

LAND AT BONHAMS

HOE LANE, FLANSHAM, WEST SUSSEX

PLANNING, DESIGN AND ACCESS STATEMENT

ON BEHALF OF PALLANT HOMES



MARCH 2018

CONTENTS

1. Introduction	3
2. Site Location and Description	4
3. Site Analysis	6
4. Planning Policy	
○ NPPF/NPPG	11
○ Adopted Arun District Local Plan 2003	13
○ Draft Arun Local Plan 2011-2031	15
○ Yapton Neighbourhood Plan 2014-2029	19
○ Arun DC HELAA	21
5. Development Response - Proposed Development	
○ Principle of Development	22
○ Response to Reasons for Refusal of Previous Planning application	23
○ Proposed Development	24
○ Amount of Development	24
○ Dwelling Mix	24
○ Building Scale and Appearance	25
○ Flooding and Drainage	25
○ Highways, Access and Parking	26
○ Landscaping and Trees	26
○ Ecology	26
○ Noise	27
○ Archaeology	27
6 Conclusions	28

1. INTRODUCTION

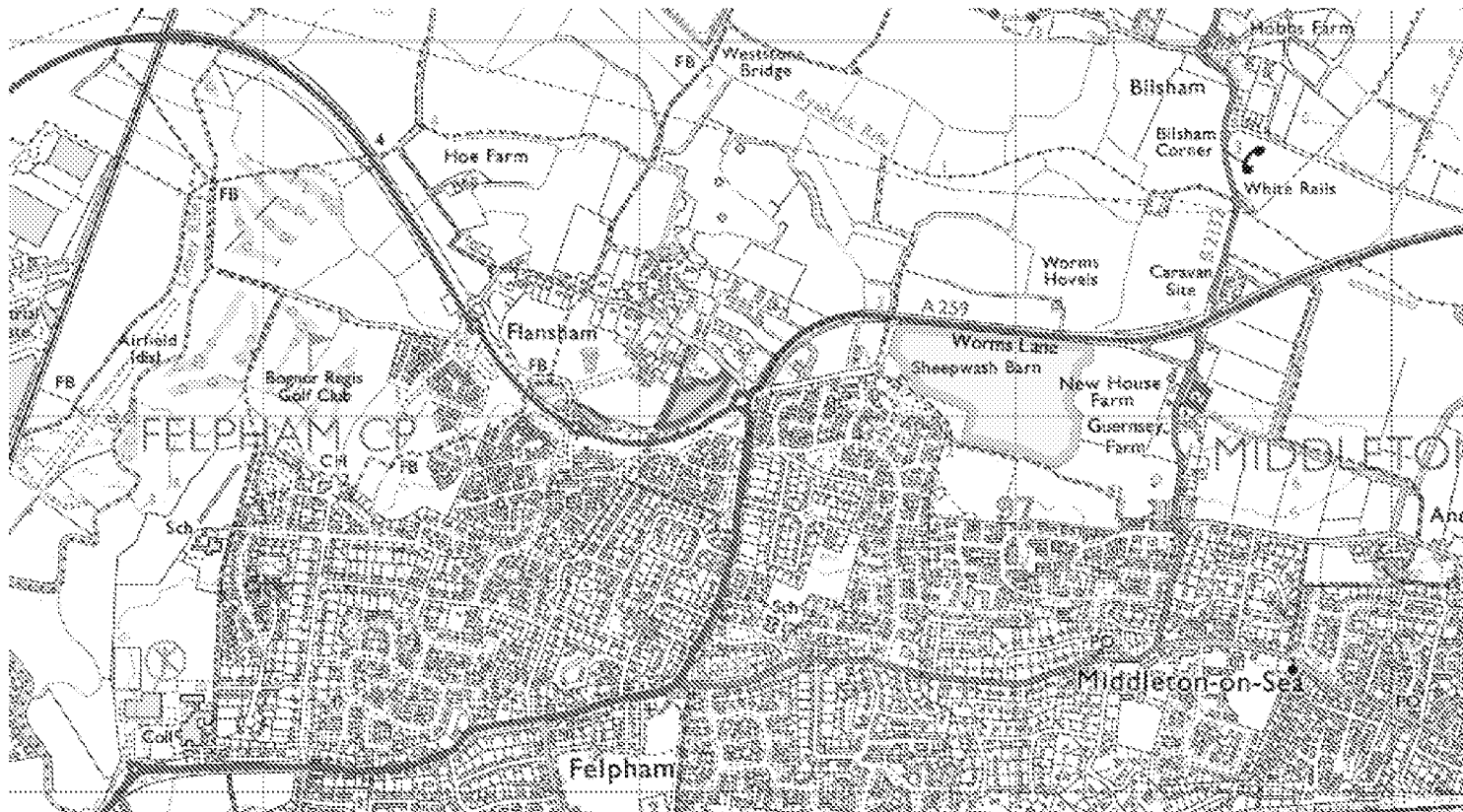
This Planning, Design and Access Statement accompanies an outline planning application for the residential development of land at Bonhams, Hoe Lane, Flansham, near Felpham, West Sussex. The proposal is for 10 dwellings, with access from Hoe Lane.

The application responds to the 2016 Housing and Economic Land Availability Assessment (HELAA) published by Arun District Council in November 2016. The land at Bonhams is identified as a 'deliverable' housing site within that report. The HELAA describes the site as having no major constraints; it is outside of the settlement boundary but considered suitable for future development due to its accessibility to local facilities, job opportunities and public transport. The HELAA report considers that the development of this site could contribute to a sustainable mixed community within the next 5 years.

This Statement describes the issues affecting the proposed development of the site, setting out the principles and describing the proposed development and associated considerations. The Statement also sets out the relevant policies of the National Planning Policy Framework, the adopted Arun District Local Plan 2003, the emerging Arun Local Plan 2011-2031, and the Yapton Neighbourhood Plan.

2. SITE LOCATION AND DESCRIPTION

The site is triangular in shape with an area of 1.15 ha (2.8 acres). It is part residential curtilage/part paddock land at the eastern edge of the village of Flansham and north of Felpham. The site itself is within the Parish of Yapton and is included within the Yapton Neighbourhood Plan. The site has defined boundaries with the main A259 Felpham Relief Road running to the eastern and southern edge, including planted bunds alongside that road, a strong hedged field boundary to the west and Hoe Lane to the north. Hoe Lane has considerable planting along the boundary with the site. The site location can be seen from the plan below, the site edged red/shaded orange.



The northern part of the site incorporates two dwellings and their associated residential curtilages – the main Bonhams house alongside Hoe Lane and Flints, a smaller property further within the site. Bonhams is a large property with a formal garden area immediately to the east; the property was previously listed (Grade II) but was de-listed in July 2013. Both properties are considered to be of local importance and both will be retained within the development proposals.

The remainder of the site has previously been used as a paddock but is currently unused. The land has been affected by construction of the Felpham Relief Road and its associated bunds and SuDS ponds, resulting in a reduction in area from the previous agricultural fields and in the quality of the land for agricultural purposes. The area of land is now considered too small for agriculture. The site is flat and has defined boundaries made up hedges and trees and the A259 noise mitigation and SuDS drainage features.

There are no trees or watercourses within the site. The site is designated Flood Zone 1 on the Environment Agency flood risk map, indicating that there is a low risk of flooding. There are no public rights of way within the site, although there is a public right of way running along the western boundary and a footpath along the boundary of the site with the A259.

The site is not located within an area designated as of landscape sensitivity or of ecological importance. There are no listed buildings on or immediately adjoining the site and it is not within, or near to a conservation area.

3. SITE ANALYSIS

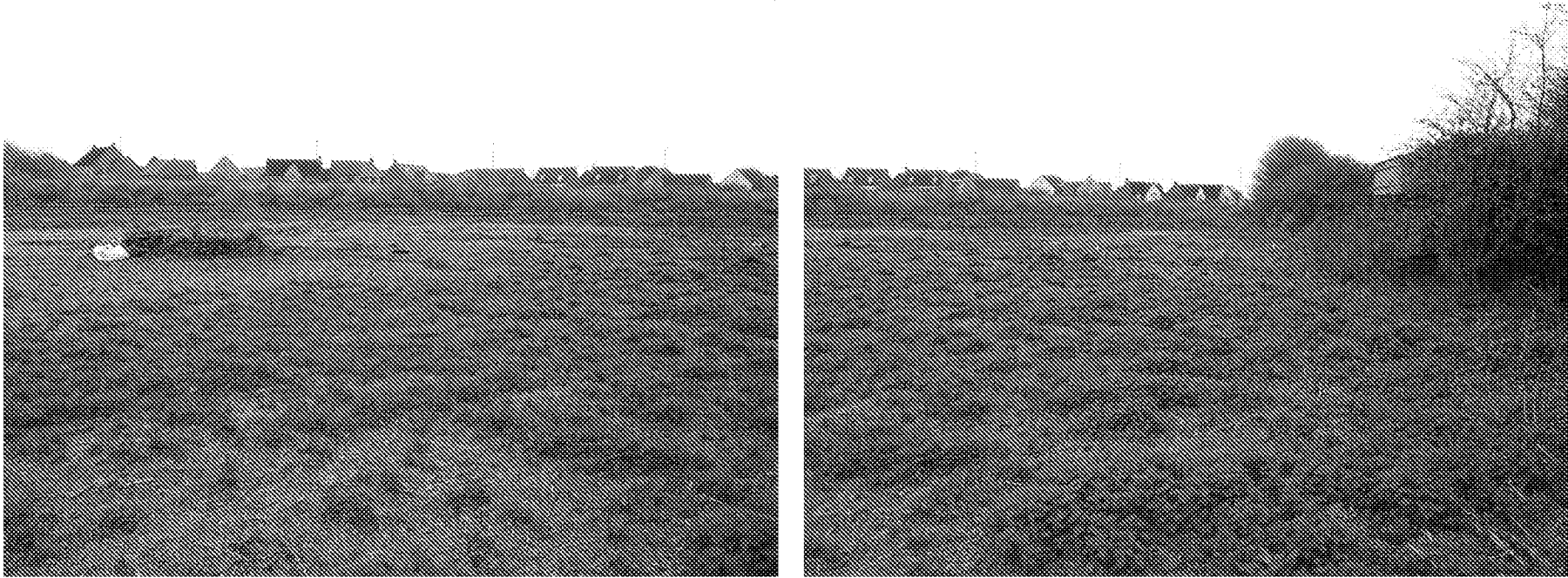
Site Photos



Site access from Hoe Lane



Views northwards across site from southern corner



Views southwards across site from northern corner

Site accessibility

The proposed site is to be accessed directly from Hoe Lane, in the position of the existing vehicular access to Bonhams and Flints. This access links to the existing footpath/cycleways located on both sides of Hoe Lane, which in turn give access to the wider network of footpaths/cycleways serving Felpham and Bognor Regis.

The location of and distances to local facilities and services are set out in the table below, with estimated walking and cycling times.

FACILITY	LOCATION	DISTANCE	TRAVEL TIME
Convenience shop	Tesco Local, Felpham Way, Felpham	1 mile	20 mins walk / 6 mins cycle
Primary School	Bishop Tuffnell C. of E. Infants & Juniors, Middleton Road, Bognor Regis	0.8 miles	16 mins walk / 5 mins cycle
	Down View Primary School, Bognor Regis	1.8 miles	36 mins walk / 11 mins cycle
Secondary School	Felpham Community College Felpham Way, Felpham	1.5 miles	30 mins walk / 9 mins cycle
Doctors' surgery	Flansham Park Health Centre Flansham Rd, Felpham	1 mile	20 mins walk / 6 mins cycle
Church	Felpham Methodist Church, Felpham Way, Felpham	1 mile	20 mins walk / 6 mins cycle
Recreation Ground	King George V Recreation Ground, Felpham Way, Felpham	1 mile	20 mins walk / 6 mins cycle
Bus routes	On B2259 for travel towards Bognor Regis and on A259 for travel towards Littlehampton	< ½ mile	< 5 mins walk
Railway station	Bognor Regis station	3.1 miles	19 mins cycle / 22 min bus
	Barnham station	3.9 miles	23 mins cycle

The Bonhams, Hoe Lane site is a sustainable location for residential development, with residents' day-to-day and higher level needs capable of being reached by foot, cycle or public transport. This has been acknowledged in the 2016 HELAA.

Visual impact analysis

A Landscape Appraisal of the site is included with the application and a photographic analysis of the visibility of the application site within the landscape of the locality is set out in that document. The photographs were taken from public viewpoints on roads and footpaths around the land.

The Appraisal concludes that the site is adjacent to existing dwellings and recent residential development, and only partial views of the site are possible from Hoe Lane and the public right of way to the west. The surrounding topography, fencing, hedgerows and dense vegetation surrounding the site limit the views into the site, such that there would be no significant adverse impact on the wider landscape.

4. PLANNING POLICY

National Planning Policy Framework (NPPF)

The National Planning Policy Framework establishes a presumption in favour of sustainable development, encompassing encouragement for building a strong competitive economy, supporting strong, vibrant and healthy communities and contributing to protecting and enhancing the natural, built and historic environment. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14).

Paragraph 17 sets out 12 core planning principles which underpin plan-making and decision taking. Of particular note, these principles consider that planning should:

- o be genuinely plan-led;
- o not simply be about scrutiny but instead be a creative exercise;
- o always seek to secure high quality design;
- o take account of the different roles and characters of different areas;
- o prioritise the re-use of previously-developed land;
- o promote mixed-use developments;
- o manage patterns of growth to encourage use of public transport, walking and cycling.

Within the section entitled '*Delivering a wide choice of high quality homes*':

- o encouragement for local planning authorities to boost significantly the supply of housing;
- o planning applications for housing are to be determined in the context of the presumption in favour of sustainable development;
- o encouragement for local planning authorities to identify 5 years' supply of deliverable housing sites and broader sites for 6-10 year' of housing development;
- o housing densities to be specified to accord with local circumstances;
- o a mix of housing based on demographic trends and the needs of different groups;
- o the size, type and tenure of housing to reflect local demand including an appropriate supply of affordable housing;

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance provides guidance for LPAs on the factors that should be considered when assessing the suitability of sites and broad locations for development. In addition to re-appraising the suitability of previously allocated land the following factors are advised to form part of the assessment of site suitability for development now and in the future:

5. physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
6. potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
7. appropriateness and likely market attractiveness for the type of development proposed.
8. contribution to regeneration priority areas.
9. environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Arun District Local Plan 2003

Notwithstanding its end date of 2011, the Local Plan 2003 remains part of the development plan for Arun District pending the adoption of the replacement Local Plan 2011-2031. Local Plan Inset Map B (2003) – Bognor Regis and Felpham provides the current planning designations applicable to this site. There have been significant changes on the ground since the 2003 plan and Strategic Site 6, including the A259 Felpham Relief Road, and residential development has taken place.

‘Saved’ policies in the Local Plan that area applicable to the site and the proposed development are as follows:

POLICY GEN2 Built-up Area Boundary. Defines the built-up area boundaries within which development will normally be permitted.

and

POLICY GEN3 Protection of the Countryside. Safeguards the countryside outside the built-up area boundaries by resisting development other than for specific purposes including agriculture, forestry or mineral working and informal recreation.

Response The application site lies outside the built-up area of Felpham. The consequences of this location for the principle of the proposed development are examined in the Development Response section below.

POLICY GEN7 The Form of New Development. Seeks high quality design, specifically the efficient use of land (at least 30 dwellings per hectare), responsiveness to the site and development’s context, sustainable buildings and travel, protection of neighbours’ amenity, retention of open or wooded areas and appropriate parking provision.

Response The proposed development has a density of just under 9 dwellings per hectare. This low density reflects the need for a lower density to reflect the semi-rural character of the application site and locality, the existence of a significant number of trees on site and the need for substantial landscaping to reflect its context adjacent to Flansham village. Accordingly, and as indicated elsewhere in this Statement, the proposal complies with the other requirements of the policy relating to context, sustainable travel and retention of trees and parking provision.

POLICY GEN8 Development and the Provision of Infrastructure. Ensures the availability or provision of necessary infrastructure and services to support proposed development, including phased development where necessary and contributions towards provision.

Response The necessary infrastructure for the development is available in close proximity to the site, including the foul sewer on Hoe Lane to which the development is intended to connect.

POLICY GEN9 Foul and Surface Water Drainage. Ensures that adequate drainage capacity exists or can be provided for development which will materially increase foul and/or surface water discharges. Encourages the use of SuDS drainage systems.

Response A Flood Risk Assessment is submitted as part of the application, which concludes that the development will not be at discernibly at risk of flooding and that surface and foul water drainage can be satisfactorily provided for the development.

POLICY GEN12 Parking in New Development. Seeks parking provision to meet the Plan's parking standards with lower provision sought in areas accessible by other means of transport.

Response Car parking provision for the proposed development will comprise 20 parking spaces plus 8 double garages – 36 spaces in total. This level of parking will ensure that the development can contain all parking demand and that there will be no pressure for overspill parking on Hoe Lane or within Flansham village.

POLICY GEN20 Provision of Public Open Space within New Development. Requires residential development to provide public open space to the minimum standard of 2.4 hectares per 1,000 people plus play equipment.

Response The proposed development includes a main area of open space alongside the access road together with several other smaller areas. In total these give over 887 square metres of open space. This is in excess of the requirement of 768 square metres using the updated Arun DC standard of 3.2 ha per '000 population (10 dwellings x 2.4 persons at 3.2 ha per '000 population = 768 square metres). At 10 dwellings the development falls below the threshold for the provision of children's play facilities (15 dwellings for a LAP).

In its location at the edge of Flansham village the site has immediate access to the adjacent countryside via public rights of way for informal recreation purposes, including the public right of way directly adjacent to the western site boundary. Formal recreational facilities within the Felpham area are within walking and cycling distance.

Draft Arun Local Plan 2011-2031 Modified Consultation version January 2018

The emerging Local Plan has passed its Examination stage, with the Inspector's report and adoption anticipated during 2018. This follows the suspension by the Inspector of the Examination into the Local Plan in February 2016, to enable the Council to properly appraise the Objectively Assessed Need for housing (OAN) within the Borough.

Vision and Objectives

The Villages ...

..will continue to provide a range of local services and facilities serving its immediate surrounding area.

- To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities;
- To protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment thereby reinforcing local character and identity;
- To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters; and
- To promote strong, well-integrated and cohesive communities.

Policy SD SP1 Sustainable development. Indicates a positive approach by the Council in favour of sustainable development, as required by the NPPF, to secure development that will contribute to the social, economic and environmental conditions.

Response The application site is a sustainable location for new housing, both in terms of the accessibility to local services and facilities and in terms of the absence of ecological, landscape, agricultural or flooding constraints to development.

Policy SD SP2 Built-up Area Boundary. Focuses development within the Built-Up Area Boundaries as shown on the Policies Maps.

and

Policy C SP1 Countryside. Outside the defined Built-Up Area Boundaries land will be designated as countryside will be recognised for its own intrinsic character and beauty. Development will not be permitted except in specified circumstances.

Response The application site lies outside the built-up area of Felpham. The consequences of this location for the principle of the proposed development are examined in the Development Response section below.

Policy GI SP1 Green Infrastructure and development. Requires all major development proposals to consider, protect and enhance the existing Green Infrastructure assets to provide a joined up Green Infrastructure Network. The Network should be protected from light pollution.

Response The proposed development will retain the existing trees within the site, together with hedgerows and trees along the site's western boundary. Indicative landscape proposals include substantial tree planting within the site.

Policy LAN DM1 Protection of landscape character. Requires development to respect the landscape and historic character of the locality and not negatively impact upon the South Downs National Park.

Response A Landscape Appraisal is submitted as part of the application. This demonstrates that views of the development from the wider landscape will be limited and that the development will be seen as an extension to existing residential developments in the locality. There will be no discernible impact on the South Downs National Park.

Policy H SP1 The Housing Requirement. Provides for at least 20,000 new homes between 2011 and 2031 and proposes strategic housing sites including 400 dwellings for Yapton.

Response The principle of the proposed development is examined in the Development Response section below.

Policy H DM1 Housing mix. Seeks a mix of dwelling types and sizes. Developments of 11 units or more should include a balanced mix of market and affordable dwelling types and sizes including family sized accommodation based on the SHMA recommendations.

Response The development proposes a mix of dwellings sizes comprising 3, 4 and 5 bedroom houses. The proposals will therefore provide family-sized accommodation.

Policy AH SP2 Affordable housing. For developments of 11 units or more a minimum of 30% affordable housing will be required, with an affordable mix of 75% rent and 25% intermediate market housing.

Response The proposed development of 10 dwellings falls below the Policy's lower threshold of 11 dwellings for the provision of affordable housing. The requirement of the Policy does not therefore apply.

Policy D SP1 Design. Seeks an efficient use of land that reflects the characteristics of the local area, deriving from a thorough site analysis and context appraisal.

and

Policy D DM1 Aspects of form and design quality. Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale.

Response The application is for Outline planning permission with layout, scale, appearance and landscaping reserved for subsequent consideration with a Reserved Matters application.

Policy D DM2 Internal space standards. Requires the provision of internal spaces of an appropriate size to meet the requirements of all occupants and their changing needs.

Response The application is for Outline planning permission with layout, scale, appearance and landscaping reserved for subsequent consideration with a Reserved Matters application. Internal floor areas will form part of the details to be submitted at the Reserved Matters stage.

Policy OSR DM1 Open space, sport & recreation. Requires all new housing to contribute to the provision of open space, sport and recreation facilities in accordance with the current Open Space Study.

Response See Policy GEN20 of the adopted Local Plan 2003

Policy ENV DM4 Protection of trees. Ensures that trees that are subject to TPOs, are in a Conservation Area or contribute to local amenity are protected.

and

Policy ENV DM5 Development and biodiversity. Seeks a net gain in biodiversity and protection of existing habitats.

Response The proposed development will retain existing trees within the site, together with hedgerows and trees along the site's western boundary. Indicative landscape proposals include substantial tree planting within the site.

Policy W DM3 Sustainable Urban Drainage Systems. Requires development to incorporate SUDS drainage, appropriate to the size of development.

Response A Flood Risk Assessment is submitted as part of the application. This includes drainage proposals for the development, which incorporate SuDS drainage for surface water.

Yapton Neighbourhood Plan 2014-2029

The 'made' Yapton Neighbourhood Plan 2014-2029 forms part of the development plan for land within Yapton Parish. The application site at Bonhams falls within Yapton Parish and therefore within the Neighbourhood Plan boundary.

Objectives of the Plan are, in relation to housing:

- minimum of 100 new dwellings 2014-2029 in accordance with Arun's Draft Local Plan;
- to ensure that development does not put an unacceptable strain on infrastructure capacity;
- to encourage small-scale residential developments sympathetic to their surroundings;
- new developments to include a mix of housing to meet the needs principally of local people;
- to safeguard Yapton's village identity;
- to develop brownfield before greenfield sites and only use greenfield sites in exceptional circumstances.

In relation to the environment:

- to protect agricultural land used for food production;
- to protect and maintain existing green spaces;
- to protect the existing landscape and biodiversity;
- to maintain the village Conservation Areas and listed buildings;
- to minimise the risk of fluvial, sea and surface water flooding.

Policies of the Neighbourhood Plan that are relevant to the proposed development at Bonhams are as follows:

Policy BB1: Built-up Area Boundary. Focuses development within the built-up area of Yapton, as identified in the plan.

Policy H1: Housing requirement. Identifies housing allocations to accommodate growth, plus infill development within the built-up area.

Policy H2: Dwelling size. Indicates the required mix of dwelling sizes.

Policy H3: Dwellings appropriate for the needs of older people. Requires at least 25% of 1, 2 and 3 bed dwellings to be built to Lifetime Homes standards.

Policy E1: Protection of high value agricultural land. Seeks to safeguard grades 1 and 2 agricultural land.

Policy E4: Minimising the environmental impact of development and Policy E5: Retention and enhancement of biodiversity. Seek to protect well-established features of the landscape, encourage biodiversity and prevent significant loss of trees and shrubs.

Policy PK1: Parking standards for new residential development. Sets off-road parking requirements for new residential developments.

Response The requirements of the Neighbourhood Plan have generally been addressed in response to Arun District Council's adopted Local Plan and emerging Local Plan set out above; in other respects they will be met by details submitted with the subsequent Reserved matters application.

The principle of the proposed development on a site not allocated for development in the Neighbourhood Plan and outside the built-up area is addressed in the 'principle of development' section below.

Arun District Council HELAA November 2016

The latest version of the Arun District Council's Housing and Economic Land Availability Assessment (HELAA) was published in November 2016. The HELAA provides an assessment of potential housing and economic development sites in the District that have either been identified by the District Council or have been promoted by or on behalf of landowners and/or developers. The document provides details of all sites submitted as part of the HELAA process and for each site an assessment of the site's suitability for development, a notional capacity and an assessment of the site's suitability for development.

The proposed site is recorded as a potential deliverable housing site NEWY22 in the HELAA document; i.e. the site is available and offers a suitable location for development now, is achievable with a realistic prospect that development will be delivered on site within five years and in particular that development of the site is viable. The site is considered to be suitable as there are no major constraints within the site and it is accessible to facilities, job opportunities and public transport, is available within 5 years and is considered viable and achievable. The HELAA describes the site as having no major constraints; it is outside of the settlement boundary but considered suitable for future development due to its accessibility to job opportunities and public transport. The site is recorded as having a gross area of 1.61 hectares and a net developable area of 1.29 hectares, giving an estimated yield of 39 dwellings at a density of 30 dwellings per hectare. The HELAA report considers that the development of this site could contribute to a sustainable mixed community within the next 5 years.

The November 2016 HELAA report was considered and accepted by the Arun DC Local Plan Sub-Committee at their meeting on the 6th December 2016.

Response The proposed residential development responds to the conclusion of the HELAA that the site is suitable for development with no major constraints and good accessibility to local facilities. The 10 dwellings now proposed falls well below the estimated yield of 39 dwellings, reflecting the need for open space on site and for the layout to respect the rural character of Flansham village.

6. DEVELOPMENT RESPONSE - PROPOSED DEVELOPMENT

Principle of Development

The Bonhams site lies outside the built-up area for Felpham and Bognor Regis, as shown on the Proposals Map of the adopted Arun District Local Plan 2003 and for Yapton as specified in the made Yapton Neighbourhood Plan. The land is therefore considered to be in the countryside for the purposes of current policies. The Bonhams site is not allocated for residential development in either plan.

The planning status of the proposed site is not changed as a result of the emerging Arun Local Plan 2011-2031 although, as indicated above, the site is recorded in the Council's HELAA as a deliverable site. The site therefore has potential for contributing towards the requirement for housing in Arun district and towards meeting housing need in the locality.

As demonstrated in the site accessibility schedule of Site Analysis Section above, the site is in a sustainable location with ready access by foot and cycle to day-to-day services and facilities for prospective residents. The site is also sustainable in terms of the absence of ecological, landscape, agricultural or flooding constraints to development. The NPPF sets a presumption in favour of sustainable development.

The site is recognised in the 2016 HELAA as being available, achievable and sustainable; it could therefore contribute to housing land supply in the short term.

In view of the sustainable qualities of the Bonhams site and the site's positive assessment in the Council's HELAA, the principle of the proposed residential development is considered to acceptable.

Response to Reasons for Refusal of Previous Planning Application

A planning application for the residential development of the Bonhams site by the erection of 23 dwellings (Arun DC ref. Y/40/17/OUT) was refused permission in February 2018. The reasons for refusal of the outline application can be précised as follows:

1. an unsatisfactory form of development and over-intensive use of the site, adversely affecting the low density semi-rural, agricultural and historical character of Hoe Lane;
2. lack of a S.106 undertaking to secure affordable housing;
3. lack of a S.106 undertaking to secure the maintenance of on-site public open space and provision of children's play equipment;
4. lack of a S.106 undertaking to secure local infrastructure.

The current application responds to the reasons for refusal of the previous application in the following ways:

- i. The development has been substantially reduced in dwelling numbers and density of development, from the previous 23 dwellings and 12 dwellings per hectare density to the current 10 dwellings and 9 dwellings per hectare density. The proposal is now for fewer, larger dwellings giving a more spacious form of development that is more in character with the neighbouring parts of Flansham village. The development also maintains all of the garden of the Bonhams property free of development, thereby protecting its historic character and that of Flansham village.
- ii. The scale of the development at 10 dwellings results in no requirement for affordable housing in accordance with the Council's emerging policies.
- iii. At 10 dwellings the development falls below the threshold for the provision of children's play facilities.
- iv. A S.106 undertaking can provide the necessary infrastructure contribution.

Proposed Development

The proposed development is for 10 residential dwellings to be accessed off Hoe Lane. The existing dwellings on the site will be retained with access to the existing properties via the proposed internal roads. The proposed development provides a mix of semi-detached and detached dwellings throughout the development, the mix reflecting local character.

The application is for outline planning permission with all matters reserved except for access. The submitted site layout should therefore be regarded as indicative.

Amount of Development

The proposal is for 10 dwellings. On a site of 1.12 hectares this equates to a density of just under 9 dwellings per hectare. This low density reflects the need to reflect the semi-rural location of the application site and to protect the character of Flansham village, the existence of a significant number of trees on site and the need for substantial landscaping as part of the new development.

Dwelling Mix

The dwelling mix has been designed to reflect the character of the immediate locality and the site's position at the edge of Flansham village. The proposed mix is set out in the table below.

Dwelling Type	Number of units	Percentage of total
3 bedroom house	2	20%
4 bedroom house	5	50%
5 bedroom house	3	30%
Total	10	100%

Building Scale and Appearance

The application is for outline permission with all matters other than access reserved for future consideration. It is intended that the proposed dwellings will be 2-storey in scale; details of their external appearance will be submitted as part of a reserved matters application.

Following consultation with Yapton Parish Council, the proposed character and appearance of the new dwellings will be sympathetic and in context to the surrounding development within Flansham village. This will include, for example, the use of flint and brick elevations, plain tile roof cladding and any street lighting requirements provided by Georgian style lantern lamp columns.

Flooding and Drainage

A Flood Risk Assessment by RGP Design is submitted as part of the application.

The Bonhams site is designated in Flood Zone 1 on the Environment Agency flood risk map. There is no overriding risk of flooding that would affect its residential development, nor would development be likely to increase the risk of flooding elsewhere in the locality given appropriate surface water drainage provision.

Surface Water Drainage

The Bonhams site is currently drained by overland flow to the existing watercourse beyond the northern boundary of the site. Surface water from the developed site would be taken to this watercourse via tanked porous paving.

Foul Water Drainage

Foul water drainage would be taken to the existing foul sewer located in Hoe Lane.

Highways, Access and Parking

Access to the Bonhams development will be from Hoe Lane in the position of the existing access to Bonhams and Flint; in this location the appropriate sightlines and access geometry can be satisfactorily accommodated. Pedestrian access would be at the same point, linking to the existing footpaths/cycleway along Hoe Lane and to the footpath/cycleway network in the built-up area of Felpham and Bognor Regis.

Parking provision will comprise 36 spaces in total. This will ensure that the development can contain all parking demand. Cycle parking will be incorporated in each of the proposed dwellings.

Landscaping and Trees

The application is supported by a tree survey, the results of which are included in the submitted Report on Inspection of Trees and Tree Constraints Plan. Most of the trees are located beyond the site, close to the existing dwellings of Bonhams and Flints. There are trees and a hedgerow along the western boundary and the boundary to the A259 has been planted, screening the acoustic fence from the main road and from the site. These will not be affected by the proposed development.

Indicative landscaping is shown on the submitted Site Plan detailed landscape proposals will be submitted as part of the subsequent Reserved Matters application.

Ecology

A Phase 1 Habitat Assessment for the Bonhams site has been carried out by the Ecology Co-op, together with a Reptile Survey, Bat Activity Survey and Great Crested Newt Survey. These reports are submitted as part of the application.

The Assessments and Surveys do not suggest any overriding ecological issues to prevent the residential development of the site given recommended mitigation measures to be incorporated in the development.

Noise

Traffic on the A259 to the south of the site is a potential source of noise disturbance to the proposed dwellings. There is a noise attenuation barrier on top of a planted bund alongside the southern boundary of the site which significantly reduces noise that affects the site.

A noise report carried out by Anderson Acoustics in April 2017 is submitted as part of the application. This observes that noise levels within the site are low with negligible variation. No specific noise mitigation measures were recommended to be implemented for this development.

Archaeology

An Archaeological desk-based and heritage assessment was undertaken by TVAS in April 2017; this is submitted as part of the application.

There are two historic buildings on the site – Bonhams and Flints – but both are unlisted. The site also falls into an Archaeological Notification Area and it is possible that archaeological features may have survived relatively intact. An archaeological field investigation-based survey is therefore considered to be appropriate prior to development taking place.

7. CONCLUSIONS

The Bonhams site is recognised by Arun District Council as a suitable location for housing development, being assessed in the recent HELAA report as a deliverable site for housing, i.e. it is available, developable and in a sustainable location.

The site has good access to local facilities and to public transport. The local facilities in the centre of Felpham are close by. Bus routes along the A259 link the site to Littlehampton, Bognor Regis and Chichester, with stops just to the east of the site. The site is therefore in a sustainable location and prospective residents would be able to meet their day-day-day needs by foot or cycle and higher level needs by public transport.

The site has a suitable vehicular access from Hoe Lane which can be provided with sightlines and access geometry to meet safety and technical requirements. The site is not at risk from flooding and is not affected by significant noise from the A259.

The site is contained by existing vegetation, landform and buildings, is close to recent residential development and will not have an adverse impact on the wider countryside. Existing trees on site can be satisfactorily accommodated into the development and there are no overriding ecological concerns. There will be no significant adverse impact on ecology, given suitable mitigation measures.

The proposed development will contribute 10 new homes to housing provision in Arun. The proposed layout of the site will provide an attractive residential environment to accord with the semi-rural, historic character of Flansham village.