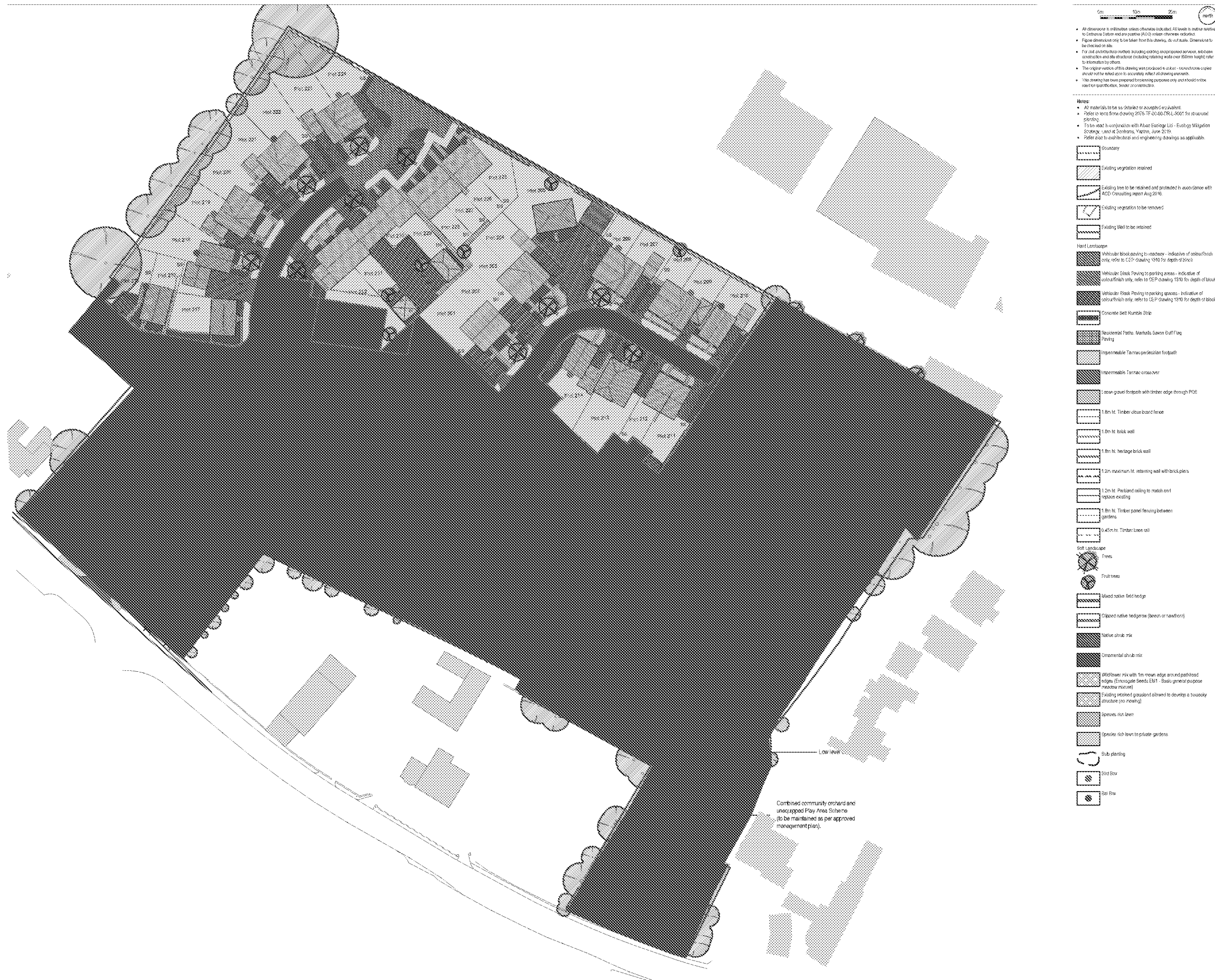




Transport

The application is supported by a Transport Statement which has been informed by informal discussions with the local highway authority, West Sussex County Council, have agreed the proposed scope of works. The updated Transport Statement follows the same methodology as the assessments submitted in previous applications but takes into consideration the additional dwellings, and the agreed and permitted access proposals remain unchanged. The proposed vehicular access into the wider site will be provided with a 6m access road via T-Junction onto the B2233 Main Road to the west of the Bonhams Farm complex. A 2m wide footway will also be provided at this access point, alongside a further pedestrian/ cycle access to the south east of the site onto Main Road. This will continue to provide the main access to the Phase 2 element of the site.

A Traffic Impact Assessment has also been undertaken to assess the impact of the net additional units in comparison to the previous permission. The impact of these additional dwellings has been shown to be negligible in highways terms. The internal layout of the development has been subject to a swept path analysis that demonstrates refuse vehicles can successfully manoeuvre through the development site. Consideration has been given to West Sussex and Arun Car Parking Standards and the design has ensured that these standards are met, with 20% of these car parking spaces providing Electric Vehicle Charging Points.

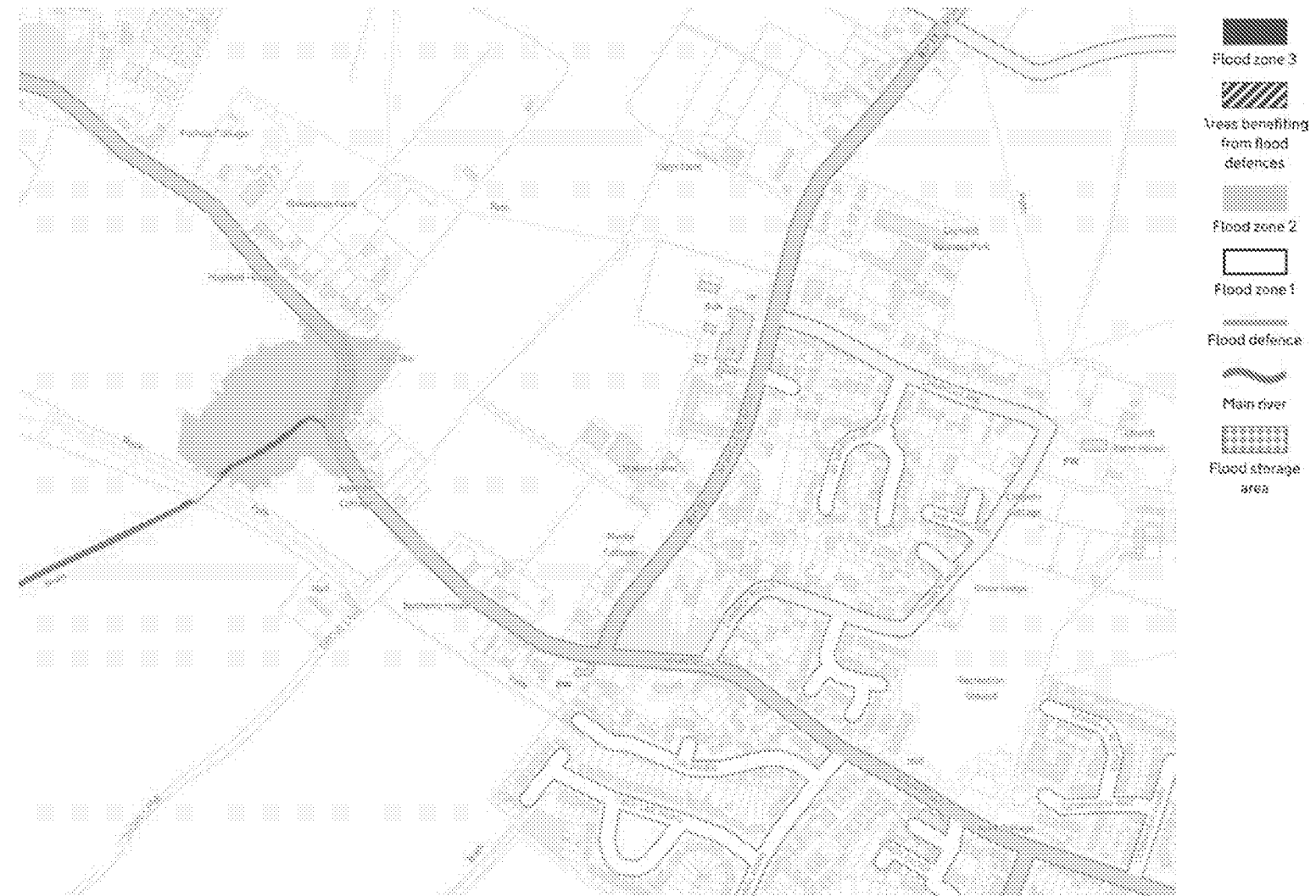
With regards to sustainable transport, a Multi-Modal study has been undertaken and identified that a good standard of pedestrian infrastructure is provided all along the route between the site and the centre of Yapton and as such key facilities can easily be reached

on foot thus reducing the need to travel by car. Cycle parking provision is proposed at the development in accordance with the specifications set out within the Arun Parking Standards SPD. The proposed development is within cycling and walking distance of the Local Shop, GP Surgery, Primary School, Village Hall and Recreation Ground with bus routes linking the village to Barnham Railway Station and Bognor Regis / Chichester / Littlehampton.

Taking into consideration the above-mentioned mitigation strategies and the previously approved scheme, it is considered that the proposed amended development is in compliance with the aspirations of Paragraph 112 of the National Planning Policy Framework which highlights the importance for schemes to give priority to sustainable transport modes and create places that are safe, secure and attractive. These aspirations are reflected in Policies T SP1 and T DM1 of the Arun Local Plan which seek to reduce demand on travel by car and ensuring that any effects of proposed development on the local highway network are successfully mitigated. Furthermore, the scheme is in compliance with the standards set out in the West Sussex and Arun District Parking Standards SPDs as well as Policy PK1 of the Yapton Neighbourhood Plan.

Flood Risk and Drainage

The site is located within Flood Zone 1 (Low Risk) and is therefore considered to be suitable for residential development in flood risk terms. Given that the wider site is larger than 1ha, a Flood Risk Assessment (FRA) has been undertaken by CEP and submitted as part of this application for planning permission. The FRA has taken into account the wider site with the updated Phase 2 element so the drainage strategy continues to operate across the entirety of the site. The proposed development will incorporate a sustainable drainage system which will discharge surface water by infiltration to the ground via an infiltration blanket and provide sufficient onsite storage for all storm periods up to and including 1:100 year rainfall event with 40% allowance for climate change. The FRA specifies that the proposed development will not increase flood risk elsewhere. Water quality improvement will be provided in the drainage system to mitigate any risks to receiving waterbodies. In consideration of the above, the development is considered to be in accordance with Policies W SP1, DM1, DM2, DM3 and ECC SP1 which seeks development to have FRAs, and incorporate sustainable urban drainage systems whilst also adapting to climate change. The proposal is also considered to be in accordance with Policy E11 of the Yapton Neighbourhood Plan which requires development to have appropriate surface water drainage whilst demonstrating a reduction in flood risk in the parish.

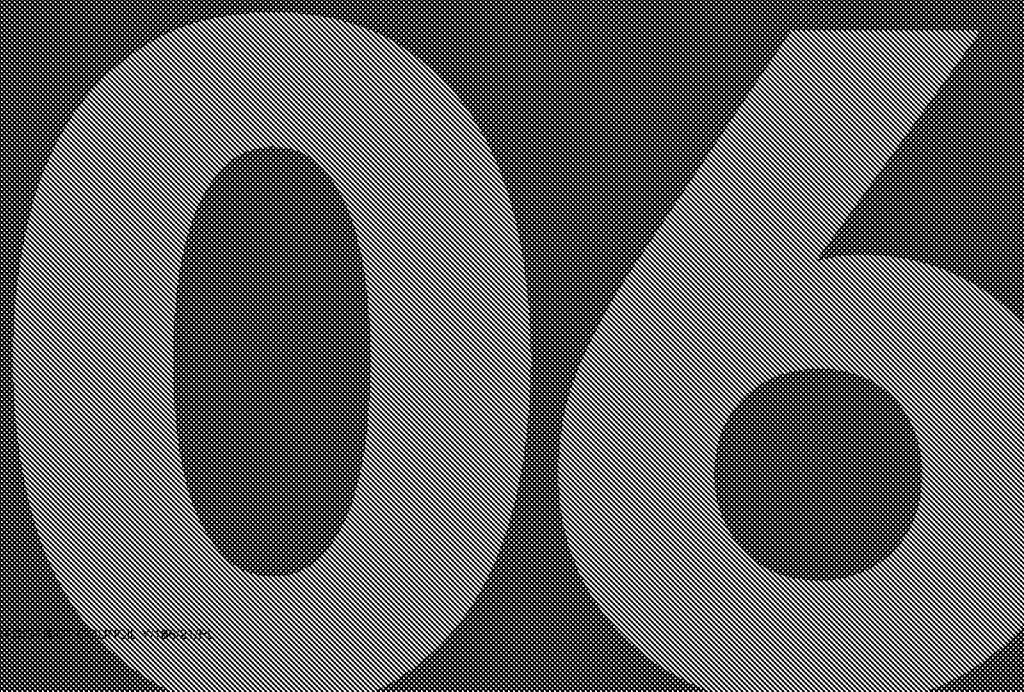


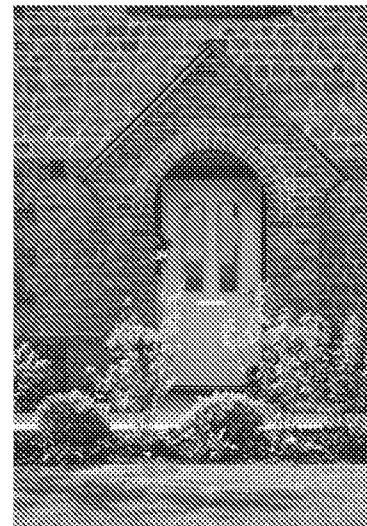
Conclusions

Development at Bonhams Field has already been approved at Outline and Reserved Matters stages. This amended development proposal retains the key design principles and landscape framework previously approved. It seeks to respond to the changing housing needs in Yapton for smaller family homes containing two and three bedroom properties by making better use of the land, whilst ensuring that the amended scheme responds to the concerns raised in the refused application for 75 dwellings. The Phase 2 proposals are contained within a single land parcel in the north west of the site, which is the least sensitive location and would not negatively impact on the setting of heritage assets or views from the public highway. The proposal will comprise 32 dwellings bringing the total number of dwellings to 72 at the site, whilst the density of the wider Bonahms Field development will be lower than the adjoining approved Stakers Farm scheme and within the density ranges of the Arun Design Guide SPD. The proposed amended development parcels provide a mix of housing tenures, including 6 affordable dwellings. The proposals will not affect the approved 18 dwellings that are to be built to M4(2) Category 2 Accessible and Adaptable Homes Standards.

The layout and design of the amended development parcel will minimise the impact of the proposed development on the character and appearance of the locality and the Main road and Church Road Conservation Area, the amenity of neighbours and the setting of listed buildings of the surrounds owing to its location in the northern section of the site. The proposed houses will be predominantly two storeys and traditional in design and external appearance.

The proposed development will retain and not impact on the substantial area of open space towards Main Road and wrapping around the Bonhams Farm complex which reflects the previous layout approvals. In consideration of the above, the proposals discussed within this pre-application statement have had regard to a number of requirements set out in both National Planning Policy, the Arun Local Development Framework and the Yapton Neighbourhood Plan. The proposals maximise the use of the site which has already been approved for residential development and comprise a thoughtfully designed scheme which reflects its historic context and setting, as well as responding to the views and comments of the community as the proposals have evolved as well as addressing the concerns in the refused scheme Y/98/20/PL and pre-application PAA/105/21.





About Seaward Properties

Seaward Properties has been a creative and innovative property developer at the forefront of design and construction of both commercial and residential developments in the South and South East of England since 1972. Since then we have established a reputation for building homes with distinctive character where people really want to live, as well as contemporary commercial developments where people really want to work.

The Seaward ethos is to ensure that all their projects, whether family homes or business parks, are sympathetically designed in line with the existing surrounding architecture, but with an individual twist to give each Seaward property its unique appeal. Locally based in Chichester, with a drive to create sustainable developments, Seaward have built over 1,600 homes which in excess of 600 have been built within Chichester District. Seaward have also built approximately 600,000sq feet of commercial space including business parks, retail parks, offices and light industrial units.

Seaward aims to secure ambitious but deliverable and implementable planning permissions and is actively promoting land for redevelopment across the South. Homes built by Seaward Properties use modern technologies and construction techniques and range from one bedroom apartments to substantial detached houses, with a host of character homes between. We pride ourselves on the quality of our homes and, unlike volume house builders, do not have a standardised house type. Our designs have a one off appeal as they are designed to blend with the individual characteristics of the area.

Seaward Properties have an excellent track record for delivering innovatively designed residential developments to outstanding specifications, creating quality homes where people really want to live. Our sensitive and sympathetic approach to landscaping and integration with the existing environment has earned us a reputation as a home builder of flair and great imagination.



Luken Beck

This document has been prepared by Luken Beck mdp on behalf of our client Seaward Properties Ltd.

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