

December 2016

Bonham's Field, Yapton

Statement of Community Involvement for
Seaward Properties Ltd

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Executive Summary

Seaward Properties Ltd (Seaward Properties) acquired an interest in Bonham's Field early in 2016 and has been working to develop a masterplan for the site's redevelopment with high-quality new homes.

Bonham's Field was not put forward during the call for sites during Yapton's Neighbourhood Plan or Arun District Council's Local Plan and, therefore, this is the first time it has been considered by the local community.

Seaward Properties has a strong track record in consulting and communicating with local councillors, members of the local community, community groups and other relevant third party stakeholders, alongside discussions with Local Authority officers in order to achieve a scheme that is acceptable to all parties.

Seaward Properties recognised the importance of involving residents and stakeholders in shaping the masterplan and therefore started consulting with the community at a very early stage. Pre-application briefing meetings with the site's elected representatives and the site's immediate neighbours have been undertaken since August 2016, to allow the project team to talk with the site's immediate neighbours and councillors about any specific concerns or interests they may have in a one-to-one setting.

A Freephone information line and email address was made available throughout the course of the pre-application stages for interested parties to receive further information and provide their feedback to the project team.

Seaward Properties has carefully reviewed all the feedback received to date and, where possible, has evolved the masterplan to address the comments raised by the local community. The main comments raised by the local community have been addressed within this document and the wider material submitted as part of the planning application.

Seaward Properties is committed to engaging with the local community and following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

This document provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.

Introduction

Seaward Properties is an established local property company based in Chichester. The company is at the forefront of designing and building award-winning residential and commercial developments across the South and South-East of England.

Founded in 1972, Seaward Properties is an award-winning developer, with a commitment to creating high-quality schemes which are design-led and respond to the character of individual areas.

In 2011, Seaward Properties development in Chichester, The Square, received the Evening Standard Award for the Best New Regeneration Project and a What House award for the Best Mixed Use Development.

Seaward Properties has put forward proposals for the redevelopment of Bonham's Field in Yapton with 56 new high-quality homes.

This document has been produced with the aim of clearly and concisely highlighting the community engagement undertaken by Seaward Properties in respect of its proposals for the site.

This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and, in addition, the activity that Seaward Properties proposes to undertake following the submission of these proposals.

In order to assist with its community consultation and communication activity, Seaward Properties appointed Remarkable Engagement ('Remarkable'), a specialist communications consultancy, to form part of its project team.

Background

Proposal for Yapton

The three hectare site is located on the B2233 in Yapton. The site has a small number of neighbours, including a handful that fall within a conservation area, which have been given sensitive consideration in the design of the masterplan.



The proposed Bonham's Field site

Yapton has a Neighbourhood Plan, which identifies the need for 100 new homes in the Parish. Bonham's Field was not put forward during the call for sites for either the Neighbourhood Plan or the Arun District Draft Local Plan.

However, at the time of writing Arun District Council does not have an adopted Local Plan and has been instructed to find land for another 845 homes per year in the District; new sites need to be considered.

Seaward Properties believes consultation with the local community and local elected representatives to be very important to a well-planned scheme.

Rather than extending Yapton further into the countryside or cramming a constrained site within Yapton, this site allows the village to deliver well planned homes that are spaciously laid out, have a design that is appropriate to its neighbours, is close to shops and services and allows for attractive open space and retention of the existing trees and hedgerow.

Through consultation with the local community, Seaward Properties has developed a masterplan for the site, which comprises of:

- 56 high-quality homes of low density with a traditional design, including a provision of affordable housing.
- A design that has taken particular care and attention to the neighbouring properties and conservation area.
- A retained hedgerow through the site which has been incorporated into the layout of the new development.
- Sustainable Drainage Systems (SuDS) to help manage surface water runoff rate, and provide attractive habitats for wildlife.
- An improved access from the B2233, with suitable visibility splays
- 30% of the new houses allocated as 'affordable housing' for those on the local housing register, this will include a mix of homes for affordable rent and shared ownership.
- A planted buffer to the farmyard.
- A new footpath link to the front of the site.
- New areas of public open space for residents and the existing community to enjoy, including a possible community orchard.

Pre-Application Consultation

Statement of Community Involvement

Seaward Properties has complied with the Government's National Planning Policy Framework (NPPF), which states that *'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.'*

The NPPF also highlights that *'good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*

Arun District Council's Statement of Community Involvement was adopted in April 2012. Arun District Council advises the following in regards to public consultation surrounding development plans:

"8.1 The need for wider involvement of the community and stakeholders at an early stage in the development management process is of benefit to the public, local groups and organisations, developers and local authorities. The Statement of Community Involvement is an important tool for involving the wider community on all planning applications."

"9.2 The Council recommends that developers adopt at least one of the consultation methods listed in the table below in advance of submitting planning applications for both minor and major applications (Refer to Section 2.1 (2) for definition of major). The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed. The appropriate level of consultation will be discussed with the applicant at the pre- application."

Approach	Major Application	Minor Application
Public meetings: on more controversial schemes, a wider audience can debate and discuss proposal	√	
Public exhibitions: exhibitions held locally to the proposal can provide information and raise interest	√	
Workshops: allow stakeholders and community groups to discuss in detail particular issues at an early stage of a development proposal. Professional independent facilitators may be considered as part of this process.	√	

Planning for Real: uses simple models as a focus for people to put forward a and prioritise ideas on how their area can be improved	✓	
Town & Parish Councils: important way of raising interest locally and provides access to a network of local community groups	✓	✓
Media: Radio and local press can enable a wide audience to be reached. Documents and processes can be explained in simple, appropriate language	✓	✓
Mail drop: This would provide the community with information on proposed future events	✓	
Specialist community involvement consultant: This should be considered in order to devise overall strategy and run specific events.	✓	
Notify neighbours: this can address concerns early on in the process and applications may be revised having regard to legitimate concerns raised	✓	✓
Website: All relevant documents can be provided online	✓	✓

9.5 It should be noted that the Council can only request that applicants carry out pre-application consultation. The Council cannot refuse to accept planning applications because an applicant refuses to undertake pre-application consultations. It should be noted however that the submission of a planning application following pre-application advice will receive priority checking.”

Government guidance and the local council’s Statement of Community Involvement (SCI) states that it ‘encourages pre-application discussions and community involvement from the outset’. As a result, the public consultation programme had a number of key objectives including:

- To encourage as much input as possible from the local community, including residents, interest groups, councillors and businesses
- To provide the community with a genuine opportunity to provide feedback on the plans
- To allow people to become actively involved in the process
- To identify and address any issues raised by the local community and stakeholders

Therefore, prior to submitting the formal planning application for the site, Seaward Properties undertook a programme of community consultation, as outlined in the following documentation.

Contacting Statutory Bodies

A pre-application proposal was submitted to Arun District Council in June 2016, with feedback received from officers in July 2016.

Pre-application advice was also sought from West Sussex County Council regarding transport and access within the proposals. Comments received from officers have been included within the Transport Assessment submitted with the planning application.

Preliminary discussions have also taken place with Southern Water regarding the drainage proposals for the site.

Stakeholder Engagement

Meeting with Yapton Parish Council - Tuesday 16th August 2016, Yapton and Ford Parish Hall.

Before a set of proposals were drafted, Seaward Properties held early discussions with Yapton Parish Council, which also includes the site's two Arun District ward members, in order to achieve a greater understanding of the local context of the site and possible aspirations for the future of Yapton that the masterplan could support.

Seaward Properties took the opportunity to introduce their interest in the site, early thinking for the masterplan, and existing examples of Seaward Properties developments and those of the architect.

The following comments were raised at the meeting:

The principle of the site's development

- Query about how the site has come forward and how much involvement the landowner will have in the formation of the plans?
- Query about why the site is coming forward when it is not located in the Neighbourhood Plan
- The councillors did not particularly want to welcome more development in the village but was appreciative of Seaward Properties' approach.
- The approach of Seaward Properties to development and consultation with the site's immediate neighbours was discussed.
- One councillor would have preferred the site coming forward for employment uses.

Design

- Should the site come forward, there was a preference for low density housing of traditional design.

- There was a positive response when discussing other local schemes designed and developed by Seaward Properties.
- A discussion took place about Seaward Properties' Rosemary Lane, Petworth development, which won a Heritage award from the Sussex Heritage Trust.
- There was a request that Seaward Properties try and retain a viewpoint through the development.

Affordable Housing

- The location of the affordable housing was queried, with a request that it be located throughout the site, rather than one area.
- The importance of having affordable housing for the local community was discussed along with how this could be secured through the planning conditions for the site.

Local infrastructure

- There was a concern about the traffic impact from the site and the increase in demand on school places.

Update with Yapton Parish Council

At the time of writing a written update has been provided to Yapton Parish Council with the offer of a follow up meeting, should there be any further questions or information needed.

Immediate neighbour consultation

Seaward Properties felt it was important to discuss the early proposals for the site's redevelopment with local stakeholders in advance of wider community consultation. Therefore, a series of individual one-to-one briefings for elected councillors, neighbouring residents and representatives of third-party groups were organised for Friday 9th September. The briefings were offered between 10:00am and 5:15 pm at Yapton and Ford Parish Hall. An invitation letter was distributed to all identified interested stakeholders on 30th August 2016. The following stakeholders were invited to attend a one-to-one meeting with the Seaward Properties project team to receive a briefing on the early proposals:

- Members of Arun District Council Planning Committee
- Relevant Cabinet Members on Arun District Council
- The ward members for Yapton
- Yapton Parish Council
- MP for Bognor Regis and Littlehampton

Neighbouring households and businesses immediately neighbouring the site on North End Road and Main Road were also offered an early one-to-one meeting.

The initial correspondence outlined the proposed plans for the redevelopment of the site and invited recipients to attend a one-to-one meeting. It also included details of the Freephone information line number. A copy of this letter has been included in the Appendix.

Each one-to-one meeting held broadly covered:

- A review of the site
- Background to the application
- Details of the initial housing numbers being considered for the site and early concepts for the masterplan
- Information about Seaward Properties and existing developments
- An outline of the proposed consultation process and timeframe of the proposals
- Questions and answers

Representatives from Seaward Properties were on hand to answer questions and make notes of comments made before, during and after the briefings.

The following representatives requested to attend a one-to-one meeting with the Seaward Properties team:

- Eight residents from North End Road
- Eight residents from Main Road

The one-to-one stakeholder briefings allowed Seaward Properties to provide specific answers to questions and obtain and consider such feedback prior to submission of the planning application.

The main issues and topics arising from the discussions were as follows:

Neighbourhood Plan

- There were a number of questions about the relationship of the proposals with the Yapton Neighbourhood Plan.

Affordable housing

- Concern about the location of affordable housing and what tenure it would be.
- Would like to see the affordable housing offered to local residents first of all.

Design and layout

- Questions regarding the distance of the new homes from their property and welcoming any mitigating factors to minimise the view of the development.
- Preference for the use of flint within design of the homes.
- Residents requested a buffer between the development and their boundary.

- There was a positive response towards the suggestion of a community orchard.
- There was a positive reception to the suggestion of barn style homes, with flint included in the design.
- One resident requested a gap so a view through the development is maintained.
- Welcomed the suggestion the development could take inspiration from the canal cottages in the design of the scheme.
- Question regarding what sensitivity is given to a conservation area within the planning system.

General comments

- Questioned whether Seaward Properties intends to gain planning permission and then sell the site on.
- Despite not wanting to see further development in Yapton, a number of residents appreciated their involvement in the masterplan process.
- There was a concern about the impact of the development on ability to sell their property.
- Questions regarding the impact of the development on local infrastructure and amenities, such as doctor's surgeries, the Main Road, and the school.
- One resident raised a concern about the loss of agricultural land.
- There was a general concern about the development taking place on a field.
- Concerned about the flooding that the site currently experiences.
- Welcomed that the site was not being redeveloped by a large national housebuilder.

We also received questions from Councillor Kendall, Yapton Parish Council, who was unable to attend the event but requested further information about the scheme. The project team's response was shared with the rest of Yapton Parish Council; a copy can be viewed in the Appendix.

0800 Comment Facility

During the consultation, access to a Freephone telephone enquiry line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

The telephone number used (0800 298 7040) was in operation Monday-Friday between the hours of 8:30am and 5:30pm. Outside of these hours a message facility was available for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and queries or concerns addressed.

Information was given to callers where possible and if questions were of a technical nature, these were passed on to project team members.

Community newsletter to Interested Parties

A newsletter has been issued to the following groups and individuals informing them that an application is soon to be submitted alongside addressing the main comments raised throughout the consultation:

- Members of Arun District Council Planning Committee
- Relevant Cabinet Members on Arun District Council
- Yapton Parish Council, including the ward members for Yapton
- MP for Bognor Regis and Littlehampton
- Neighbouring households and businesses immediately neighbouring the site on North End Road and Main Road.
- The wider Yapton community

The newsletter included:

- About Seaward Properties
- Approach to design
- The proposals
- Register for updates
- Examples of Seaward Properties



Community newsletter for Yapton

Amendments in response to feedback

Seaward Properties met with local stakeholders for Bonham's Field at an early point in the masterplan process so there was an opportunity to take on board the comments received. The masterplan has been shaped as a result of resident and local representative comments.

- Reduction in the number of homes. 60 – 70 homes were initially discussed for the site, which was reduced to 56 new homes. This level of development follows the wishes for a low density development of 19 homes per hectare.
- A buffer of 57.2 metres at a maximum and 23.7 metres at a minimum will run alongside residents living in North End Road, this will include space for a community orchard.
- A buffer of 46.3 metres at a maximum and 35.4 metres at a minimum will run alongside residents living to the west of the site.
- 30% of the new homes will be designated as affordable housing. Along with comments received this will be 'tenure blind' and will be located throughout the site. We will work with local councillors to ensure a planning condition is secured so that local residents receive first priority on the homes.
- The design of the homes will be of traditional character, as feedback highlighted as the preferred approach. Flint will be referenced throughout the masterplan.

Response to comments

The principle of the site's redevelopment

Neighbourhood Plan

Arun District Council and its towns and villages are in a difficult position; without an adopted Local Plan and the need to find land for another 845 homes per year in the District, new sites need to be considered.

At the time of the Neighbourhood Plan the Bonham's Field site had not been put forward by the landowner for consideration during the call for sites.

Rather than bypassing the community, we think consultation with residents and Yapton Parish Council is so important to a well-planned scheme, which will help to set the standard Yapton will expect for any future housing developments.

Rather than extending Yapton further into the countryside or cramming a constrained site within Yapton, this site allows the village to deliver well planned homes that are spaciouly laid out, have a design that is appropriate to its neighbours, is close to shops and services, and allows for attractive open space and retention of the existing trees and hedgerow.

Agricultural land

Considering factors of modern arable enterprise or stock management, such as the size and shape of parcel of land, limited access, proximity to neighbouring properties, the land cannot profitability be cropped or grazed by the owner / occupier.

Design and layout

Relationship to the site's neighbours and conservation area

Seaward Properties has been working hard to ensure that they bring forward as sensitive a scheme as possible. The meetings held with neighbours and the Parish Council were an important first step in this process.

Through these conversations, Seaward Properties has introduced planted buffers and open space around the site boundaries with neighbouring properties. The distance between existing homes and the new homes on North End Road is 57.2 metres at a maximum and 23.7 metres at a minimum. The distance between existing homes and the new homes to the west of the site is 46.3 metres at a maximum and 35.4 metres at a minimum.

Seaward Properties are also looking to introduce a potential community orchard or wildlife corridor at the closest point with neighbours.

There will be low level barn style homes to the east to take account of the change in the ground levels. The new homes will also be positioned so that there will be no overlooking to existing properties.

In addition, Seaward Properties has progressed with a traditional design of the homes so that they sit comfortably in this area of Yapton.

Impact to infrastructure

The provision of supporting infrastructure will be detailed in the Section 106 agreement, should the application be approved.

Early conversations with Arun District Council have indicated that developer contributions from Seaward Properties will need to include: education, library, fire and rescue, police, NHS requirements, open space and play equipment and highways requirements. However, specific sums have not been calculated at this stage.

Whilst what is needed and where it is allocated will be decided by the Local Authority, Seaward Properties is committed to working with Yapton Parish Council to highlight the community's preferences with Arun District Council.

Increase in traffic on Main Road

A Transport Assessment has been undertaken to support the planning application for Bonham's Field. The assessment considered the impact of the proposed development on key links and

junctions within the local highway network. The extents of this assessment were agreed during scoping discussions with West Sussex County Council. The results showed that the increase in vehicle movements generated by the proposed development would be negligible in the context of existing traffic flows on the B2233 Main Road, and at the nearby Main Road / North End Road junction. As such the proposed development is not considered to represent a detriment to the operation of the existing highway, either in terms of safety or capacity.

Flooding of the site

Seaward Properties has instructed consultants to investigate the surface water the site experiences. The consultants will be testing ground water levels, during summer and now winter, to ensure there is a full picture to inform the plans.

However, following initial investigations Seaward Properties is looking at introducing Sustainable Urban Drainage Systems (SuDS) within the plans; this could include swales, retention ponds and permeable paving.

Seaward Properties selling the site on

No, that is not Seaward Properties intention. As a local company, Seaward Properties is committed to bringing forward an attractive scheme to the village and developing it themselves.

Post-Application Consultation

Media Relations

To ensure the wider community are aware of the plans and that an application had been submitted, a detailed press release was issued to the Bognor Regis Observer and the Littlehampton Gazette. This will also be included in the Yapton Parish newsletter organised by the Parish Council. The press release contained the following information:

- Introduction to Seaward Properties
- Example of Seaward Properties developments in West Sussex
- Masterplan details and the number of homes proposed
- Contact details and the consultation website

Dedicated Website

To support the Freephone number and to ensure that information about the project was readily accessible at all times, a dedicated website was established, which can be viewed at **www.seaward-yapton.consultationonline.co.uk**.

These online pages provide an overview of the site, the project's status as well as information about the proposals and how to contact the project team.



On-going Stakeholder Engagement

Given the interest shown by residents and stakeholders in the proposals, Seaward Properties will ensure information continually flows through existing channels to interested parties.

Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

Appendices

- Invitation to the one-to-one meetings
- Mailing area of the one-to-one meetings
- Copy of the newsletter issued to the community
- Mailing area of the newsletter issued to the community
- Response to Councillor Kendall of Yapton Parish Council
- Copy of the press release

Information line: 0800 298 7040

30th August 2016

Dear Sir / Madam,

Development proposals for land at Bonhams Farm, Yapton

I am writing to you in connection with the above site, which Seaward Properties Ltd has recently acquired an interest in, and is working towards a detailed outline planning application.

Seaward Properties is an established local property company based in Chichester. Given this local presence, Seaward Properties is keen to discuss the proposed development plans with the community around the site to ensure as sensitive a scheme as possible.

At this early stage in the proposals, Seaward Properties is looking at delivering approximately 60 - 70 high-quality homes of low density with a traditional design, including a provision of affordable housing.

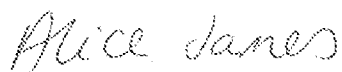
Given that you are an immediate neighbour, Seaward Properties would value the chance to discuss its proposals with you beforehand. Members of the team would be pleased to see you on an individual basis to talk through the draft plans and to understand your feedback.

In light of this, the team has dedicated **Friday 9th September 2016** between the hours of **10am and 5.30pm** at **Yapton and Ford Village Hall** for this purpose. If you would like to arrange to see the team on this day, I would be grateful if you could contact me on **0800 298 7040** to confirm an appointment.

Appointments will be arranged on a first come first served basis, although we will do all we can to be as accommodating as possible.

I look forward to hearing from you.

Yours sincerely,



Alice James

For and on behalf of Seaward Properties Ltd



INCREASING HOUSING CHOICE FOR YAPTON



WELCOME

Seaward Properties, an award winning local property company, has acquired an interest in land off the B2233, known locally as Bonham's Field. Following discussions with the site's immediate neighbours and Parish Council in August and September, Seaward Properties has been establishing plans for the site's sensitive redevelopment.

Seaward Properties was keen to discuss its initial plans with the site's immediate neighbours to ensure as sensitive a scheme as possible. Meetings were held at a very early point in the masterplan process, so that residents living immediately around the site, and Yapton Parish Council, were able to shape the plans.

We are pleased with the progress of the masterplan, and believe we have achieved a sensitive approach to the site's future redevelopment. We are therefore moving towards submitting a planning application to Arun District Council in the coming weeks. Further information can be found within the newsletter or visiting the project's website.

GETTING IN TOUCH

0800 208 7040 | feedback@consultation-online.co.uk
www.seaward-yapton.consultationonline.co.uk

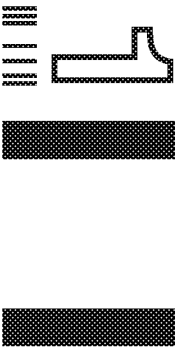
If undelivered please return to: Remarkable Group,
The Pump House, Garnier Road, Winchester, SO23 9QG



Business Reply
Licence Number
RRSK-HLBX-XBHL



Exhibition Response Remarkable Group Ltd
The Pump House
Garnier Road
Winchester
SO23 9QG



INCREASING HOUSING CHOICE
FOR YAPTON

ABOUT SEAWARD
PROPERTIES AND OUR
APPROACH TO DESIGN

Seaward Properties is an established local property company based in Chichester. The company is at the forefront of designing and building award-winning residential and commercial developments across the South and South-East of England.

Founded in 1972, we have a reputation as an award-winning developer, with a commitment to creating high-quality schemes which are design-led and respond to the character of individual areas.

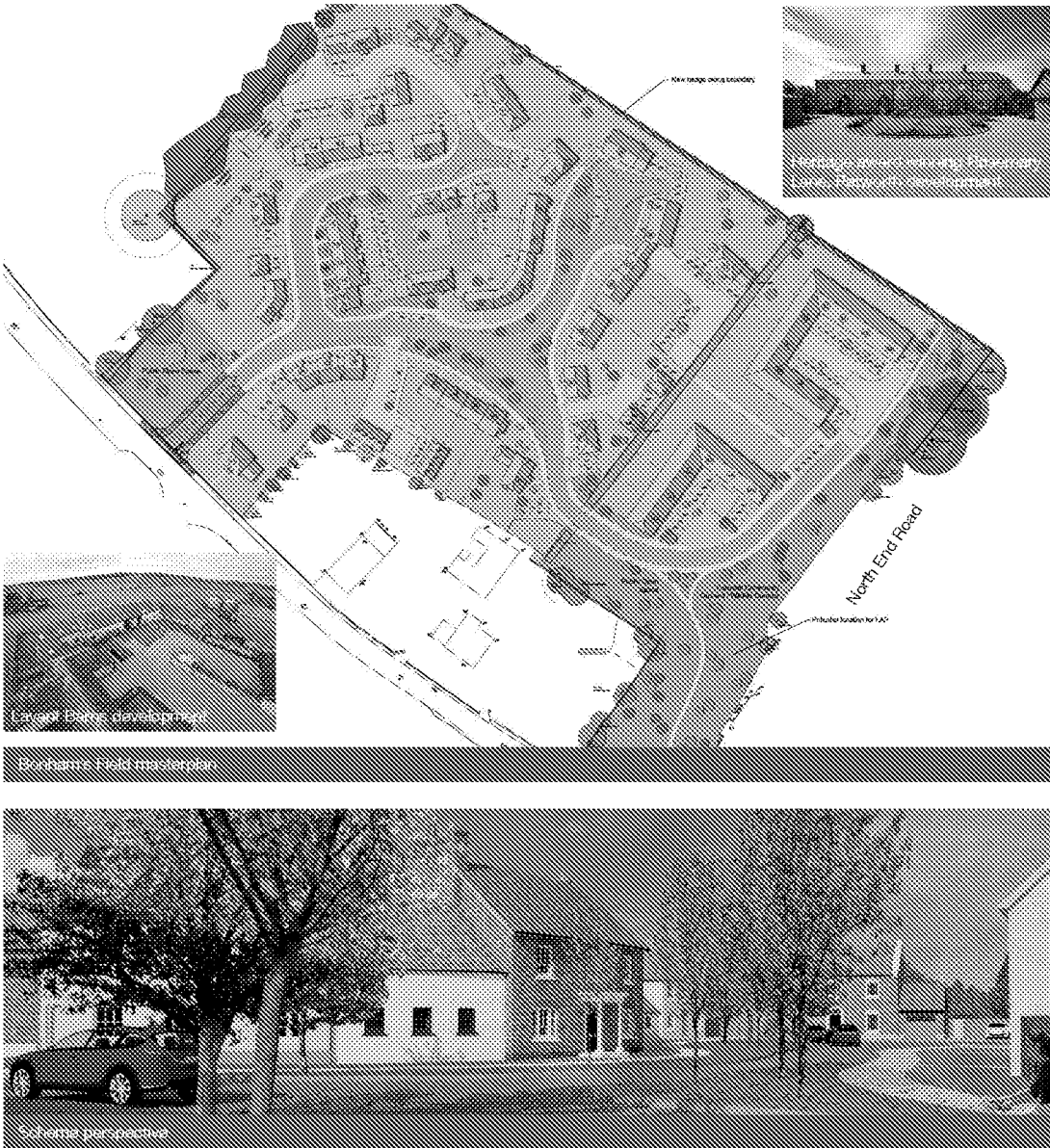
In 2011 our development in Chichester, The Square, received the Evening Standard Award for the Best New Regeneration Project and a What House award for the Best Mixed Use Development.

As a local developer, it is our aim to once again deliver an attractive housing development that feels part of the village.

We do not have a cookie cutter approach to our homes; nor a standard house type. All our schemes are bespoke to blend in and enhance the area they are located.

Take a look at our award winning Rosemary Lane development in Petworth, which won a heritage award from the Sussex Heritage Trust.

We have instructed our architect to design a scheme that takes account of the character of Yapton.



THE PROPOSALS

- Three hectare site, delivering 56 high-quality homes
- Low density development of 19 homes per hectare, lower than the national average
- A traditional design to reflect the character of housing in Yapton
- As a local employer we are committed to providing 30% affordable housing on the site, made up of shared ownership and affordable rent
- The plans have been designed with particular care and attention given to the neighbouring properties
- The hedgerow is to be retained and incorporated into the design through site
- Sustainable Drainage Systems (SuDS) will be introduced to help manage surface water run off rate, and provide attractive habitats for wildlife
- An improved access from the B2233, with suitable visibility splays
- A planted buffer to the farmyard
- A new footpath link along the front of the site
- A new area of public open space for residents and the existing community to enjoy

REGISTER FOR UPDATES

Please let us know if you would like us to keep you updated about the progress of the plans for Bonham's Field

Title _____ Full name _____

Address _____

Postcode _____

Telephone _____

E-mail _____

☐ Please tick box to register for updates

Comments

Data Protection

All personal details relating to feedback provided are kept securely in the UK and will be used by the Seaward Properties planning team for planning evaluation purposes only. No personal information will be provided to third parties or used for marketing purposes. You may attach this feedback form to a DL envelope if you wish to write more, or keep details from being on show.



Seaward Properties: Bonhams Field, Yapton

Response to Councillor Kendall, Yapton Parish Council

Q1. Were ADC contacted first prior to the first group meeting with Yapton Parish Council?

A: Yes. We submitted a pre-application request and we have now received feedback from the planning department.

Early engagement with both ADC and Yapton Parish Council is an important element to the plans.

Q2. At the above meeting someone mentioned S.106 monies. Has any sum been requested or stated?

A: The pre-application response from Arun District Council has indicated that developer contributions are likely to include: education, library, fire and rescue, police, NHS requirements, open space and play equipment and highways requirements. However, specific sums have not been calculated at this stage.

Q3. What green space and play facilities will be provided for this site?

A: We will be going above and beyond the level of open space provision required so that we are preserving the setting of the Listed Buildings and conservation area. This will include a 'no-build zone' around the Listed Buildings.

The public open space will be based on the higher 'Fields in Trust' Guidelines and on-site children's play equipment. From our early conversations with immediate neighbours, we are exploring whether we could reintroduce a community orchard within the proposals.

Q4. 60 – 70 high quality, low density homes. The gross footprint (house and garden) will reflect cost. What price range will these be?

A: We do not have a design for the housing and are some way off from receiving a decision on a future planning application. We will have more of an idea of pricing then, especially as the housing market can be unpredictable and we are at the very start of the masterplanning process.

Q5. Inclusion of affordable housing - how many houses? What size? What is affordable?

A: The plans will be compliant with Arun District Council's 30% affordable housing provision. The number of homes is still to be confirmed and this will come out of the masterplanning process and

the feedback we have already received. It is likely that we are already looking at a reduction in homes in total.

The affordable housing will be split 50/50 between affordable rent and shared ownership, in line with Arun District Council policy. We would actively seek a Section.106 so this housing is offered to Yapton residents in the first instance. However, we need the support of the Parish Council and District Council representatives to achieve this condition.

Q6. Did you study the Yapton Neighbourhood Plan? What are your comments when the plan gives areas (not including yours)? Why should Bonhams Field development jump the queue?

A: We recognise the amount of time and effort that went into the Neighbourhood Plan, and how frustrating the process must be. Arun District Council and its towns and villages are in a difficult position; without an adopted Local Plan and the need to find land for another 845 homes per year in the District, new sites need to be considered.

At the time of the Neighbourhood Plan the Bonhams Field site had not been put forward by the landowner for consideration during the call for sites.

Rather than bypassing the community, we think consultation with residents and Yapton Parish Council is so important to a well-planned scheme, which will help to set the standard Yapton will expect for any future housing developments.

Rather than extending Yapton further into the countryside or cramming a constrained site within Yapton, this site allows the village to deliver well planned homes that are spaciouly laid out, have a design that is appropriate to its neighbours, is close to shops and services and allows for attractive open space and retention of the existing trees and hedgerow.

Q7. What is on offer to the village from this development? Government funds such as ‘new homes bonus’, £30 million kept back by WSCC for minor road repairs and or improvement. ADC not passing on S.106 monies or very small amount.

A: The proposal will include public open space based on the higher ‘Fields in Trust’ Guidelines and on-site children’s play equipment. The total amount of public open space will be clarified as the masterplan evolves.

We would welcome any suggestions from the Parish Council as to how this development could assist in the delivery of any further local community infrastructure needed within Yapton village. We would be more than happy to arrange a further meeting with the Parish Council, as per our discussion in August.

Q8. Foot paths and / or cycle lane provision what is being provided?

A: A new pedestrian footpath will link the site to the southern highway. This will be highlighted in the masterplan.

Q9. What is the size of the plot so as to compare with other proposed developments?

A: The site is approximately 3.2 hectares in total. We are looking at a low density for the site which will be considerably lower than Arun District's suggested average of 30 dwellings per hectare. Final figures will be available as the masterplan evolves.

Q10. What is the cost range of the housing? Both types.

A: Please see Question 4.

16th December 2016

For immediate release

Local company to bring forward new homes for Yapton

Seaward Properties, an award winning Chichester based property company, will soon submitted plans to redevelop land off of the B2233 in Yapton with 56 homes.

Seaward Properties has a considered approach to the design of its properties, with an emphasis on creating developments which complement the existing area. This approach has seen Seaward Properties win the Evening Standard Award for the Best New Regeneration Project and a What House award for the Best Mixed Use Development in 2011 for The Square in Chichester, along with a heritage award from the Sussex Heritage Trust for Rosemary Lane in Petworth.

To ensure a bespoke approach to the site, Seaward Properties met with Yapton Parish Council and immediate neighbours to Bonham's Field in August and September 2016 to discuss the masterplan. Seaward Properties Ltd Land and Planning Director; Steve Culpitt, explained:

"We think consultation with residents and Yapton Parish Council is so important to a well-planned scheme. Apart from the constraints and opportunities to consider for the site, we approached the site's immediate neighbours and the Parish Council with a blank canvass. Our masterplan has truly been shaped through the comments we received."

The masterplan includes 56 new homes of traditional design, along with a particularly low density housing layout at approximately 19 homes per hectare; allowing a generous amount of open space (potentially including a community orchard).

Seaward Properties Ltd Land and Planning Director; Steve Culpitt, commented:

"It is important that new homes are built to ensure people can remain living and working in the area, but we recognise how important it is that we ensure that this growth is sensitive to the rural nature of the district. This has always been our aim with the design of this scheme."

For further information please visit the project's website **www.seaward-yapton.consultationonline.co.uk**. If you are interested in being kept updated about the

future of the site and new homes in Yapton, or have further questions, you can contact the project team for the site on 

Further information

Alice James

