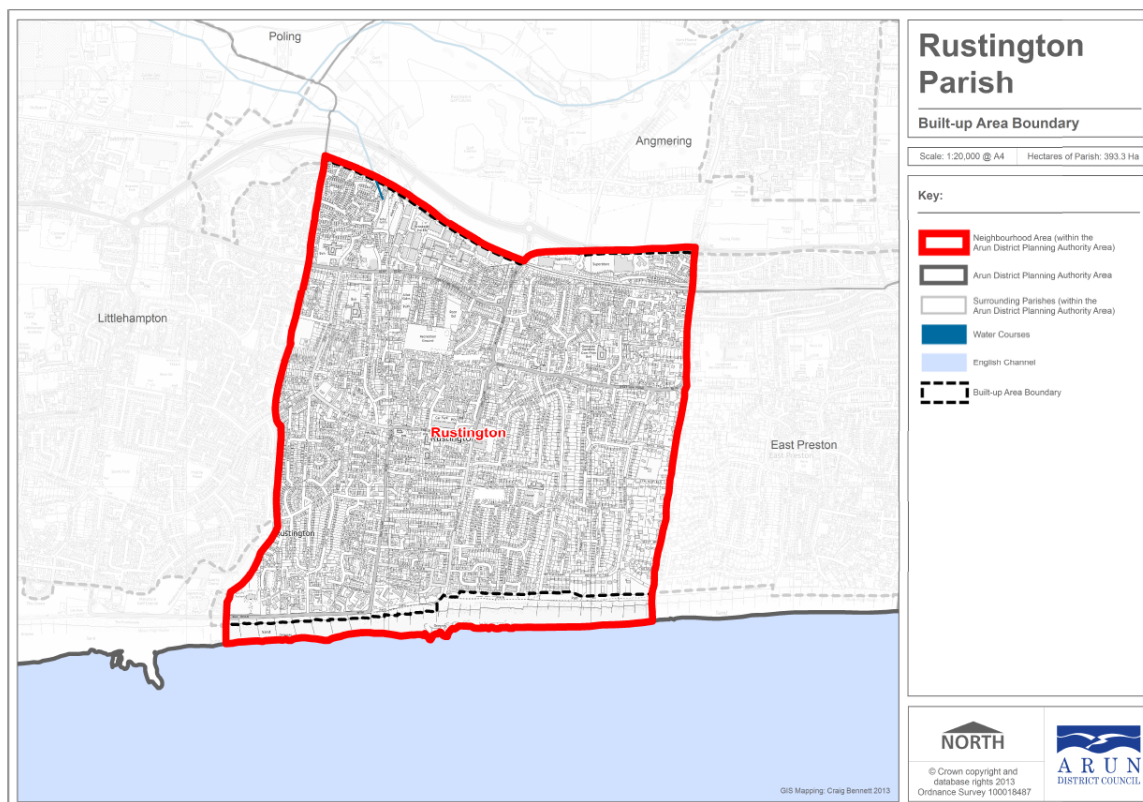
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# 1. Introduction

## Purpose

Arun District Council (ADC), the local planning authority, is considering a proposal by Rustington Parish Council to designate a Neighbourhood Area for the whole of Rustington parish for the purpose of preparing the Rustington Neighbourhood Development Plan (RNDP).



*Plan A: Rustington proposed Neighbourhood Area*

The plan (A) above shows the parish boundary in relation to the adjoining parishes in Arun District – Littlehampton to the west, Angmering to the north and East Preston to the east.

The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive 2001/42 on Strategic Environmental Assessment.

The purpose of this report is twofold: to summarise the evidence base and the context within which the Neighbourhood Plan will be prepared; and to enable ADC to screen the need for a strategic environmental assessment (SEA). In doing so, the report will provide the local community with a key starting point from which to embark on formulating the draft Neighbourhood Plan.

## Neighbourhood Development Plans

The RNDP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

*“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; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (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. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. 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. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.*

## Strategic Environmental Assessment

Neighbourhood Plans may be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the plan assesses the environmental effects of its policies and proposals during its preparation against a series of environmental objectives.

At this stage, it appears unlikely that the RNDP will require an SEA as it may not allocate land for development nor contain any policies that will have a significant environmental impact. Rather, it may seek to establish local criteria to manage development proposals effectively and to emphasise the importance of local design guidance.

The State of the Parish report will be sent to ADC to request its screening opinion of the need for an SEA. The report identifies all the designated environmental and heritage assets in the parish and indicates the scope for future development proposals.

## **The Plan Preparation Process**

The process of preparing and seeking final adoption of the RNDP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Rustington Parish Council and the Rustington Community Partnership (RCP), with whom the Parish Council is working closely in preparing the plan.

The intention of the Parish Council is to submit the RNDP to the District Council for approval and then for independent examination by the end of 2013.

The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the Neighbourhood Plan will be based
- Pre-Submission Neighbourhood Plan – this report will comprise the vision, objectives, policies, proposals and map of the plan for a six week public consultation period
- Submission Neighbourhood Plan – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authorities

Once validated by ADC as being in general conformity with the National Planning Policy Framework (NPPF) and the development plan, the RNDP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and ADC and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the RNDP will become part of the development plan for Rustington.

## 2. Parish Profile

### An Introduction to the Parish of Rustington

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.

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.

The parish contains a wide range of shops, services and facilities which reflect its population size and location.

### Selected Parish Statistics

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.

#### Demographics

The usual resident population of the parish is 13,883 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)

Age band	Parish Figure 2011 (number of people and %)	District Figure 2011 (number of people and %)
0 to 4	560 (4.0%)	7,386 (4.9%)
5 to 7	294 (2.1%)	4,180 (2.8%)
8 to 9	244 (1.8%)	2,788 (1.9%)
10 to 14	586 (4.2%)	7,416 (5.0%)
15	132 (1.0%)	1,584 (1.1%)
16 to 17	232 (1.7%)	3,139 (2.1%)
18 to 19	220 (1.6%)	3,208 (2.1%)
20 to 24	486 (3.5%)	7,443 (5.0%)

25 to 29	472 (3.4%)	7,314 (4.9%)
30 to 44	1,991 (14.3%)	25,426 (17.0%)
45 to 59	2,351 (16.9%)	28,947 (19.4%)
60 to 64	1,210 (8.7%)	11,359 (7.6%)
65 to 74	2,255 (16.2%)	19,235 (12.9%)
75 to 84	1,842 (13.3%)	13,595 (9.1%)
85 to 89	637 (4.6%)	4,116 (2.8%)
90 and over	371 (2.7%)	2,382 (1.6%)
<b>Total Population</b>	<b>13,883</b>	<b>149,518</b>

*Table A: Demographic Data 2011  
(Source: Neighbourhood Statistics ONS 2013)*

#### Economic status of residents

Of the 13,883 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

- 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

- 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).

### Industry of employment

- The 5,399 usual residents aged between 16 and 74 in employment are employed in the following industries:

<b>Industry</b>	<b>Parish Figure 2011 (number and %)</b>	<b>District Figure 2011 (number and %)</b>
Agriculture, Forestry and Fishing	44 (0.8%)	1,241 (1.8%)
Mining and Quarrying	8 (0.1%)	55 (0.1%)
Manufacturing	462 (8.6%)	5,896 (8.7%)
Electricity, Gas, Steam and Air Conditioning Supply	37 (0.7%)	292 (0.4%)
Water Supply	60 (1.1%)	692 (1.0%)
Construction	442 (8.2%)	5,806 (8.6%)
Wholesale & Retail Trade	912 (16.9%)	11,500 (17.1%)
Transport & Storage	261 (4.8%)	3,005 (4.5%)
Accommodation and Food Service Activities	239 (4.4%)	4,339 (6.4%)
Information and Communication	152 (2.8%)	1,899 (2.8%)
Financial and Insurance Activities	235 (4.4%)	2,174 (3.2%)
Real Estate Activities	101 (1.9%)	1,052 (1.6%)
Professional, Scientific and Technical Activities	266 (4.9%)	3,339 (5.0%)
Administrative and Support Service Activities	247 (4.6%)	3,509 (5.2%)
Public Administration and Defence	359 (6.6%)	3,618 (5.4%)
Education	503 (9.3%)	5,604 (8.3%)
Human Health and Social Activities Work	329 (6.1%)	9,711 (14.4%)
Arts, Entertainment and Recreation	762 (14.1%)	3,711 (5.5%)
Activities of Householders as employers	10 (0.2%)	94 (0.1%)
Activities of Extraterritorial Organisations and Bodies	1 (0.01%)	11 (0.01%)

*Table B: Occupation Data*



### Dwellings

- 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

- 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).

### Transport

- 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

- 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

The Parish of Rustington contains no designated environmental sites, e.g. Nature Reserves & Country Parks, Agri-environmental Schemes, Sites of Special Scientific Interest, International Sites or Priority Sites with Biodiversity Action Plans.

### Heritage

The Parish contains a large number of listed buildings and structures including:

#### Grade II Listed Buildings

- Garden Wall of nos. 1 and 2 Allangate Cottages to the South of the Building, Station Road

- West Preston House, Station Road
- West Preston Manor School, Station Road
- Manor Cottage, Station Road
- The Garden Wall of West Preston Manor School to the North and West of the School House, Station Road
- The Garden Wall of Manor Cottage to the North of Cottage, Station Road
- Mitchells Cottage, 24, The Street
- Pound Cottage, 28, The Street
- Elm Cottage, 30, The Street
- Manor Club, 48, The Street
- Walnut Tree House, 21, The Street
- Garden Cottage, 22, The Street
- Firs Cottage, 41, The Street
- The Coach House, 81, The Street
- Rustington House (formally known as Summerlea School), Worthing Road
- Woodbine Cottage, Mill Lane
- Knightscroft, Sea Lane
- Mayfield Cottage, 47, Sea Lane
- Palm Cottage, 62, Ash Lane
- Herne Farm House, Park Drive
- Cudlow House, Sea Lane
- The Front Garden Wall of No.28, The Street
- Elm Farm, 34, The Street
- The Parish Church of St Peter and St Paul, The Street
- Friars, 83, The Street
- The Lodge at Summerlea School to the South West of the School House, Worthing Road
- Ancillary Building at Rustington Convalescent Home, Sea Road
- Rustington Convalescent Home, Sea Road
- 76, The Street, Rustington
- 87, The Street, Rustington
- Bull Banks, 27, The Street
- Hobbs Farmhouse, 36, Sea Lane
- Box Tree, Sea Lane
- Allangate Cottages, 1 and 2, Station Road
- Pigeonhouse Farm, Station Road
- Old Orchard House, 47, The Street
- The Former Stables of Summerlea School to the West of the Schoolhouse, Worthing Road

#### Buildings of Special Character

- 6, Ash Lane, Rustington
- 48 (illex House), Ash Lane
- Cudlow Avenue, Ash Lane
- Cudlow Barn, Ash Lane
- 44, Mill Lane, Rustington
- 46, Mill Lane, Rustington
- Manor Barn, Old Manor Road
- North Barn, Old Manor Road
- Nortons, Preston Avenue
- Fairholme, Sea Avenue
- Sark House, Sea Avenue
- Twyford Lodge, Sea Avenue
- 81, Sea Avenue, Rustington

- Green Bushes, Sea Lane
- The Candle House, Station Road
- Allangate House (St Christopher's)
- St Joseph's R.C. Church
- 9 (Balchins), the Street
- 11, 1,2,3,4 Walnut Tree Barn, the Street
- Ffynches Lodge, the Street
- 20 (Little Ffyndhes), the Street
- 53 (The Vinery), the Street
- Jessamine Cottage, the Street
- 38, the Street, Rustington
- The Lamb PH, the Street
- 32 (Tithe Barn), Rustington Parish Church Hall
- War Memorial, Rustington Parish Church Hall
- Glencoe, Waverly Road
- Hawthore, Waverly Road
- Sea Salter, Waverly Road
- Chestnut Cottage, Worthing Road
- Pedlars Cottage, Worthing Road

### **3. Planning & Other Issues in the Parish**

#### **Rustington Community Action Plan**

In 2007, Rustington Community Partnership undertook and published a Community Action Plan following extensive consultation with residents, businesses, organisations and visitors. This document can be obtained via the Rustington Parish Council website ([www.rustingtonpc.org](http://www.rustingtonpc.org)).

The Community Action Plan sets out 25 actions under 4 main headings:

- Economy – 5 actions
- Environment – 9 actions (Recycling 4 actions, Development 2 actions, Recreation 3 actions)
- Social and Community Group – 6 actions
- Transport Group – 5 actions

The actions of most relevance to the Neighbourhood Plan are:

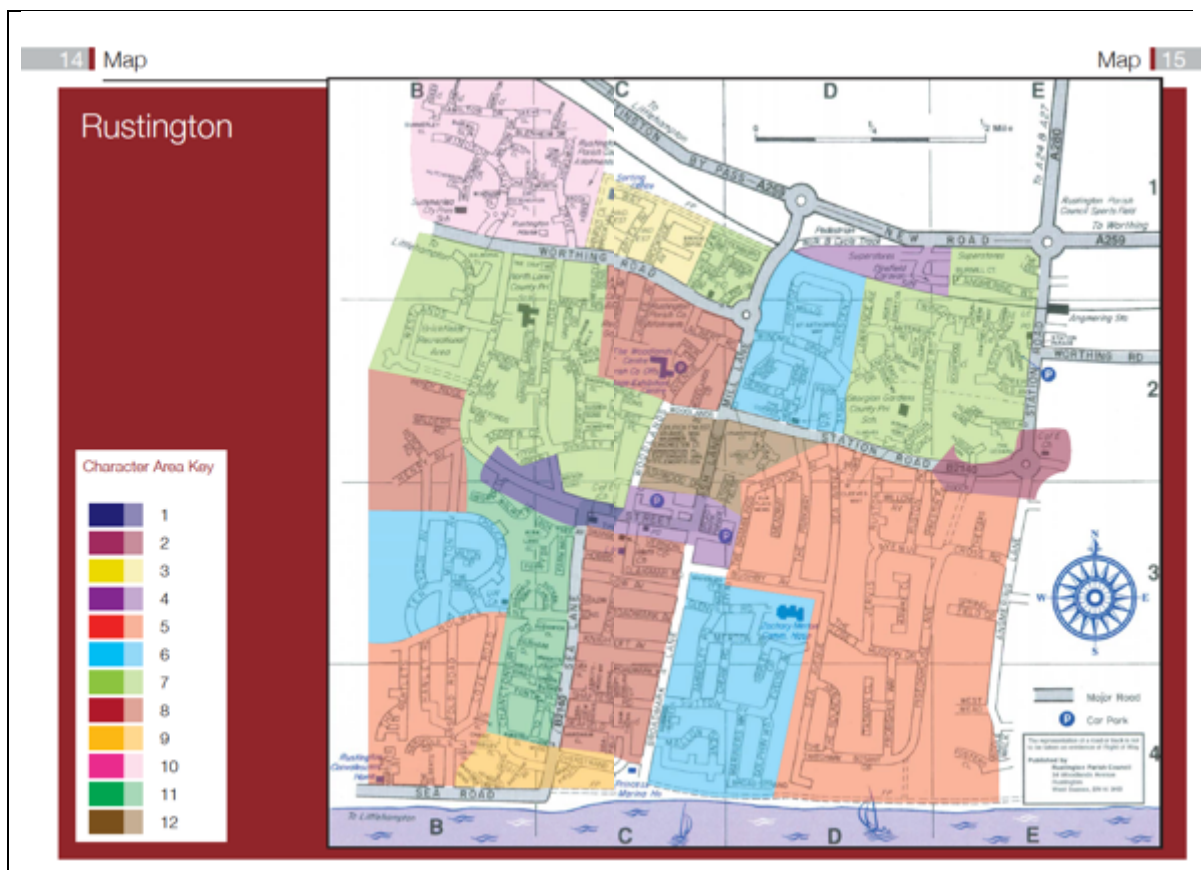
- Environment – Development – 'Encourage sympathetic development and preserve the environment and character of Rustington'.
- Environment – Recreation – 'Locate and encourage the provision of public garden space'.
- Social & Community – More sports facilities for all age groups: e.g. tennis, bowling green, extreme sports for teenagers, running/all weather training track and others.

#### **Village Design Statement**

This is an advisory document, which should influence development proposals in the Parish. The Rustington Community Action Plan Group produced the Village Design Statement (VDS) in 2010 with the support of the community and the local authorities. As the document has been endorsed by both the Parish and the District Council it can be used as material consideration when planning applications are to be considered.

The VDS has divided the Parish into twelve different character areas (see Plan C):

1. The Rustington Conservation Area, includes one of the most central roads in Rustington 'The Street'. It was here that the original village was and therefore there are many buildings from the 16<sup>th</sup> century and most of the original farm buildings and as such many listed buildings. The area also encompasses the Parish Church and the Church Hall.
2. East Preston Conservation Area, crosses the boundary of Rustington and East Preston. This section is a very useful guide in extension and alteration developments to the many listed buildings, buildings in conservation areas and character areas in the conservation area. There is high use of traditional materials such as flint and thatch which the VDS has encouraged through insisting on appropriate changes to visually sensitive buildings and areas. The architectural details have also been highlighted both internally but more importantly externally to guide any development in the area and to respect the original features of the building and the surrounding street scene. Roof scape, street furniture, access and shop fronts and signs are all factors that have been considered in order to retain and protect the character of the area.
3. Rustington Business Park (Rustington Trading Estate) with 77 units of B1, B2 and B8 uses and it has three main roads running through the estate. The infrastructure, access, cleanliness and maintenance of the buildings are the key objectives here.



PLAN C: Character Areas – Rustington

4. This is the main shopping area for Rustington. However, there is a large mix of uses in the area such as residential, offices and retail. It is located in a small central part of the Parish with 'The Street' in the west end. There are two main free car park that are essential for this part of Rustington and they need to be protected and there is a good balance in terms of retail competition between the Retail Shopping Park and the central high street, the VDS states that this needs to be maintained. Other potential issues in the area are signage, visual features and public transport.
5. Character area number five has two very different characters. The first consists of large traditional detached houses and bungalows. The second, smaller area to the south west corner of the Parish consists of purpose-built convalescent homes from 1897 and has many two storey blocks of flats with balconies which are all of low density.
6. There are mainly detached and semi-detached bungalows from the 1950's/1960's and a small number of Victorian buildings in this area. It also consists of the St Andrews United Reformed Church built in the 1960's and blocks of flats facing the sea. The northern area also contains pockets of housing and flats.
7. There are three areas with the same features, i.e. a mixture of modern terraced housing, pre-war development and some pockets of social housing. The larger western area includes North Lane Community Primary School and the Brickfield recreation ground. There is good access in the area such as footpaths, these should be maintained.

8. There are three separate areas that are characterised by mainly pre-war housing including bungalows, semi-detached and terraced housing. The western part is characterised by large wide pavements, low brick walls and green lined streets. The southern part has higher density and contains the Methodist Church and the public library. In the northern area there are pockets of new brick built semi-detached houses, with a recreation ground and two of Rustington's three allotment sites.
9. This area is situated by the sea and has modern high density flats with open spaces in between buildings and with plenty of open access, which is a feature of this neighbourhood. The footpaths and the standard of access through this area should therefore be maintained.
10. The Parish's third allotment site is located here along with the more modern housing stock in Rustington. It is characterised by a mix of semi-detached and detached houses, built in the late 1990's/2000's. It also contains of the Summerlea Primary School and Rustington House.
11. This area is just to the north of the above and has an older mix of semi-detached and detached bungalows and houses built in the 1950's/1960's. It is of high density and with a lack of vegetation. Planting of trees should therefore be encouraged and the grass verges and footpaths should be maintained.
12. In the middle of the Parish there is a large mixture of newly built care homes and residential units in traditional style with some cul-de-sacs and some detached houses. As it is situated in the centre, close to the main shopping area, the access is highly important here. There are also several tall trees that have preservation orders on them. The VDS state that these two important features should be maintained.

The twelve character areas have been divided to specify the design guidance in each of the areas, in order to maintain the identity of the buildings and the street scenes. These guidelines are as follows:

- *Inappropriate changes to the essential character of the buildings should be resisted*
- *Changes of use or new developments must respect the inherent character of the locality*
- *Any alterations should be in keeping with these original features....and should be in keeping with the immediate environment*
- *to assess future development and how a change of use or new additions should or should not be fitted into the Village*
- *spacious feeling is further enhanced by the area around the majority of structures*
- *where development does occur in these areas, its size and impact on the street scene should be minimal, existing trees protected and new tree planting encouraged*
- *Public open spaces, including the allotment sites, are vital for Rustington and should be kept and maintained to a high standard*
- *Wherever possible pedestrian access and walks should be encouraged and new footpaths/cycle routes created, aiming to improve connections between the various parts of the village. The bus routes are important assets to be encouraged and developed*

Apart from this document, which is considered as material consideration, planning applications for any new development must meet the general policies of the Arun District Local Plan.

## **Community Views**

Since the launch of the Neighbourhood Plan, the Parish Council and Rustington Community Partnership have established a number of Focus Groups and arranged drop-in sessions for

the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the parish.

#### Community & Environment Focus Group

A varied response was received from the public, related to some extent to the age of those commenting. Those representing the older generation are concerned that the village should retain its present overall identity, atmosphere and appearance, whilst the younger generation expressed a need for better entertainment and sporting facilities. As is to be expected, some of the views contradict each other!

The following main points arose during the period of the public consultation (stakeholders are yet to be approached):

1. Most of the residents who have lived in Rustington for a considerable number of years are concerned that the beach and seafront, together with the open spaces and green areas, should be preserved and protected. Mature trees and shrubs, vegetation on the beach and outstanding floral displays add to the special character of the village.
2. Fear was expressed that too many of the large, older houses are being demolished to make way for blocks of flats and apartments. It is hoped that such development will be resisted and that note be taken that Rustington has little or no room for more houses and in-fills. On the other hand, there were comments to the effect that the village needs more housing for first-time buyers.
3. The diversity of shops in the village should be maintained so that the shopping centre remains an attraction not only for village residents but also for those who come in to Rustington from further afield. It is strongly felt that independent shops should be encouraged, with local suppliers wherever possible. Some residents would welcome more "on-the-street" eating facilities, whilst others want to see the shopping centre pavements less cluttered in this way! Several people commented that shopkeepers need more affordable rents. Shopping facilities required include a good childrenswear shop and a men's outfitters.
4. A layby for buses outside Tesco Express would make for freer movement of traffic, and there is need for more control of traffic passing through the village. The 3-hour parking in the two main car parks is welcomed, but more control of street parking needs to be exercised.
5. Better litter control is called for, and stricter control of dogs and dog excrement, especially on the beach and on some pathways. Concern was expressed about poor water drainage and flooding dangers in the village - three places in Station Road and also on the seafront at the ends of Sea Lane and Broadmark Lane calling for particular attention.
6. Buildings which should be retained include Rustington Convalescent Home and Zachary Merton community hospital. Rustington library is viewed as another asset which should not be removed.
7. "A burgeoning population demands more amenities" is one notable comment. This is endorsed by those who want better entertainment for all ages, including a cinema, ten-pin bowling and a decent swimming pool. However, present health care facilities and provision of primary schooling are generally accepted as adequate. A further secondary school, serving Angmering and East Preston as well as Rustington, is urgently required.

Finally, it is appreciated that many of the above views and comments will also be found in the other Focus Group's summary reports which follow.

### Transport Focus Group

1. The existing bus service is considered good and is of prime importance to all residents but changes to routes or new routes should be implemented to achieve an even better service. Train services through Angmering station are well used by Rustington residents but the lack of late night trains back from London causes problems for some residents. The train operator will be encouraged to offer an improved service.
2. The facility of free parking in Rustington is considered a prime attraction for visitors to the shopping centre and the maintenance of free parking is considered a 'must' by residents and retailers. This must be retained. However, parking near junctions and on yellow lines is considered a problem by some residents and more enforcement is necessary.
3. There is concern about the level of traffic through the Village centre and the speed of traffic on the residential roads. Thought should be given to reducing the amount of through traffic and also to traffic calming opportunities.
4. The facilities of safe cycle tracks through the Village and safe access to the Village for disabled residents are considered essential and need to be planned in any development.
5. Additional signage to and from the Station is considered important for visitors as is signage to the Village from the A259.
6. It is considered that the approach roads to the Village will not be adequate for the volume of traffic should out of town retail parks be developed on the edge of Rustington. Any development needs to review the need to enhance the approach roads or should not be allowed if access to the Village will be impaired.
7. Additional information/opinions are required from stakeholders to clarify some of the above points in particular relating to potential concerns about achieving a reduction in school traffic and the accessibility and timing of retail deliveries.

### Housing & Heritage Focus Group

The following are a summary of the broad responses made during the Consultation event, but as no stakeholder feedback has yet been sought or research carried out by the group members, should not be considered representative of the views of whole community.

1. Number of houses proposed for area – a majority were unhappy with accepting more housing or thought the number proposed should not be exceeded.
2. What size of housing did residents consider is required – overall mixed size development prevailed, with affordable housing, family sized (3-4 bed) and 1-2 bed identified as being equally important.
3. Residents also rejected further blocks of flats, wanted height restrictions imposed on future building and wanted housing to be built which retained the ambiance and character of the surrounding area and protected the existing heritage and wildlife habitats.
4. Specialist housing (care homes, warden assisted or restricted age) – a third of respondents believed more is needed.
5. Drainage, sewage and water supply infrastructure – the main concern was that existing systems are already under pressure and would be inadequate to service further development - highlighted by over two thirds of respondents.
6. Other general concerns noted, some of which overlap with other Groups:
  - Losing shops and maintaining range of outlets
  - Not enough leisure facilities



- New housing should be for local people
- Impact of out of area retail outlets on village
- Lack of green spaces
- Medical services under pressure
- Employment needed
- Schools overloaded
- Overdevelopment of area generally
- Congestion and state of roads, and improvements needed to A.259.
- Must build facilities required to support further housing.

#### Economy & Business Focus Group

The following is a summary of the public consultation event which took place over three days, 7th to 9th March 2013. The group is currently compiling a list of Stakeholders, representative of business groups in Rustington, to provide a broader base for analysis of desired development in the village.

1. Rustington residents consider themselves fortunate to have one of the most attractive shopping centres in the area. They are concerned however that the increasing number of major supermarkets in the surrounding area, including a proposed development at Windmill Bridge on the outskirts of the village, will lead to a loss of business and shop closures. Visitors were informed that the land in question was outside the Rustington boundary and it would be necessary therefore to contact neighbouring local authorities for a combined agreement on how best to protect village interests.

A few suggestions for the alternative use of the Windmill Bridge site included a school, plus play centre, for children and leisure facilities.

2. A number thought that the centre of Rustington could be further enhanced by-
  - Encouraging local/small business by making rents more attractive, providing shops for menswear, children's wear, haberdashery/crafts and IT.
  - Developing a pedestrian area and outdoor eating area with more seating, possibly in the Churchill Square area.
  - Weekly/monthly street market and late night opening.
  - Relocate the Information Centre to the High Street and promote shopping in Rustington.
  - Provide a local bus service to the surrounding housing estates and Park and Ride facility for visitors.
  - Improved pedestrian crossings particularly in Sea Lane.
3. The position of the Swimming Centre and the seafront esplanade was thought to be an asset to Rustington residents and visitors which could be made more attractive with the provision of a shop/café.
4. Improved services for the growing number of elderly residents to include home support, expanding facilities at Zachary Merton Hospital to compensate for the loss of Littlehampton Hospital and more care homes.

#### **Community Survey**

A comprehensive community survey as part of the Neighbourhood Plan consultation process was undertaken in June 2013.

The survey is intended to provide additional information on the character of the parish and the views of its communities on what the Neighbourhood Plan should seek to preserve and to improve. The Parish Council has published the outcome of the survey in a separate document but a summary of the key findings is included here:

- A total of 315 responses were received to the survey. 7,158 dwellings exist in the parish (2011 Census).
- The greatest proportion of respondents to the survey had lived in the Parish for 20+ years (30.6%), whilst 27.0% had lived in the Parish for between 11 and 20 years, 24.1% for between 6 and 10 years and 18.2% for between 0 and 5 years.
- A slight majority of those responding were aged 65+ (60.0%), whilst 20.8% were aged between 51 and 65, 9.7% aged between 31 and 50, 2.7% aged between 11 and 18, 2.5% aged between 19 and 30 years, 2.4% aged between 6 and 10 years and 1.8% aged between 0 and 5 years.
- An overwhelming majority (98.1%) of respondents strongly agreed or agreed with the statement that the Rustington NDP should seek to influence the size, style and height of new housing in the area, whilst 1.9% disagreed or strongly disagreed.
- The most commonly identified types of housing development which respondents felt would enhance the village were bungalows (33 comments) and affordable housing (22 comments).
- Those which people felt would be detrimental to the village were any type of housing development (135 comments) and blocks of flats or high rise buildings (127 comments).
- With regard to the types of housing, which respondents felt would be required in the village over the next 15 years, the greatest proportion of respondents viewed: Support Housing as very important (39.8%), Affordable Housing as very important (38.6%), 1-2 bed Houses as very important (33.8%), 2-3 bed Houses as important (41.6%), Flats as not important (54.2%) and 3-4 bed Houses as not important (34.7%).
- An overwhelming majority of respondents (97.3%) either strongly agreed or agreed that new housing development should retain the character and heritage of the nearby area, whilst 2.7% either strongly disagreed or disagreed.
- An overwhelming majority of respondents (98.0%) thought it was important that new development takes into account the impact on surrounding properties, whilst 1.3% were not sure and 0.7% thought that it was not important.
- With regard to locations in Rustington within which respondents felt development should not take place, the most commonly identified were: Green/Open spaces (74 comments), the Sea Front (40 comments), Village Shopping Area (13 comments), Gardens (11 comments), Conservation areas (10 comments), Rustington Convalescent Home (5 comments), Allotments (5 comments) and Zachary Merton (4 comments).
- A majority of respondents identified that Less parking on grass verges (78.3%), Less parking near road junctions (80.5%) and Encouraging the use of disabled bays rather than yellow line parking (54.7%) were all very important enforcement issues which should be considered by the NDP. A majority of respondents (68.0%) identified that Removal of grass verges was not important.
- The greatest proportion of respondents would support the following being considered in the NDP: Better cycle routes (65.3%), Traffic calming measures (39.8%) and Reduction in school run traffic and parking (59.1%). The greatest proportion of respondents (36.3%) thought that a 20mph speed limit throughout was a maybe.
- The most commonly identified proposals for bringing about a reduction in school traffic and associated parking were: Encourage walking to school (69 comments), Identify drop off areas then use walking 'buses' (30 comments), Introduce school bus services (25 comments), Start car sharing schemes (17 comments) and Provide appropriate cycle paths (14 comments).
- The greatest proportion of respondents identified that they might support better signage on entering the village (42.1%) and better signage to the railway stations and shops

(40.1%) being included in the NDP, but they would support the inclusion of ensuring the road structure is adequate to cope with increased development (87.7%) and ensuring public transport routes are adequate for residents' needs (93.4%).

- The greatest proportion of respondents (39.4%) identified that the roads and footpaths were not suitable for disabled persons and transport, whilst 25.7% felt that they were and 34.9% were not sure. The most commonly identified reasons for saying that they were not were: Uneven footpaths (39 comments), Narrow footpaths (26 comments), Insufficient drop kerbs (15 comments), Potholes in roads (14 comments), Overhanging foliage (9 comments) and Inappropriate parking (9 comments).
- The most commonly identified issues regarding transport were: Poor road conditions (10 comments), prevent through traffic (8 comments), extend hours of transport from London/Worthing/Chichester (7 comments), ensure level of public transport is maintained (7 comments) and continuation of free parking (7 comments).
- The greatest proportion of respondents (49.8%) felt that the present drainage, sewerage and water supply infrastructure serving homes in Rustington were not adequate for further development, whilst 41.1% were not sure and 9.1% felt that it was adequate.
- Approaching three quarters of respondents (72.1%) highlighted that they were concerned about development and the impact that it may have on flooding locally, whilst 17.2% were not sure and 10.7% felt that it was not a concern. The most commonly identified comments or reasons were: Drains (22 comments), Station Road (19 comments), Flood Plain (8 comments), Mill Lane (4 comments) and the Weather (3 comments).
- An overwhelming majority of respondents (97.4%) felt that developments should protect existing open spaces and wildlife, whilst 1.6% were not sure and 1.0% felt that they should not.
- An overwhelming majority of respondents (89.8%) felt that there should not be any developments on the beach, whilst 6.7% were unsure and 3.5% felt that they should.
- Approximately two-thirds of respondents (66.3%) felt that Rustington has an adequate balance of independent and national shops, whilst 23.4% felt that it did not and 11.4% were not sure. Of those that answered that they felt that it was not adequate, the most commonly identified comments or reasons were: Too many coffee shops/cafes (15 comments), Too many charity shops (13 comments), Dominance of supermarkets (12 comments), Too many estate agents (7 comments) and lack of Menswear shops (6 comments).
- With regard to the preservation of the attractiveness of the Village whilst promoting local businesses. The most commonly identified comments or reasons were: Continue with floral displays (43 comments), Retain free parking (27 comments), Landlords to reduce rents (20 comments), More centre of village events (8 comments), Pavements/verges cleared of obstructions (6 comments) and Continue high standard of cleanliness (6 comments).
- In relation to the impact of delivery traffic to the Village, the most commonly identified comments or reasons were: Parking (34 comments), Problem (19 comments), Delivery vehicles (12 comments), Large lorries (9 comments) and Rush hour (7 comments).
- In terms of policies/proposals within the NDP, the greatest proportion of respondents felt that: Renewable energy for the Village (36.7%) was very important, Enhanced recreation facilities (35.8%) was important, Employment opportunities (53.3%) was very important, Childcare provision (37.4%) was important and Healthcare provision (71.2%) was very important.
- The most commonly identified were: Cinema facility (25), Greater variety of shops (24), Tennis courts/bowling green (13), Activities for children/youths (11), Cycle routes (8), Traditional pub (4), Craft activities (4), Paddling pool (2), Electronic Bus information Board (1) and a 'RUSTINGTON' sign in the village centre (1).

## 4. The Wider Planning Context

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

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 RNDP must demonstrate that is consistent with the policies and intent of the NPPF.

The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan and those of the Submission Local Plan published in May 2013, which was not approved for submission by ADC but was approved as a material consideration for the purpose of determining planning applications and to guide neighbourhood plans. The RNDP must also be deemed by ADC to be in general conformity with the development plan.

### National Planning Policy Framework

The NPPF contains a number of key policy principles that will shape the RNDP. These are itemised below:

- The presumption in favour of sustainable development (para. 14)
- The role of NDPs (16)
- Helping achieve economic growth (18-20)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The use of community right to build orders (71)
- The designation of Local Green Spaces (76/77)
- Conserving and enhancing the natural environment (109-115)
- Neighbourhood plans (183-185)

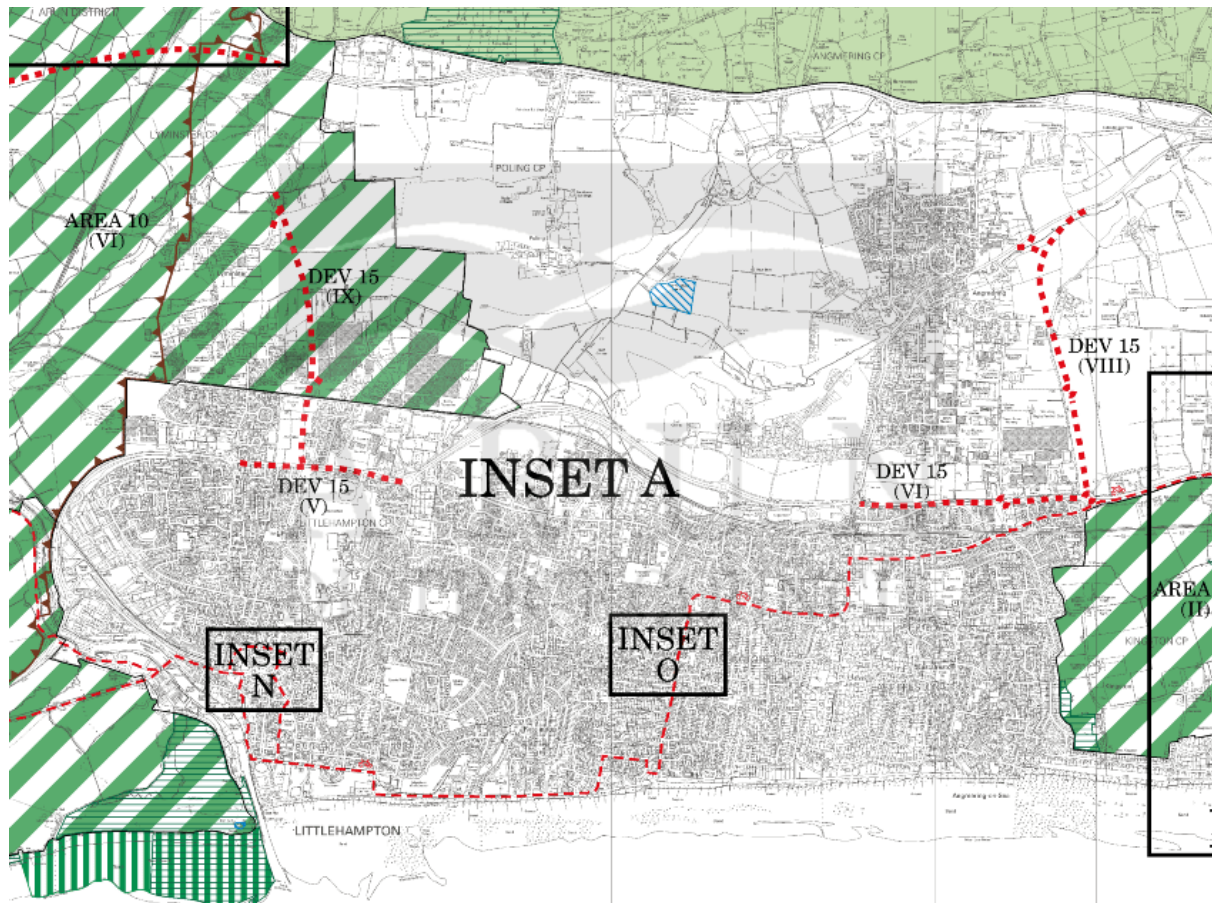
The principles above are those of most relevance to the RNDP but many other principles in the framework will have some bearing on the preparation of the document in due course.

### Arun Local Plan 2003

There are a number of saved policies of the 2003 Local Plan that remain especially relevant to the RNDP, the majority of which have been updated in the emerging Local Plan:

- Built Up Area Boundary (GEN2)
- Provision of New Residential Development (GEN5)
- The Form of New Development (GEN7)
- Amount of New Commercial Development (GEN6)
- Enhancement of Employment Premises and Sites (DM 1)
- Development and the Production of New Infrastructure (GEN8) (such as improvement to traffic congestion)
- Inland Flooding (GEN11) C:(watercourse in the north-western corner of the Parish)
- Public Access to the Coast (GEN13) C: improved access through regular public bus service)
- Cycling and Walking (GEN15) C: Encouraging the use of cycles for work, school and leisure and the use of cycles by improving secure cycle parking
- Coast Protection & Sea Defence Works (GEN19)
- Provision of Public Open Space within New Development (GEN20)
- Buildings or Structures of Character (GEN22)

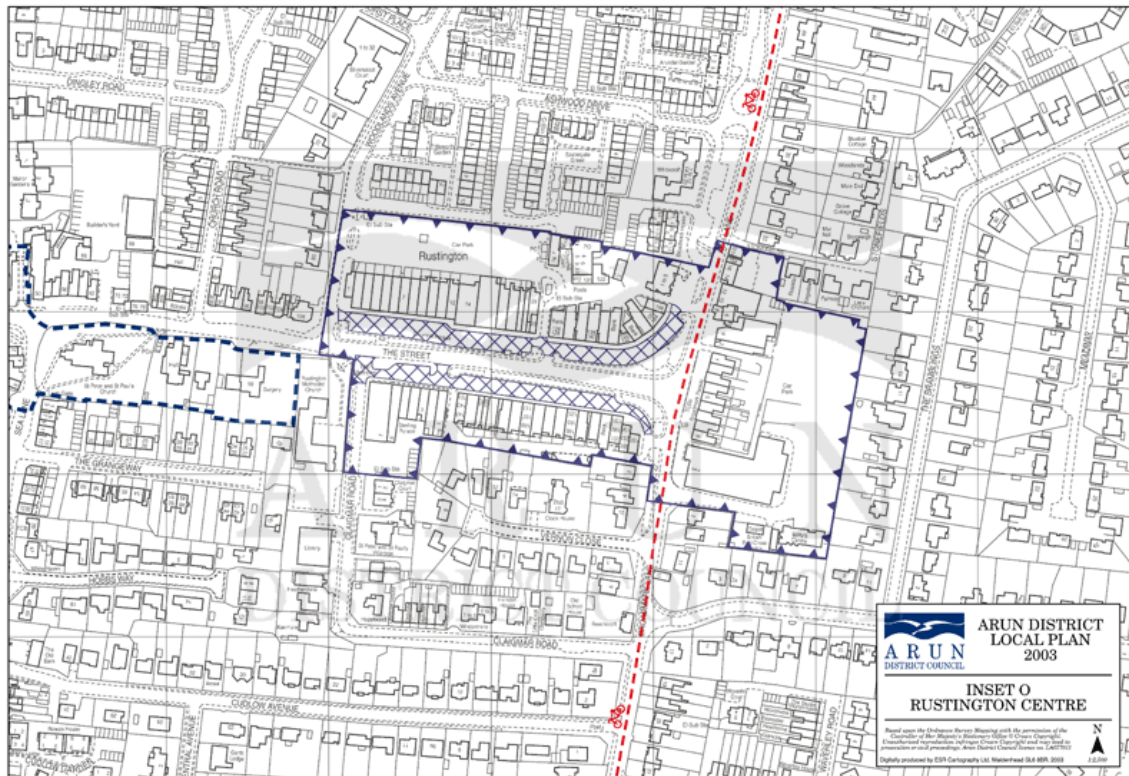
- Listed Buildings (DM 29)
- Areas of Special Character (AREA1)
- Protection of Open Spaces (AREA5)
- Public Car Parks (AREA7)
- Primary Shopping Frontages (AREA19)
- Re-Use of Redundant Floorspace (AREA21)
- Affordable Housing (DEV17)
- Local Village Centres (DEV30)



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

It should be noted that most of the above policies are for general application across the Arun district, though some are especially relevant to Rustington, e.g. the definition of the 'Rustington Centre'. The Proposals Map indicated no site-specific policies in Rustington other than the route of a new cycle route (red dash line) – see Plan B above. However, the inset plan did define the Centre and the edge of the Conservation Area – see Plan C below.





Plan C: 2003 Local Plan Proposals Map – inset Rustington Centre

### The Arun Submission Local Plan 2014-29

The RNDP is being prepared in anticipation of the adoption of this Plan. In doing so, it is expected the RNDP will be submitted for examination – where its conformity to the development plan will be a key consideration – prior to the examination and adoption of the new Local Plan.

The proposed Submission Local Plan was approved by ADC as a material consideration in planning decisions in May 2013 but was not approved for examination. As such, it carries some weight in shaping the policies of the RNDP.

The Submission Local Plan 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.

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.”*

The Plan sets out a series of strategic objectives:

- To strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the district through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the development of business support and partnerships;

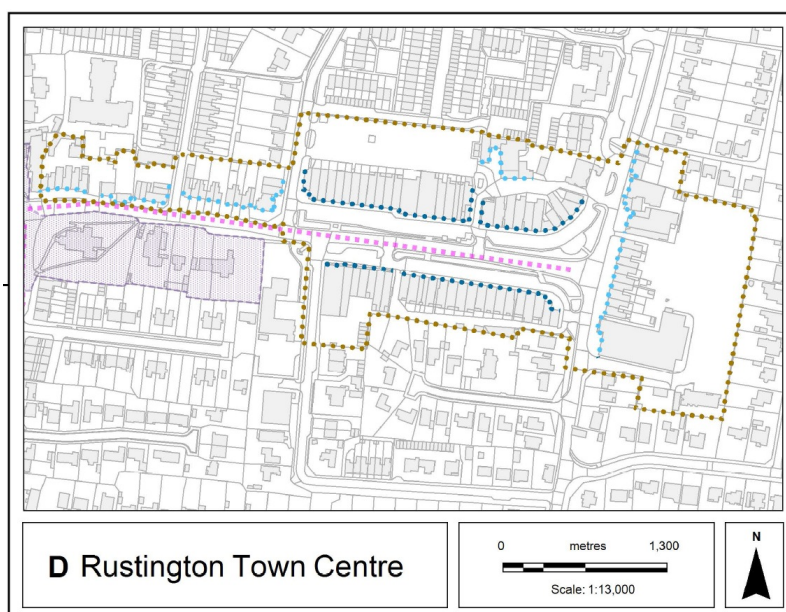




*Plan E: 2013 Submission Local Plan Proposals Map – Rustington Extract*

As noted on Plan E above, the Submission Local Plan contains few specific proposals for Rustington: an indicative cycle route network, existing open spaces, the Conservation Area boundary, the built up area boundary and the town centre boundary. It does, however, define the primary and secondary shopping frontages in the village centre on its Inset Plan (see Plan F below).





PLAN F: 2013 Submission Local Plan Proposals Map - Rustington Town Centre Inset

In Table C below are listed the Submission Local Plan policies that offer an opportunity to the RNDP to refine a policy in more detail to suit local circumstances. In each case, the relevant extract from the policy is included (and a reference to the relevant saved policy from the 2003 Plan), together with a brief commentary on the scope for the RNDP to make policy in due course. All RNDP policies and proposals will be expected to be well-evidenced as a matter of course.

No.	Policy	Extract and Commentary
SP4	Green Infrastructure & Development (Saved Policy AREA5)	<p><i>"The existing green infrastructure network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing green infrastructure assets, and the connections between them, in order to ensure a joined up green infrastructure network."</i></p> <p>This provides the RNDP with a criterion for site allocations and potential infrastructure investment.</p>
SP5	Gaps Between Settlements (Saved Policy AREA10)	<p><i>"The generally open and undeveloped nature of the following gaps between settlements will be protected to prevent coalescence and retain a separate identity: Angmering to Rustington/East Preston"</i></p> <p>This provides the RNDP with a criterion for site allocations.</p>
SP7	Other Employment Land Provision (Saved Policy GEN6)	<p><i>"The Council will promote the sustainable growth of the district's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors."</i></p> <p>This enables the RNDP to identify land for new employment uses</p>

		and for protection from a change of use.
DM3	Enhancement of Employment Premises & Sites (Saved Policy DEV8)	<p><i>"To promote entrepreneurialism and job security the Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy. The Council will positively encourage the relocation (within Arun) of existing firms wishing to expand and locally non-conforming uses where this will improve their economic and environmental sustainability, improve the local environment for local residents and/or enhance the sustainable development potential of adjoining sites.</i></p> <p><i>The Council will promote the regeneration and renewal of these sites and their surroundings for housing and mixed-use development, if this assists the viability of their relocation."</i></p> <p>This enables the RNDP to identify employment sites for enhancement as well as those for which an alternative use may be beneficial.</p>
SP9	Hierarchy of Centres (Saved Policy DEV30)	<p><i>"Village and suburban centres, including shopping parades and standalone shops form an important resource for businesses, visitors and residents. The expansion and additional provision of such facilities to a scale appropriate to the existing settlement or the planned expansion of that settlement will be welcomed by the Council provided that it adds to the range and accessibility of goods and services."</i></p> <p>This enables the RNDP to review the existing village centre boundary and to improve the existing shopping parade and other retailers.</p>
DM8	Retail Development (Saved policies AREA20, DEV26 & DEV27)	<p><i>"Change of use from retail will not be permitted for shops which are located outside the defined Town and District centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes using a methodology agreed by the Council."</i></p> <p>This enables the RNDP to test and revise if necessary the mix of different village centre uses and specific protection policies.</p>
SP11	Housing Allocations (Saved Policy GEN5)	<p><i>"Parish and Town Council Housing Allocations Table 12.2 below sets out the total Council's allocated housing units for Parishes and Towns over the life of the Plan. All Neighbourhood Development Plans shall provide for the stated number of housing units with respect to their Parish and Town Council areas. It should be noted that these are minimum allocations. Strategic housing shall be accommodated as follows: Parish allocations – Rustington 30 homes"</i></p> <p>This policy requires the RNDP to allocate sufficient land for new housing to meet its supply target. A summary of the potentially</p>

		suitable land in the Parish (as assessed in the 2012 Arun SHLAA report) is included in Appendix B of this report.
DM14	Housing Mix (Saved Policies GEN5, DEV21 and DEV22)	<p><i>"An appropriate mix of housing types and sizes shall be provided in all new development. These shall be informed by the SHMA findings which particularly encourage the formation of working age households in Arun. The final mix will be negotiated with the developer on a site specific basis. The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis."</i></p> <p>This enables the RNDP to make specific proposals for housing mix on each allocated site.</p>
DM17	Aspects of Form and Design Quality	<p><i>"Arun District is a diverse area rich in architecture of every period and style. The expectations for quality in design is therefore paramount to the Districts' future... When considering any application for development the Council will have regard to the following aspects:</i></p> <ol style="list-style-type: none"> <li><i>1. Character</i></li> <li><i>2. Appearance/Attractiveness</i></li> <li><i>3. Impact.</i></li> <li><i>4. Innovation</i></li> <li><i>5. Adaptability</i></li> <li><i>6. Crime Prevention</i></li> <li><i>7. Trees and Woodland</i></li> <li><i>8. Solar Gain</i></li> <li><i>9. Public Realm</i></li> <li><i>10. Layout</i></li> <li><i>11. Layout</i></li> <li><i>12. Public Art</i></li> <li><i>13. Density</i></li> <li><i>14. Scale "</i></li> </ol> <p>This policy enables the RNDP to guide the design of development. The Village Design Statement from 2007 by the Rustington Community Action Plan Group could also be supported by the RNDP as material consideration for development in the parish.</p>
SP12	Affordable Housing (Saved Policy 17)	<p><i>"For all development schemes of 1-14 residential units the Council will require 15% of the total number of units proposed on site to be provided as affordable housing on the same site, in the first instance and for all developments of 15 residential units or more the Council will require 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance."</i></p> <p>This policy will provide the RNDP with an opportunity to translate this standard policy into proposals that reflect the specific needs of the parish.</p>

SP19	Health & Wellbeing	<p><i>All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:</i></p> <ol style="list-style-type: none"> <li><i>1. Providing the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.</i></li> <li><i>2. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and</i></li> <li><i>3. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the district. Where new health, recreation and leisure facilities are planned, these shall be located along public transport services that are easily accessible to members of the wider community."</i></li> </ol> <p>This enables the RNDP to define the need for additional and/or improved facilities as part of new development proposals.</p>
DM22	Open Space, Sport & Recreation;	<p><i>"The Council will seek to create new formal parks at ...Rustington."</i></p> <p>This enables the RNDP to safeguard existing parks, and where possible identify new formal parks in the Parish.</p>
SP21	Transport & Development	<p><i>"To ensure that growth in the District reduces congestion, works to tackle climate change, promotes healthy lifestyles and strengthens Arun's economic base, the Council will ensure that development provides safe access on to the highway network, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport and the cycle, pedestrian and bridleway network."</i></p> <p>This provides the RNDP with a criterion for site allocations.</p>
DM23	Sustainable Travel	<p><i>"New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport routes, the public right of way and cycle networks, must be available and accessible to all members of the community."</i></p> <p>This also provides the RNDP with a criterion for site allocations and potential infrastructure investment.</p>
DM24	Public Car Parks	<p><i>"Proposals which involve the loss of existing town centre car parks or town centre parking spaces, including provision for motorcycle and bicycle parking, must demonstrate either that:</i></p> <ol style="list-style-type: none"> <li><i>1. The loss of parking provision is acceptable or</i></li> <li><i>2. provides sufficient parking spaces to meet demand, which must be:</i> <ol style="list-style-type: none"> <li><i>i. Conveniently located to access town centre and tourist facilities attractions;</i></li> <li><i>ii. Sufficiently safe and secure in line with the Safer Parking Scheme</i></li> </ol> </li> </ol>

		<p><i>guidelines; and</i></p> <p><i>iii. Accessible for cars, motorcycles and bicycles"</i></p> <p>This policy can help the RNDP promote well placed additional parking to support the local economy.</p>
DM25	Listed Buildings	<p><i>"There is a presumption in favour of the preservation or enhancement of Listed Buildings and structures and therefore the total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances..."</i></p> <p>There are 38 Grade II listed buildings and 35 Structures of Character in Rustington. This policy will enable the RNDP to safeguard and maintain these.</p>
DM26	Locally Listed Buildings or Structures of Character	<p><i>"The Council will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness..." "Planning permission will only be granted for development which results in the loss of existing Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design."</i></p> <p>The RNDP may consider a development scheme, involving locally listed buildings or structures of character. This policy can ensure that the development is of a highly sensitive nature.</p>
DM29	Areas of Special Character (Saved Policy AREA1)	<p><i>"Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted."</i></p> <p>The RNDP may propose to designate an Area of Special Character on the Proposals Map.</p>
SP28	Infrastructure Provision & Implementation	<p><i>"The council will work to bring forward infrastructure required as a result of the Local Plan, as identified in the supporting text above and within the Infrastructure Delivery Plan. Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new development and by existing communities will be encouraged and/or permitted, subject to other relevant policies. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the completion of the development or phase of development for which it is needed. The Council may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of occupiers or users of the development. Landowners may also be required to contribute towards community benefits and essential infrastructure requirements through the Community Infrastructure Levy."</i></p> <p>The RNDP may identify infrastructure projects on which its development proposals depend, for consideration for Community Infrastructure Levy and other funding.</p>

*Table C: Summary of 2013 Draft Local Plan Policies*

The RNDP is not obliged to address all the policies above. Where it chooses not to, then the Local Plan will be used alone to consider planning applications. In addition, the Local Plan contains other policies that are more strategic or generic in nature and will not require any further interpretation by the RNDP. They will, however, be used in determining planning applications in the Parish, if adopted in the Plan. They are listed below:

- DM12 Independent Living & Care Homes
- SP14 Adapting to Climate Change
- SP15 Energy & Climate Change Mitigation
- DM19 Renewable Energy
- DM31 Conservation Areas
- DM41 Sustainable Drainage Systems

#### Arun District Community Infrastructure Levy

In addition, Arun is preparing its Community Infrastructure Levy (CIL) Charging Schedule. The Levy will complement its Local Plan and will replace some, but not all, elements of the S106 (planning obligation) agreement mechanism to secure funding from development schemes to contribute to investment in supporting infrastructure.

In 2009 ADC published its Infrastructure & Funding Study as the first step in understanding the infrastructure needs of the new Local Plan. Its revision will inform the funding required from the CIL, the Draft Charging Schedule of which ADC intends to publish for consultation in due course.

The study identified some infrastructure requirements in Rustington:

- Protect the lines of the following schemes, to be delivered in the medium to long term: (v) A259 Rustington - Hangleton Improvements (Stage 2)

#### Neighbourhood Development Orders & Community Right to Build Orders

The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Development Plan will provide an opportunity to the Parish Council to propose, consult on and make an order in accordance with the regulations.

A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish area and grant consent. This could, for example, provide for the RNDP to propose change of uses from a retail to a business use in a village centre.

A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as a qualifying body. This could, for example, enable the Parish Council in the RNDP to propose a local housing scheme on land in the parish.

In both cases, the orders can only be made by ADC as local planning authority once the RNDP has been examined, subject to a referendum and adopted.

## Other Strategies, Plans & Studies

There are a number of other strategies, plans and studies that may influence the RNDP. All form part of the evidence base of the Draft District Plan and therefore have some relevance to the parish. Their key points of relevance to the parish are summarised here:

### The Arun Planning Policy Guidance (PPG17) Assessment (2009)

- R08 Rustington Front Open Space is one of Arun's green infrastructure assets. It has been identified as "Natural and semi natural urban green space" and should be conserving and enhancing the areas biodiversity. There are however some obvious accessibility gaps, limited park or garden provision within the centre of Rustington
- New provision of parks and gardens may be required in the fringes of Rustington. These sites should be of size that will alleviate a significant amount of the current quantitative shortfall within the analysis area.
- Rustington falls within the Eastern analysis were the quantity standard for parks and garden requirements is at a minimum. An extra 1.9 ha is required before 2026 to support the population growth.
- There is currently a lack of outdoor sport facilities in Rustington, as such the provision of new space should be multi-functional
- Additional provision of children's facilities would benefit the local community in Rustington, which is one of the potential areas where a new facility could be located. The Council should explore opportunities to provide at least 11 sites across the analysis area based on current populations and a further 6 sites by 2026.
- According to the allotment quantity standard Rustington requires additional allotments to support its population.
- The Parish is currently lacking provision of natural and semi-natural open space and amenity green space. The District has proposed to allocate the majority of the 1.5 hectares needed in Arun by 2026, to be provided where it best serves the Rustington community. This may be an opportunity to create formal sites with park features or pocket parks.
- However there is a higher demand for parks and natural and semi natural provision than for amenity green space in Rustington to provide a natural meeting place.
- The Parish is also one of the main areas that lack outdoor sports facilities (including playing field provision) along with formal/informal open spaces.
- Both east and west Rustington are in need of additional play areas, some sites may need to be relocated in the District to provide a more even supply.
- The amenity green space quality score for the Rustington Front site 405 scored the highest in the District, with 100% and was identified as a prime example to follow. Further the Rustington Beach, site 415, was the second highest scoring in the assessment of quality beaches.

### Arun Strategic Flood Risk Assessment (2008)

- The coast between Littlehampton and Shoreham (from the Rivers Arun to Adur) consists of a wide sandy lower beach and a narrower shingle upper beach. Most of the coast is protected by groynes, constructed from timber and rock. At some locations there are concrete seawalls or rock revetments and along a significant part of the frontage there is a shingle beach with an earthen bund.
- The land by Rustington is generally at a higher level and moderately sloping although there is an area of lower ground towards the coast. The site lies on chalk, overlain by sand.
- The majority of land east of the river is low probability of river flooding (Flood Zone 2) although there is an area at high probability of flooding (Flood Zone 3) in the low-lying land to the south. Existing defences protect land from flooding. The hazard

associated with breach (high velocities / depths) will need to be considered in future FRAs.

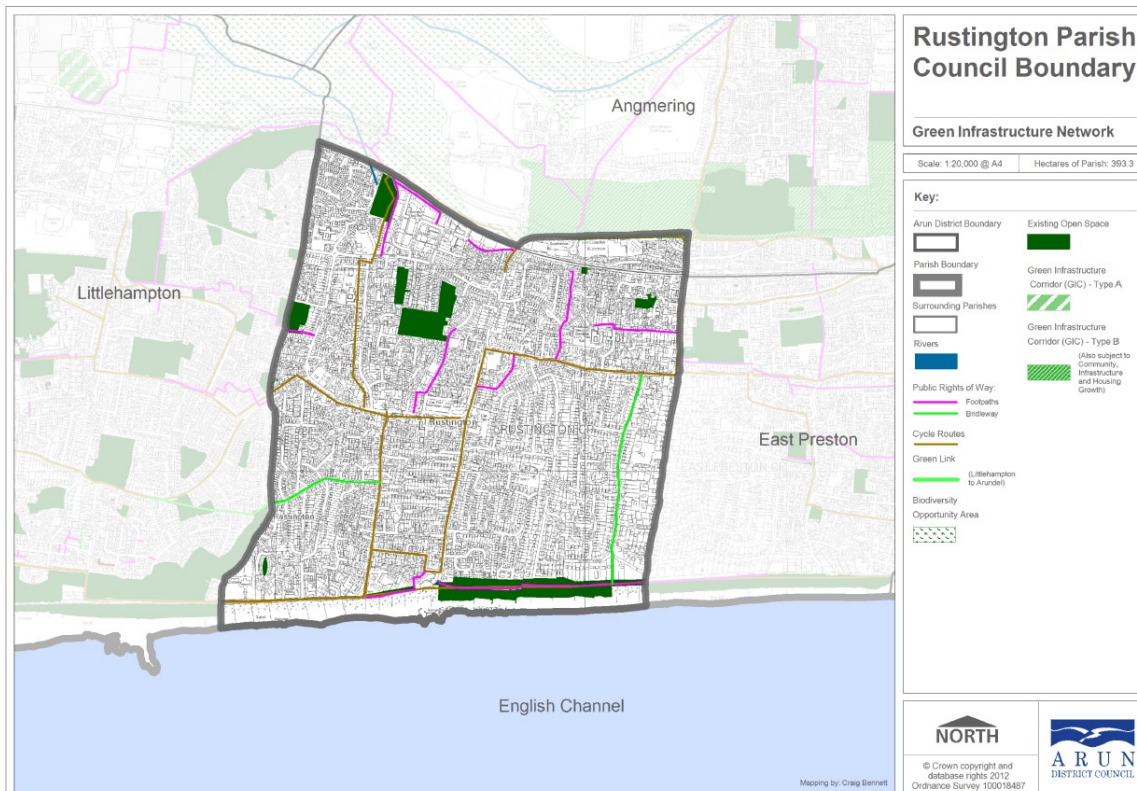


PLAN G : Fluvial Flooding - Rustington

#### Arun Green Infrastructure Study (2012)

- The study identifies Rustington as mainly an urban area
- The area has good cycle route and walk ways with Right of way through the area
- “Angmering and Rustington / East Preston” is one of the five areas identified as local gaps, which are of great importance in protecting the character of the district and in preventing coalescence.





*Plan H: Green Infrastructure network*

#### Coastal West Sussex Strategic Housing Market Assessment Update (2012)

- Coastal West Sussex forms part of a Sussex Coast Housing Market, which stretches from Seaford in the east along the South Coast to East Wittering, and extends inland into the South Downs National Park to settlements such as Lewes and Midhurst.
- Within the sub-regional housing market there are a number of inter-connected submarkets focused on Chichester and Bognor Regis; Worthing; and Brighton and Hove. There are also important inter-relationships with surrounding areas including Northern West Sussex and South Hampshire.
- There are a total of 199,500 dwellings in Coastal West Sussex in 2011 and 368,200 across the Sussex Coast Housing Market. Growth in the housing stock over the previous decade has been below average in all of the local authorities across the housing market (including Arun District), with the exception of Chichester District. This reflects strategic development constraints in the sub-region.
- Affordable housing made up 13% of the housing stock across the Sussex Coast Housing Market in 2011 compared to 14% across the South East and 18% nationally. The level of affordable housing has fallen slightly across Coastal West Sussex since 2007. The majority of housing is in private ownership.
- Effective market demand for homes (to purchase) is 41% down on pre-2008 level in mid 2012 – a substantial reduction (but consistent with the South East region as a whole). A key influence here is that many young households have insufficient savings to put down a deposit. A 20% deposit is currently required to secure most competitive mortgage deals.
- House price trends reflect the balance between supply and demand. House price growth over the last three years (2008-11) has been moderate. Average prices have increased by 3.6% across the South East. In Coastal West Sussex performance has been mixed, with growth of above the regional average in Worthing (6.3%) but falling

house prices in Arun District (-4.5%). Taking account of inflation, house prices in real terms have been virtually static.

- The demand profile in Arun District is also relatively weak with sales 39% down on long-term trends however this appears more related to wider market drivers such as economic performance.
- The weak sales market has helped to fuel demand for rental accommodation. Across the South East this has been a key growth sector in the housing market, with the number of households living in the sector increasing from 10% of all households in 2000 to 17% in 2010 (growth of 70%). The evidence points to rising rental levels over the last few years as demand exceeds supply. Moving forward institutional investment in the sector together with the availability of buy-to-let mortgage finance will be important in influencing growth in the supply of properties. There is a clear prospect that the sector may continue to be the key growing tenure within the market over the next decade.
- It appears highly unlikely that identified development needs can realistically be met within the Sussex Coast Housing Market over the period to 2031. Across the subregion land availability is significantly affected by the geography of the area. There is a limited capacity for development within existing urban areas. The potential for development in the sub-region is affected by key constraints including flooding, environmental designations and the restrictions on development imposed by the South Downs National Park. Infrastructure provision may also limit development potential, with particular issues associated with the A27 junctions and links, together with sewage treatment capacity around Chichester, which may impact on the level, location and phasing of development.
- There is a strong case to seek to attract and retain more younger households across the Sussex Coast Housing Market in order both support the local economy and business base, help shift the economy towards higher value-added activities and maintain a balanced population profile. This will require intervention both in attracting and retaining economic investment, continuing to improve the skills profile and levels of enterprise and innovation, and in developing the housing offer to attract/retain younger households.
- Across Coastal West Sussex market demand will continue to be focused towards two and three-bedroom properties. Continued demand for family housing can be expected from people moving out of Brighton and Hove. In Arun, provision of two and three bed properties should predominate.
- There is however also likely to be an increase in requirements for specialist housing solutions. The analysis above suggests a 68% growth in older population with dementia, and 58% increase in the older population with mobility problems. From a planning point of view, some of these people will require specialist housing such as sheltered or extra care provision. The analysis also suggests that the care home population can be expected to increase by around 3,800 persons between 2011 and 2030.

### **Summary of Key Issues for the Parish of Rustington**

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 each case, they present a combination of opportunities and challenges for the RNDP to address, given there is likely to be a direct influence of land use planning and development decisions.

### Strengths

- A vibrant community
- A very attractive environment
- Excellent well-used local shops with good free parking
- Good public transport linking neighbouring local towns
- Well managed coastal area

### Weaknesses

- Poor provision of recreational green spaces
- Traffic congestion
- Insufficient capacity in health and other community services to accommodate population growth
- Poor public transport to wider area

### Opportunities for the RNDP

- 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
- To encourage employment opportunities through increasing retail and other commercial business provision in the parish
- To support improvements to the supporting road network, route A259
- To promote safer cycling throughout the community.
- To possibly secure planning related funding to invest in supporting infrastructure

### Challenges for the RNDP

- To define the need for recreational spaces to make up for existing deficiencies and plan for future growth
- To identify land for the provision of recreational spaces to make up for existing deficiencies and plan for local growth
- To identify suitable and acceptable land to deliver 30 dwellings

## **APPENDIX A**

### **Schedule of Evidence**

- Community Profile for Rustington Parish
- 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

## APPENDIX B

### Strategic Housing Land Availability Assessment (SHLAA) 2012

The Arun SHLAA document assessed a number of sites in Rustington (see Plan below). The three sites assessed as potentially suitable for housing (shown in red below) have all been given planning consent and are therefore not able to be allocated in the RNDP. The remaining sites (shown in blue) were all assessed as unsuitable for one or more reasons relating to their suitability, availability and/or achievability.

It is understood that the largest of the assessed sites (R1 – the Rustington Convalescent Home) may be subject to a new development proposal. This will be assessed within the RNDP in due course together with a further assessment of those shown below and of any new sites identified.

