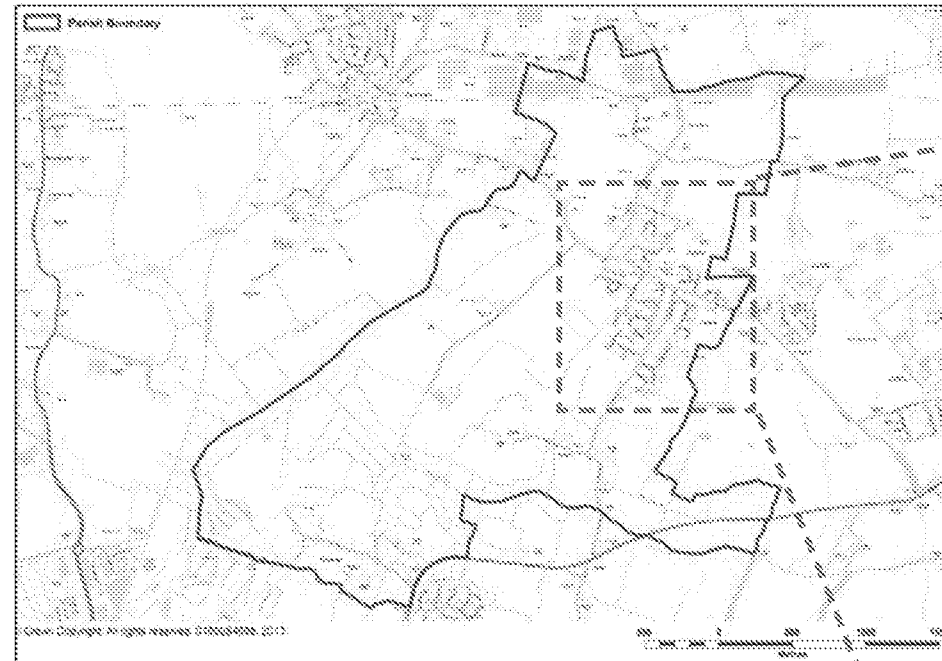


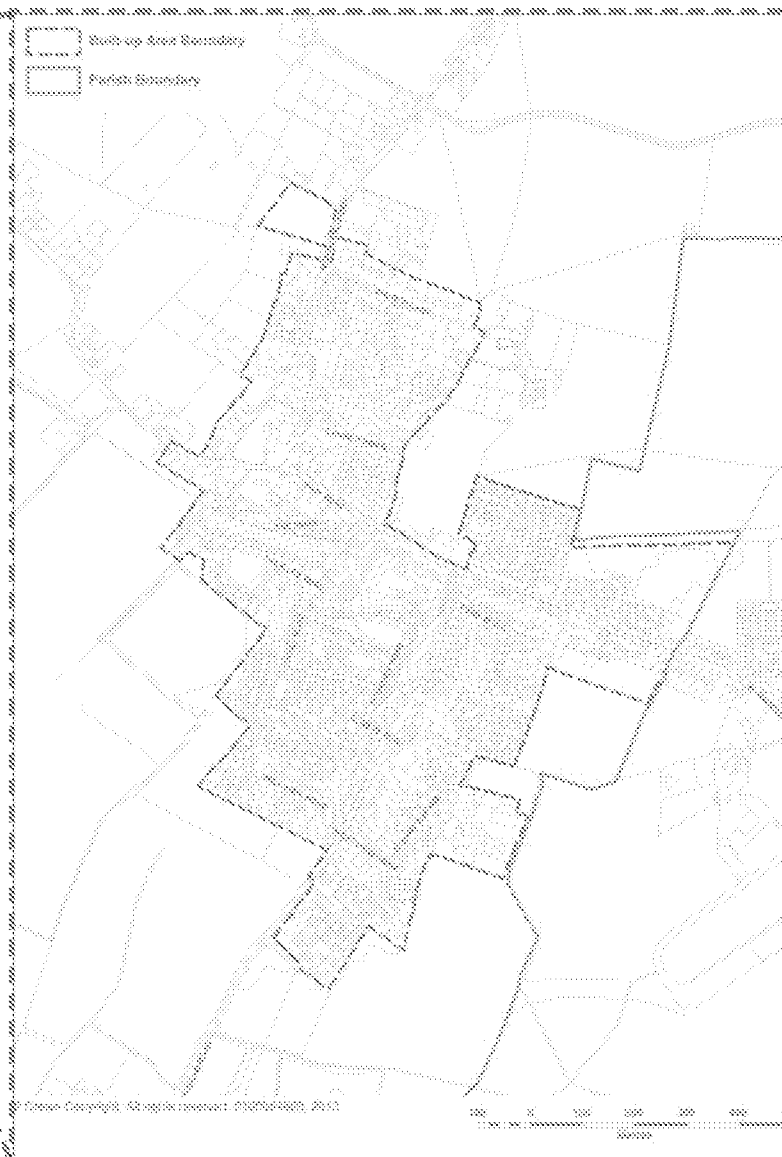
- **Policy PK1 - Parking Standards:** For all new residential developments, the following minimum parking standards should apply for off-road parking; .

1 bedroom	1 off-road space
2 bedroom	2 off-road spaces
3 bedroom	2 off-road spaces
4 bedroom	3 off-road spaces
5 bedroom	4 off-road spaces

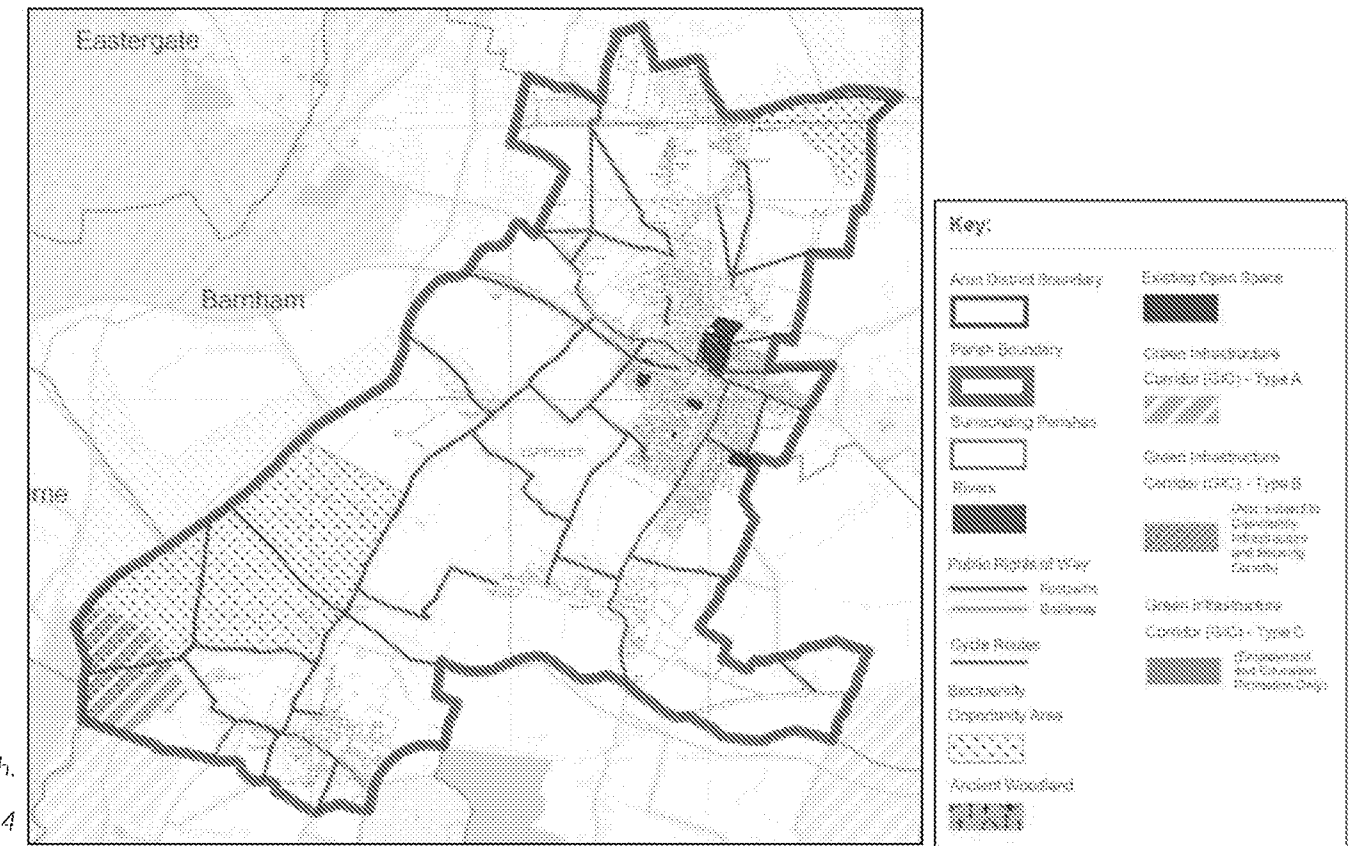


Yapton Neighbourhood Plan Area
Yapton Parish Council, 2014

Green Infrastructure Network in Yapton Parish.
Yapton Parish Council, 2014



Yapton Built-Up Area as defined by the Neighbourhood Plan. This has since been extended by the adopted Arun Local Plan to include the Bonhams Field site.
Yapton Parish Council, 2014



Pre-Submission Yapton Neighbourhood Plan No.2 2011 - 2031

The Yapton Neighbourhood Plan has been modified and has been subject to a pre-submission consultation from January to March 2021 under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Whilst the plan has not yet been subject to an examination, the Parish Council have indicated that the modifications are not considered to be significant or substantial as to change the nature of the plan and therefore it is unlikely to require a referendum. The updated plan is considered to hold some weight in the planning determination now it has reached Regulation 16 consultation on modifications which will run till January 2022, and the following amended and new policies within the updated plan include the following but not limited too;

- **Policy BB1 - Built-Up Area Boundary:** The Built-up Area Boundary will be modified to reflect that shown on the Policies Map of the adopted Arun Local Plan, which includes the allocation Policy SD7, and the recovered appeal Y/60/14/OUT Land South of Ford Lane. It also now includes the approved planning applications at: Y/44/17/OUT Stakers Farm; Y/49/18/PL Orchard Business Park; Y/83/19/OUT Clays Farm; Y/1/17/OUT Bonhams Field; Y/121/19/PL The Steddles; Y/49/17/OUT Street Buildings; Y/18/20/PL Land east of North End Road, west of Church Lane Nursery. As a result, the site and playing fields of Yapton CE Primary School, and other land at Stakers Farm to the south also all now fall within the modified Yapton BUAB.

- **Policy H1 - Housing Requirement:** The indicative housing requirement figure for Yapton Neighbourhood Plan over the period 2011 to 2031 has been identified by the emerging Non-Strategic Sites Development Plan Document as 80 new homes. In addition to allocations, infill development will be considered to be acceptable within the Built-Up Area Boundary.
- **Policy H4 - Quality and Design:** Proposals for new and existing development including extensions and alterations must be of high quality and designed to be sympathetic to the local design style as set out in the The Yapton Contextual Appraisal and Design Guide 2020 and contribute positively to the environment. Housing should be well designed to meet local needs and respect the character and heritage of the Parish by: Meeting identified local needs; Complementing the current character and cultural heritage of the village as outlined in the Yapton Contextual Appraisal and Design Guide. The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties. All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area, contributing to the provision of local infrastructure and facilities.
- **Policy H5 - Flood Prevention / Avoidance:** Hard surfaces should be replaced with permeable surfaces in line with SUDs (Sustainable Urban Drainage). SUD's is designed to manage water quantity (flooding) and water quality (pollution) and imitates nature to attenuate the flow of water to stop localised flooding and the concentration of water towards rivers and water courses.

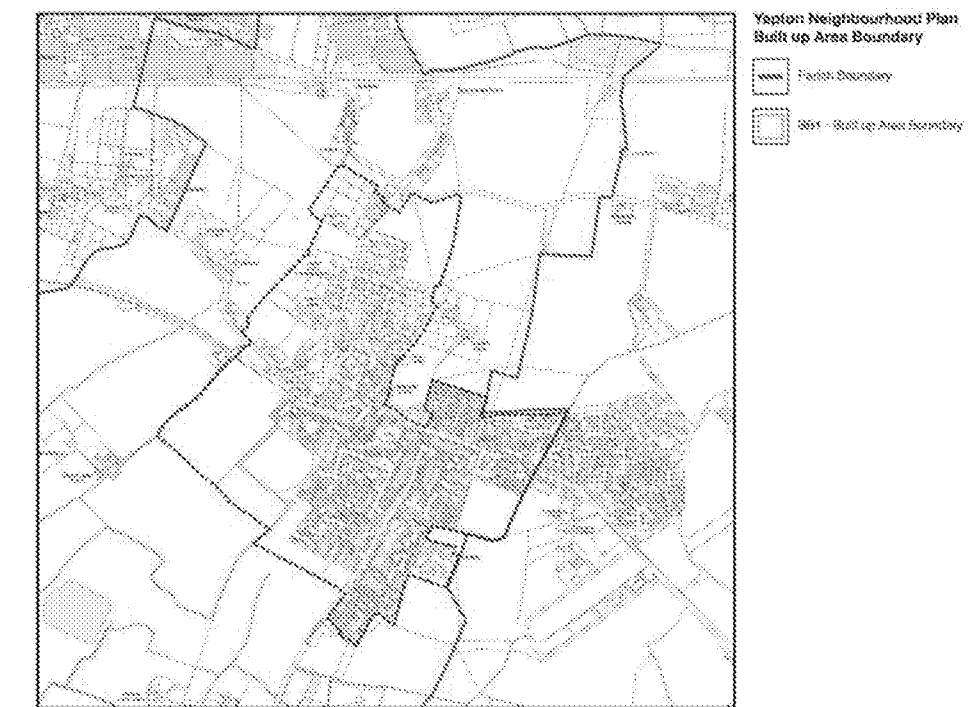


Figure 7: The updated Built Up Area Boundary as defined within the modified pre-submission Neighbourhood Plan. (Source: Yapton Parish Council, 2021)



Development Proposals

Proposed Development Scheme

The application is seeking full planning permission for the development of 32 dwellings with associated works within the northwestern land parcel within the existing approved Bonhams Field scheme known as Phase 2. The proposals include 6 affordable dwellings, with a 33/66 tenure split between shared ownership and affordable rent. The proposed development within Phase 2 comprises the following (with the percentage of total units);

Dwelling Size	Number	Market	Affordable
1 bedroom	2 (6.3%)	0	2 (33.3%)
2 bedroom	13 (40.6%)	11 (42.3%)	2 (33.3%)
3 bedroom	16 (50%)	14 (53.8%)	2 (33.3%)
4 bedroom	1 (3.1%)	1 (3.8%)	0
Total:	32	26 (81.3%)	6 (18.7%)

As a result of the amended proposed Phase 2 development in the northwestern development parcel, the housing mix for the entire development including the elements already granted consent would provide a 30.5% affordable homes contribution site-wide and 25% of dwellings built to M4(2) standards. The following total housing mix would result across the whole Bonhams Field site including both Phases 1 and 2;

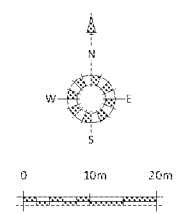
Dwelling Size	Number	Market	Affordable
1 bedroom	6 (8.3%)	0	6 (27.3%)
2 bedroom	35 (48.6%)	26 (52%)	9 (40.9%)
3 bedroom	27 (37.5%)	22 (44%)	5 (22.7%)
4 bedroom	4 (5.5%)	2 (4%)	2 (9.1%)
Total:	72	50 (69.5%)	22 (30.5%)

Whilst a number of elements from the previously approved scheme including the barns, and dwellings in close proximity to the conservation area and neighbouring listed buildings have been retained, the amended proposals have had careful regard to the context of the site and make better use of the site in a more appropriate manner which reflects the local character and vernacular. The amended 32 dwelling scheme ensures that the maximum use of the site is achieved, whilst limiting the need to develop on further greenfield sites in Yapton in the future.

With regards to the layout of the amended Phase 2 development parcel, it largely reflects that found within the previous submissions, with access from the Main Road in the same approved position, and the internal layout retained. The development comprises an amended parcel containing previously approved house types with a new layout that comprises a mix of detached, semi-detached and terraced rows of the dwellings which have been thoughtfully located. The amended layout has been designed to have minimal impact on the surroundings with the barns and landscaping buffer retained in situ. The overall density of the wider Bonhams Field scheme will total 22.5 dwellings per hectare. A total of 68 car parking spaces are proposed for Phase 2 in line with the Arun Parking Standards SPD. Provision for waste and recycling storage has been made within each plot. The proposed layout, within the context of the approved reserved matters layout, is shown below.

04

Proposed Masterplan



Produced by OSP, 2021.

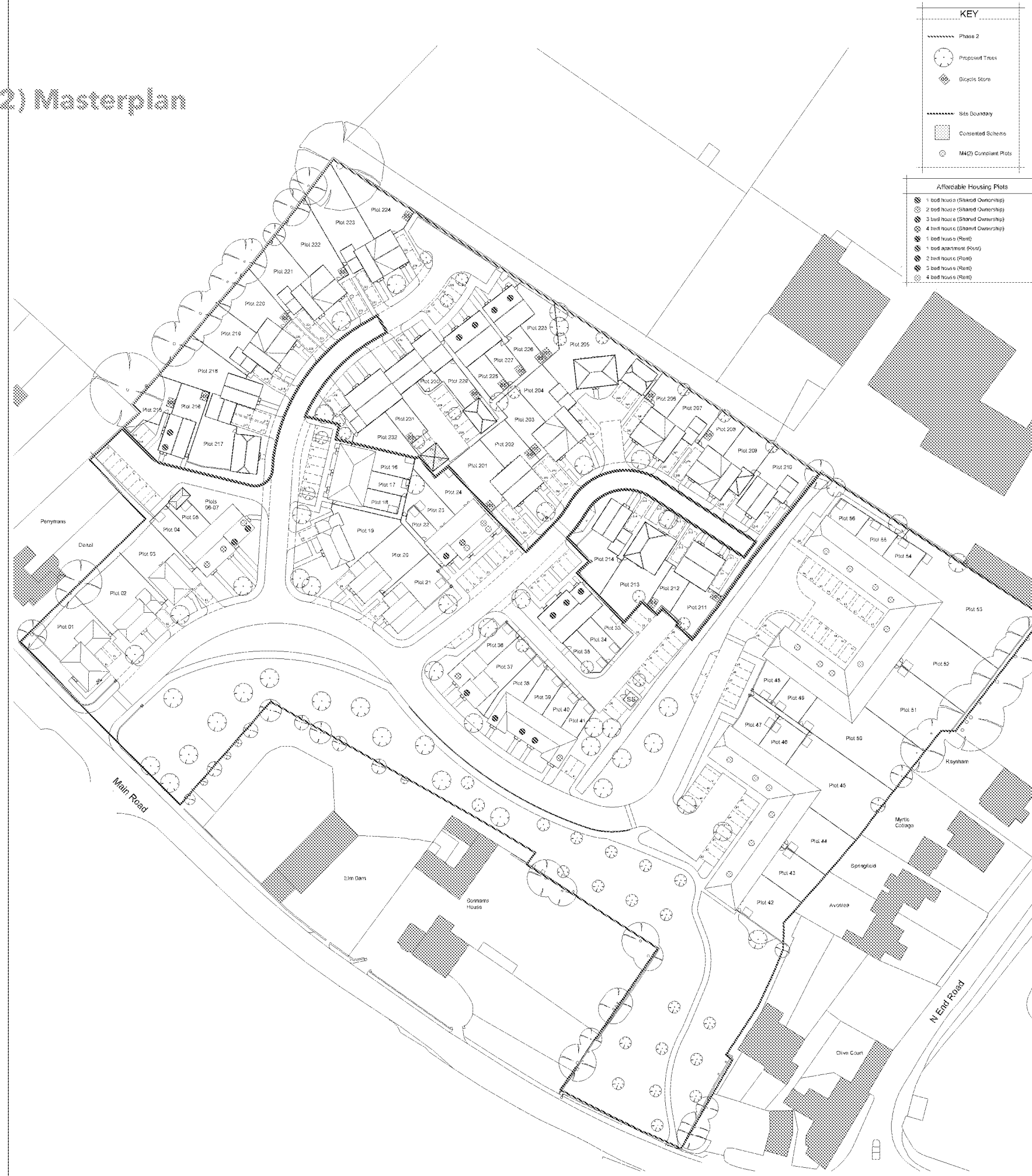
Affordable Homes Statement

Policy AH SP2 of the Adopted Local Plan seeks the provision of 30% of the dwellings to be affordable. Across the entire Bonhams Field site incorporating Phases 1 and 2, a total of 30.5% affordable dwellings are proposed. Phase 2 includes a total of 18.7% affordable dwellings, however, this under the provision is mitigated by the overprovision of 40% affordable dwellings within the Phase 1 element. As a result, the entirety of the site provides over 30% affordable dwellings and continues to be in accordance with the agreed Section 106 agreement attached to planning permission Y/1/17/OUT. Paragraph 1.1 of Schedule 1 of the Agreement sets out *"that no less than 30% (16) of the Dwellings shall be provided as Affordable Dwellings to be provided in accordance with the Affordable Housing Tenure Split."* This 30% requirement is therefore met.

The affordable houses would be pepper-potted throughout the wide site including the element in the amended scheme, as shown in the associated plans. The affordable homes would also be tenure blind to ensure they are indistinguishable from the market dwellings. A tenure split of 33 / 66 between shared ownership and affordable rent is proposed within Phase 2, in response to comments raising concerns about the 50/50 split previously proposed. The 50/50 split has previously been agreed by the Council in approved applications for the 56 dwelling scheme.

With regards to M4(2) dwellings, the proposed Phase 2 scheme has not incorporated any dwellings to this standard. However, a total of 18 dwellings (totaling 25% of the total Bonhams Field scheme) has been provided in Phase 1. These M4 (2) homes build upon Lifetime Homes guidance, and will include a degree of access and adaptability enabling the elderly or frail to stay in their own home for longer whilst also being aimed at potential downsizers which could free up larger family sized dwellings elsewhere in the district. An additional NMA application was submitted early in the year and approved by the LPA to increase the provision of M4(2) dwellings at the site (LPA Ref: Y/11/21/NMA).

Affordable Homes & M4(2) Masterplan



Design, Character & Apperance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture. During the design, process reference has been made to the local character and vernacular, the Neighbourhood Plan and surrounding context within the Main Rd / Church Rd Conservation Area. This includes a number of listed buildings, agricultural holdings and other features.

The design of the Phase 2 element of the Bonhams Field scheme follows on from the evolution of the design through the previous outline and reserved matters applications as well as inputs from both community engagement and pre-application discussions with the Local Planning Authority. Opportunities have been taken in the design to retain the character of the site and the surroundings, whilst ensuring the amended land parcels fit seamlessly and integrate effectively with the rest of the approved scheme.

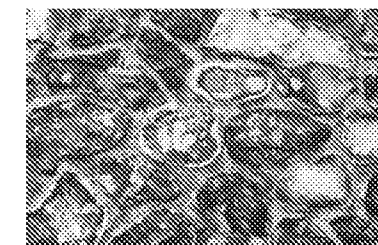
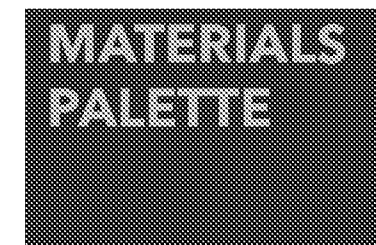
The updated proposals in this Phase 2 application will not encroach upon the sensitive elements of the surroundings beyond the site adjacent to the Conservation Area owing to the location of the parcel in the north west of the site. The amended proposals will retain hedgerows both inside the development site and along the site boundaries, whilst also retaining the low brick / flint wall on the south western edge of the site.

In addition, the large area of approved open space adjacent to the listed building and covering the area of the site within the Conservation Area to preserve and enhance the setting will also be retained and is not impacted by the proposals. The location of the development parcels on the northern boundary sitting behind retained approved elements of the proposal will ensure that the proposals are not visible from the historic assets to the east or south.

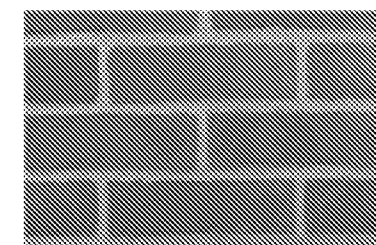
The design of the new buildings within the development have been based on the existing vernacular within the village of Yapton. The choice of materials utilised reflects those found in the surrounding context and therefore include brick walls, with some benefiting from clay hanging and slate roof tiles. These materials will complement the existing mix of brick and flint walls utilised in the housing within the development. The proposed dwellings in the amended parcels will be two storeys in height and comprise a mix of detached, semi-detached and terraced houses.

Consideration has been given in the design to the approved Stakers Farm development (Y/72/20/RES) immediately to the north of the site, given the amended development parcels will adjoin this development. The density of the Stakers Farm development is 23.1dph. The density of the proposals when combined with the remaining approved scheme would be 22.5 dph.

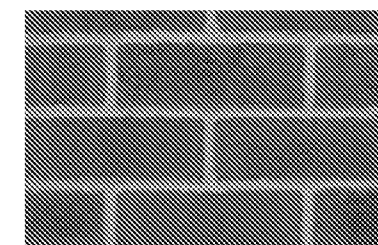
In summary, the majority of the elements from the previously approved scheme including the barns, and dwellings in close proximity to the conservation area, neighbouring listed buildings and the open countryside beyond have been retained. The amended proposals have had careful regard to the site's changing development context and now makes better use of the site whilst still reflecting the local character and vernacular architecture of Yapton.



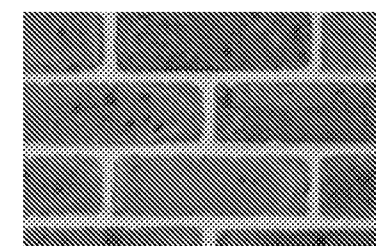
Plansure Flint Block



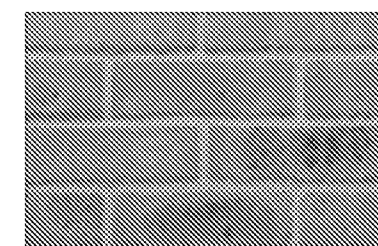
Warnham Red Stock



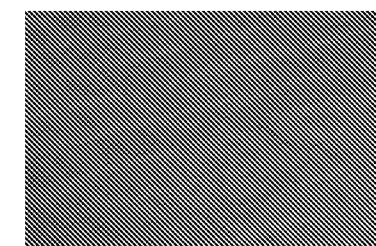
Olde Henfield Mutli



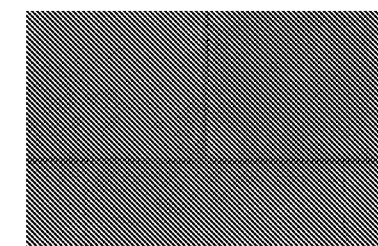
Michelmarsh Freshfield Ln



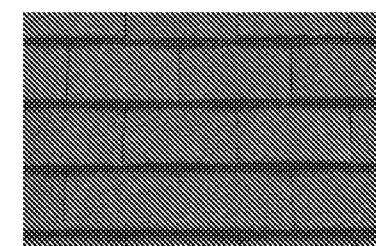
Maplehurst Light Multi



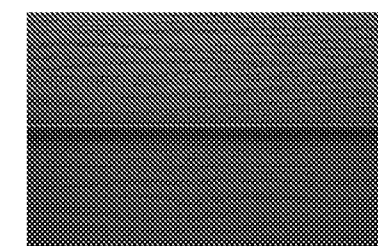
Imerys Rustic Red
Traditional Clay Plain Tile



Spanish Rough Cut Slate
Cupa H12

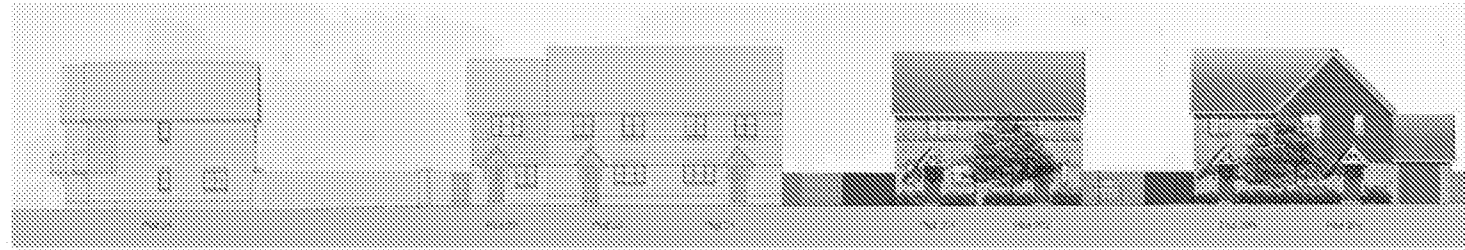


Hanging Tiles

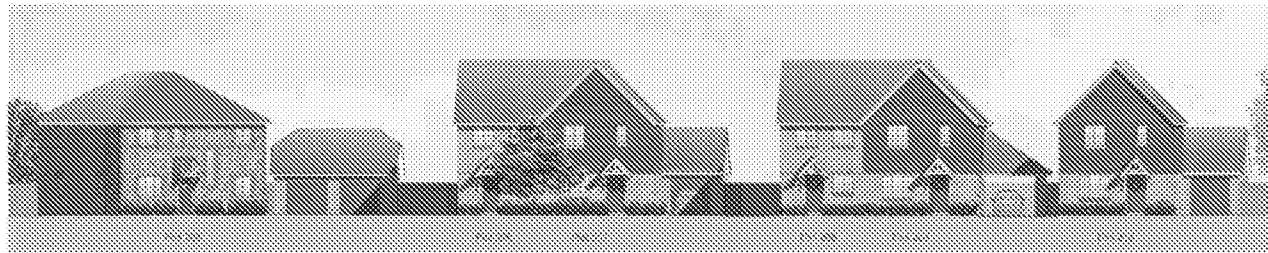


Timber Cladding

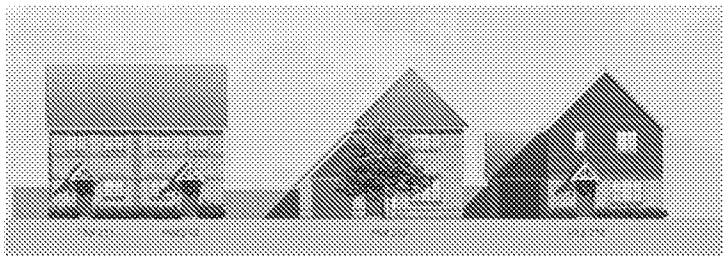
Street Scenes



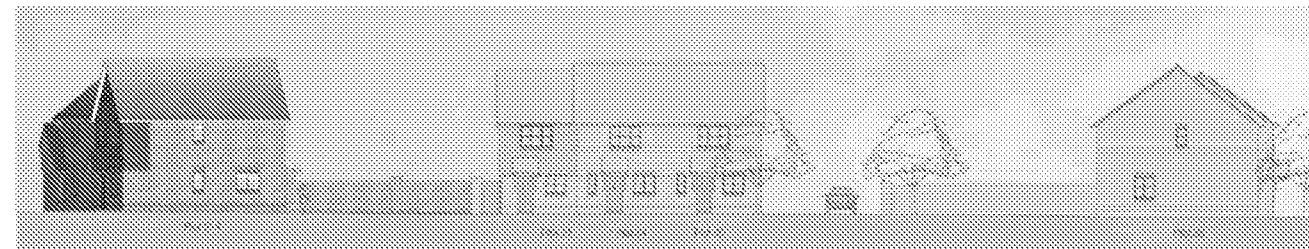
Proposed - Section 1



Proposed - Section 2



Proposed - Section 3



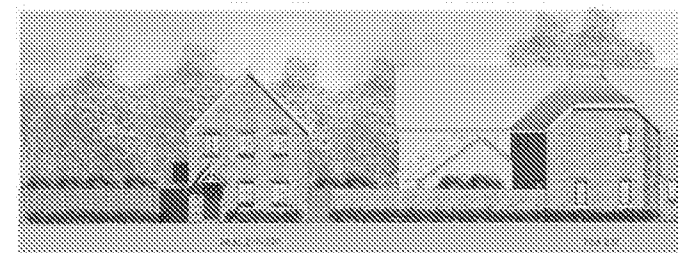
Proposed - Section 4



Proposed - Section 5

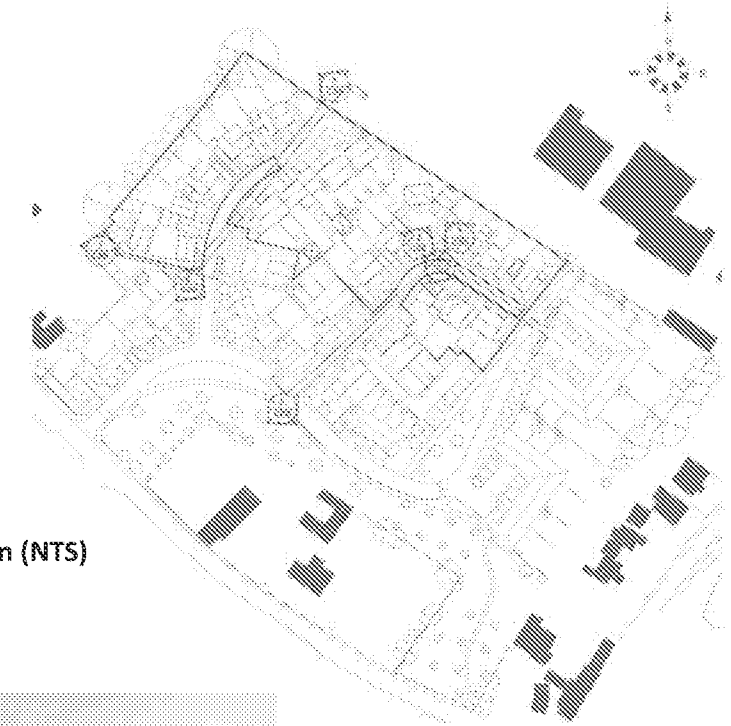


Proposed - Section 6



Proposed - Section 7

Key Plan (NTS)



Produced by OSP, 2021.

Planning Justification

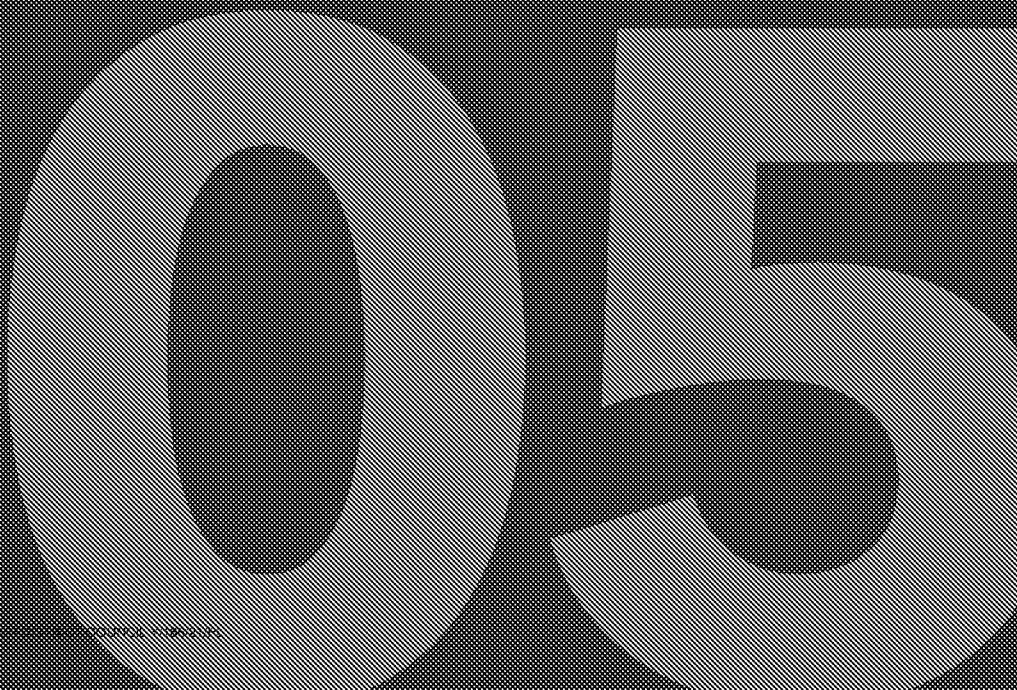
Principle of Development

The proposed development site is identified within the Adopted Arun Local Plan 2011 – 2031 as sitting within the built-up area boundary for Yapton, which is identified as a sustainable village for growth within inland Arun and is therefore considered to be a suitable location for residential development in line with the aspirations of Policies SD SDP1, SD SDP1A and SD SDP2 of the Local Development Framework. Furthermore, the Bonhams Field site is located in close proximity to a range of key facilities and services including shops, schools and public transport services with no overriding potential environmental impacts resulting from the proposed development. The overarching stance promoted by both the National Planning Policy Framework and Policy SD SDP1 and SD SDP1a of the Arun Local Development Framework is the presumption in favour of sustainable development that promotes growth of sustainable villages with housing that meets community needs whilst maintaining their setting within the open countryside and protecting, conserving and enhancing the setting of the built environment. It is considered that the proposed development of Phase 2 of the Bonhams Field site does constitute sustainable development, having regard to the three objectives of sustainable development namely;

- **A Social Role:** by supporting the creation of new, high quality, fit for purpose homes in a highly sustainable location close to existing facilities and services that will benefit both new and existing residents of a mixed vibrant community, whilst supporting both the Arun District's and Yapton's housing needs and providing an important contribution to the District's 5-year housing land supply.

- **An Economic Role:** by contributing to the local economy both throughout the construction of the development, and post-construction. The proposed development, by a locally based developer, would result in the creation of jobs and wages during the construction phase and will contribute to the overall long-term prosperity of residents and businesses of Yapton, and the District of Arun in perpetuity.
- **An Environmental Role:** by improving and enhancing the setting of the wider countryside as well as the Yapton Conservation Area by developing a thoughtfully designed development within a well-contained site that will have minimal impact on the open character of the countryside beyond the village with vegetation to the north west of the site and a green buffer to the south which will soften views of the development from the Conservation Area and enhance its setting.

As a consequence of the above considerations, it is considered that the proposed development of Phase 2 at Bonhams Field outlined within this Planning, Design and Access Statement continues to constitute a sustainable extension to the village of Yapton and that a presumption in favour should be given. This principle has already been established in previous applications. In addition to the above, the proposals also demonstrates compliance with the criteria set out within the Interim Housing Statement set out on the following page.



Summary of Interim Housing Statement Criteria

Does the site avoid impacts on any national habitat, landscape or heritage designation?	YES	Located adjacent to the BUAB?	N/A	Avoids Sharp Sand Minerals Safeguarding Area?	YES
Is the site 'Deliverable'?	YES	Avoids coalescence and the retains the Gaps between settlements?	YES	Within a MSA but less than 10 dwellings / 0.5ha?	N/A
Is the site situated in a sustainable location adjacent to a bus, walking and cycling routes?	YES	Avoids, protects and conserves the best and most versatile / productive soils?	YES	Protects Existing and Contributes New Open Space?	YES
Is the density maximised taking into account accessibility and parking?	YES	Protects Arundel and is not within the named policy locations for Historic Environment?	YES	Avoids and Protects Local Green Space (as seen in Neighbourhood Plans)?	YES
Does the proposal achieve a well-designed place?	YES	Protects and conserves the Conservation Area?	YES	Flood Risk Requirements to be addressed?	YES
Does the proposal address climate change and a low carbon future?	YES	Protects and conserves Areas of Character?	YES	Viable development taking into account 100 year Climate Change Contour Flood Allowance?	YES
Does the proposal address climate change flooding and vulnerability over the lifetime of the development?	YES	Protects and conserves Scheduled Ancient Monuments?	YES	Adapting to Climate Change, Energy and Renewable Energy?	YES
Does the proposal have regard to the Marine Policy Statement?	N/A	Protects and conserves sites of National Importance for Nature Conservation?	YES	Addresses Water Supply, Quality & Efficiency?	YES
Does the proposal protect and conserve wildlife and habitats whilst achieving a net gain in biodiversity?	YES	Protects and conserves sites of Importance for Nature Conservation?	YES	Promoted within an evidence 5 year delivery trajectory and signed statement of common ground?	
Conserves and enhances the Historic Environment?	YES	Protects and conserves Local Nature Reserves?	YES	Viable Density and Yield?	YES
Safeguards minerals and allows abstraction?	YES	Sympathetic to Biodiversity Opportunity Area?	YES	All relevant evidence and studies are included to ensure the application can be validated?	YES
Within the BUAB and Settlement Hierarchy?	YES	Biodiversity Net Gain achieved?	YES		
		Address Requirements of Pagham Harbour Zone B?	YES		

Heritage

Given the site's sensitive location in close proximity to a number of heritage assets, heritage is a key consideration that has led the proposed development scheme as it has evolved. A Heritage Statement has been undertaken to assess the potential impact of the proposed Phase 2 development on nearby heritage assets and their settings.

The statement confirms that whilst the wider Bonhams Field site does partially fall within the Yapton Main Road and Church Road Conservation Area, the Phase 2 element of the scheme subject to this application does not. The statement highlights that the proposals will incorporate an increased number of units, the access and open space will remain in the same location. As such the general layout of the approved scheme will be retained with the Council's Conservation Officer concluding that the previous scheme would result in less than substantial harm with benefits that are considered to overcome this harm.

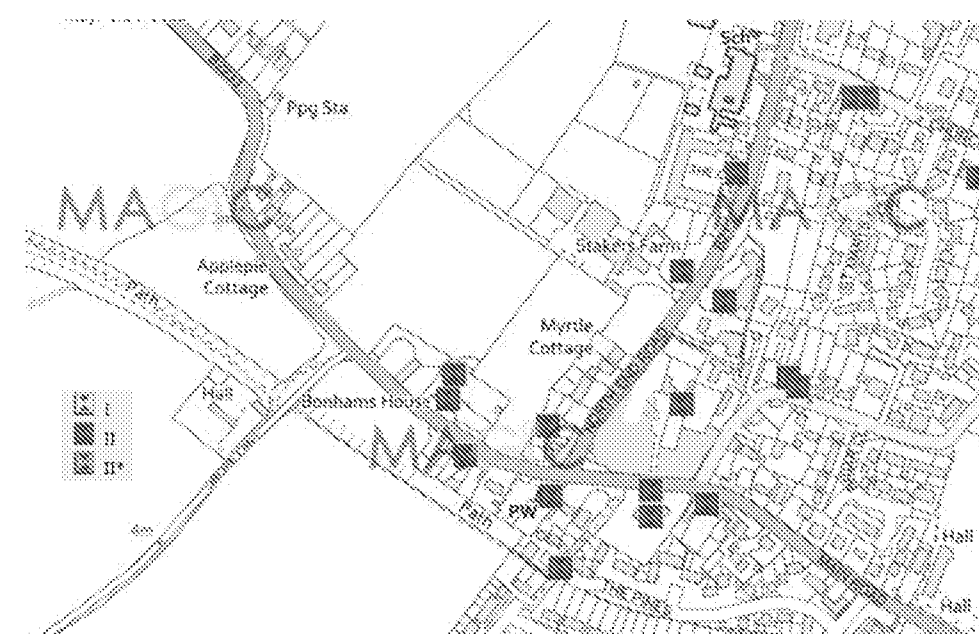
The statement highlights that with regard to the impact on nearby heritage assets, both designated and non-designated, the additional units are being created within the already approved layout. The proposed plans show the more sensitive areas of the original layout are to remain as approved. These are located to the south and east parts of the site, closest to the conservation area boundaries. This is important as no new buildings will encroach any closer to the CA than those already approved.

The heritage statement identifies that the wider Bonhams Field site has existed in its current form since the 18C following a review of historic mapping, and also identifies that there are 18 records for

listed buildings within a 1km radius of the development site including 5 listed buildings within the immediate surrounding vicinity. The report assesses the relationship between these 5 buildings as well as the Yapton Main Rd / Church Rd Conservation Area and the development site, and identifies that the Phase 2 scheme subject to this application for full planning permission will not result in any further harm to the significance and setting of the designated historic assets than the previous approved applications for planning permission. The report concludes that the proposed development has evolved with full regard to the special interest of the nearby heritage assets and care has been taken to preserve their settings. Even with an increase in unit numbers at the site, owing to the retention of units that will remain as approved in the south and east of the site, which is closest to the Conservation Area boundaries, the proposal would maintain the special interest of the nearby heritage assets with no further harm caused to their significance / setting.

Taking into consideration the above conclusions of the Heritage Statement submitted as part of this application for planning permission, the proposed development is broadly in accordance with the aspirations of the National Planning Policy Framework which seeks to conserve and enhance the historic environment, and in particular, paragraph 202 which highlights that if development would lead to less than substantial harm on a designated heritage asset, and the public benefits from the development outweigh this harm, developments should be supported to achieve the optimum viable use of the land. The proposals are also in compliance with Policies HER SP1, DM1 and DM3 of the Arun Local Plan which supports proposals within or in the setting of a conservation area providing they are sensitively designed by acknowledging the

character of their special environment and retaining historically significant features of the established pattern of development as well as views into, within and out of Conservation Areas.

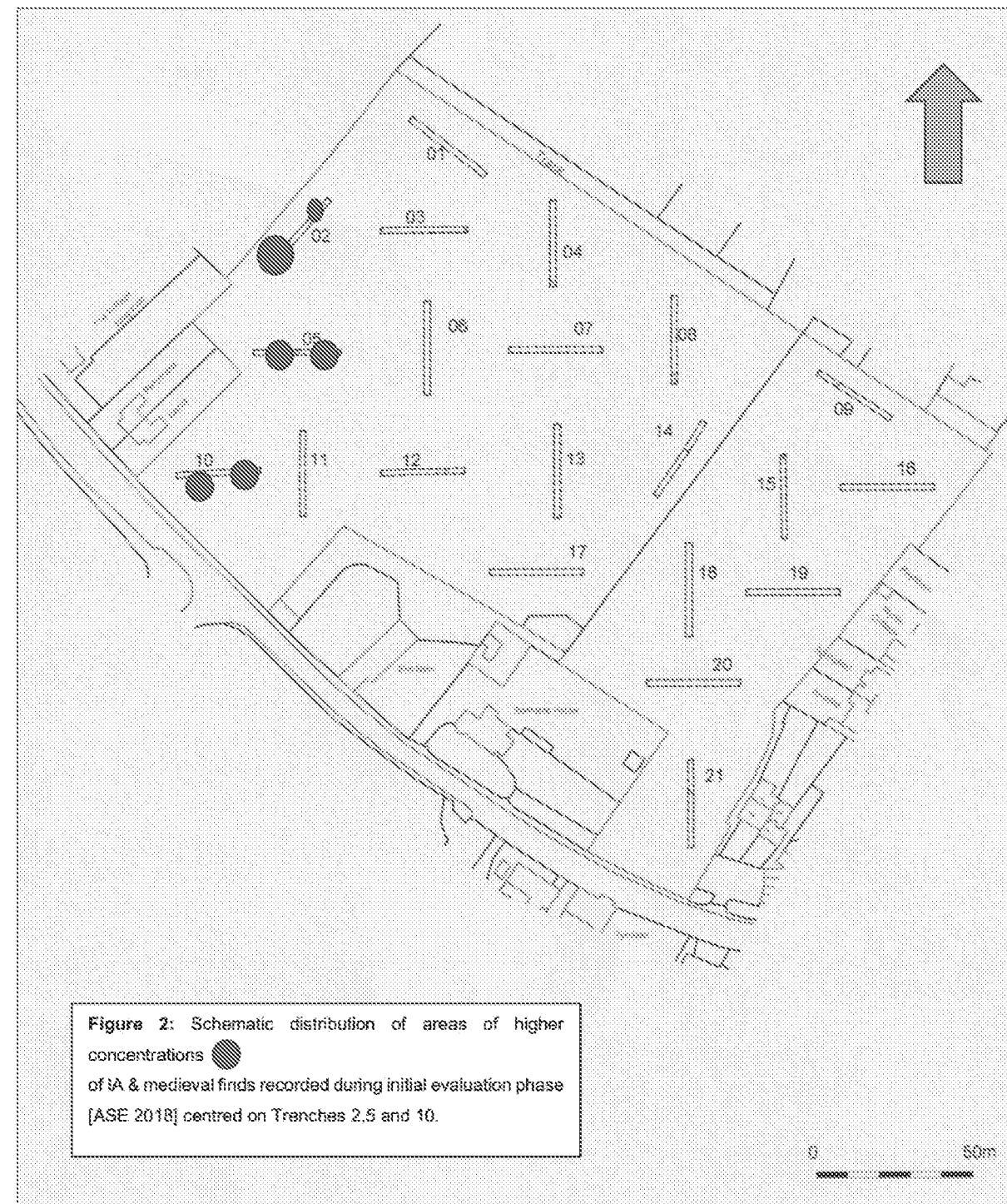


Grade I, II, II* Listed Buildings in the surrounds of the site (DEFRA Magic, 2020).

Archaeology

An Archaeological Desk Based Assessment was undertaken to assess the archaeological potential of the development site at Bonhams Field in the previous approved planning submissions. The Desk Based Assessment is informed by the West Sussex County Historic Environment Record, Local Studies Collections of Chichester Library, National Heritage List of Historic England and consultation of published local histories of the area as well as a site visit. The survey has not identified any nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck Sites within or in close proximity to the site, however, it has identified the presence of a number of Listed Buildings as discussed within the Heritage section of this Statement. The report concludes that it is considered that there will be low potential for archaeology from the Bronze Age, Iron Age, Roman and Anglo-Saxon periods on the site with a low impact from development. However, the potential for post-medieval archaeological activity and finds at the site is considered to be moderate to high with a high impact from development.

It is considered that the indicated level of archaeological resource within the Phase 2 proposed development area should not be viewed as an overriding constraint to the development of the amended parcel, and that a suitable mitigation strategy would be achieved by a program of investigation. Following the previous approvals at Bonham's Field, a Phase 1 archaeology evaluation report has been undertaken by Archaeology South East in line with previous conditions. Further investigation is proposed within a Written Scheme of Investigation by DAS Ltd. Informal discussions have been undertaken with the District Council's Archaeology Officer and this further work can be secured by way of condition.



(DAS Ltd, 2016).

Arboriculture

An updated Tree Survey and Arboricultural Impact Assessment & Method Statement have been undertaken for the proposed Phase 2 development. The report sets out that as a result of the proposed changes to the scheme within Phase 2, there is no change in terms of arboriculture as a result. The statement identifies that all the trees within the survey area are along site boundaries within hedgerows or are off-site trees and that identified TPOs (TPO/Y/1/10) will not be affected by development and all trees that will be retained on site will have sustainable relationships with buildings. All trees are identified for retention, par one which are identified as category U due to diminished vitality - T26 Monterey Cypress. The proposals in this application will retain the hedgerow at the existing site.

The Method Statement details Root Protection Areas and smaller works to trees including crowning. Owing to the retention of the majority of existing trees and hedgerows on site, as well as the creation of a green landscaped buffer, the proposals are considered to be in compliance with Policies ENV SP1, ENV DM4 and ENV DM5 of the Arun Local Plan which seeks to preserve, restore and enhance the biodiversity and natural environment in the development process including the protection of TPOs and trees in Conservation Areas. The proposals are also considered to be in compliance with Policy E3, E4 and E6 of the Yapton Neighbourhood Plan which seeks to retain well-established features of the landscape including species-rich hedgerows and seek proposals to improve green infrastructure.



(ACD Environmental Ltd, 2021).

Ecology

A Ecological Survey and Mitigation Strategy has been undertaken at the site in Summer 2021 and an amendum has been provided in November 2021 for this full planning submission for Phase 2. Survey work was updated in August - September 2020 and an additional update walkover survey was undertaken during June 2021. Following an updated survey in August - September, no additional protected species have been recorded on the wider site from the previous 2016 and 2019 survey work whilst there has been no change in the management or nature of habitats found on the wider site. The survey identified the presence of nesting birds on the wider site, populations of slow worm, the presence of a number of bat species foraging and commuting around the wider site and local area, badgers in the local area although no evidence was recorded on site and vegetation and habitats on site including some within the construction zone.

The Mitigation Strategy for the wider Bonhams Field site identifies a number of recommendations to be incorporated within the wider scheme to address the identified ecological features that will be impacted by the development. These include retention and enhancement of existing habitats as well as the creation of additional habitats including the provision of tree and shrub planting with semi-wildflower and tall uncut grassland areas within the proposed open space buffer and other open spaces around the site. Furthermore, any removal of woody habitat not to be retained on site will take place outside bird nesting season, translocation of reptiles from construction areas to retained habitat areas, ongoing site monitoring for ecology throughout the development of the site and the installation of bird boxes, bat boxes and a sensitive lighting scheme.

The supporting amendum for the Phase 2 site highlights that no additional mitigation measures are required for the updated scheme due to the re-plan providing an increase in density of units and will not impact directly on any additional habitats on site additional to those already covered by the wider site strategy. Five bat and five bird box locations are provided in the proposed re-plan area, which have been located in similar positions to those approved in the previous scheme.

Taking into consideration the above-mentioned mitigation strategy and that no additional significant impacts are predicted on the features identified in the original ecological impact assessment and mitigation scheme, it is considered that the proposed amended development is in compliance with Policies ENV SP1, DM5 and QE DM2. This is through the protection, retention and enhancement of habitats on site and increased links between habitats and open spaces with outdoor lighting not leading to adverse impacts. The Phase 2 proposals would not lead to any change to the existing ecological work and mitigation strategies. In addition, the proposal is also considered to be in accordance with Policies E3, E4 and E6 of the Yapton Neighbourhood plan in this regard, which seek to promote green infrastructure in the Parish and protecting existing natural habitats.



Survey results for the site-wide ecology work (Aluco Ecology, 2021).

Landscape Character and Visual Effects

The application is supported by a Landscape Visual Impact Assessment, and the design process considered the impacts of sensitive receptors including a number of Public Rights of Way that run in close proximity to the site and the character of the wider landscape. The document concludes that the development will be visible from the B2233 Main Road immediately outside the site, however, due to existing development and mature trees/hedgerows other views of the site are limited. Furthermore, it has been identified that since the previous planning submissions, a number of outline applications for residential schemes totalling 750 homes have been approved and given that these are of a similar type to the proposal the proposed development would not be out of character in the surroundings. Existing hedgerows and trees will be retained, and a landscape buffer will run along the southern boundary of the site to soften views of the wider development. Given that the proposed Phase 2 development parcels are located along the north western side of the site there will be minimal impact on sensitive receptors in the surrounds. It should also be noted that the parcel adjoins the site of the recently approved Dandara scheme so the erection of new development would be not lead to any detrimental harm.

In terms of landscaping within the wider development, as stated above the green landscape buffer is to be retained in the scheme which will support local distinctiveness and create a high-quality landscape for residents and visitors that also supports biodiversity of the site. The proposals will not impact the retention and enhancement of hedgerows and trees around the boundaries of the site, the retention of the hedgerow boundary between the two fields that make up the site and a community orchard with an unequipped play area with enhanced planting along site boundaries to enhance

the setting of listed buildings. It is considered that the amended proposals are in compliance with Policy LAN DM 1 which seeks development to respect the landscape and development pattern of settlements in the locality, and Policies ENV SP1, DM4 and DM5 of the Arun Local Plan that encourages high quality open spaces that retain and enhance habitats and biodiversity. In addition, the amended proposals are considered to be in compliance with Policies E4 and E6 of the Yapton Neighbourhood Plan in this regard, which encourage development to retain well-established features of the landscape and encourage green infrastructure.



LEGEND

-  Site boundary
-  Sites granted planning permission with number of dwellings
-  Screening opinion requested for residential development

The development is logically placed within a number of approved developments in the west of Yapton (Aluco Ecology, 2021).