

Land West of Bilsham Road, Yapton

Sustainability Statement



For:

Landlink Estates Ltd

Project Number:

13684

January 2022

Campbell Reith Hill LLP
Raven House
29 Linkfield Lane
Redhill
Surrey RH1 1SS

Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
P01	Dec 2021	Team review	13684-CRH-XX-XX-RP-YE-0003-P01_Sustainability Appraisal.doc	SR	DWS	DWS
P02	Jan 2022	For submission	13684-CRH-XX-XX-RP-YE-0003-P02_Sustainability Appraisal.doc	SR	DWS	DWS

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Document Details

Last saved	04/01/2022 10:40
Path	13684-CRH-XX-XX-RP-YE-0003-P02_Sustainability Statement.doc
Author	Sophia Roberts
Project Partner	David Smith
Project Number	13684
Project Name	Land West of Bilsham Road, Yapton

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1.0 INTRODUCTION

- 1.1. Landlink Estates Limited has submitted a hybrid planning application to Arun District Council (ADC) for 140 residential dwellings and associated works. Planning permission is sought for 30 dwellings in detail and the remaining 110 dwellings in outline, with all matters reserved on the outline elements of the planning application apart from means of access, scale and layout. The Illustrative Masterplan for the Application Site and the detailed application area are shown in **Appendix A** to this Statement.
- 1.2. Landlink Estates Limited has prepared this Sustainability Statement to demonstrate how the design layout of the Proposed Development has considered and taken into account the principles of sustainable development, and how the further detailed design of the dwellings will be able to include features to minimise net carbon emissions and the use of finite materials and energy.
- 1.3. With respect to the role of masterplanning in sustainable development, the Royal Town Planning Institute Good Practice Guide: *Sustainable Design and Construction (August 2012)* notes that:

'Master planning should also be undertaken in such a way as to optimise the sustainability of a development as a whole, taking account of wider infrastructure and other issues.'
- 1.4. Whilst the greatest proportion of specific sustainable design would be integrated at the detailed design stage, opportunities to incorporate sustainable features into the Proposed Development have been explored as a fundamental part of the masterplan design process. The intention is to demonstrate, where possible at this stage of the design process, that the Proposed Development makes the most sustainable use of land and that dwellings within the Site would be able to achieve desired environmental performance standards at subsequent stages of design. Consideration of the principles of sustainable development has therefore formed an integral part of the design evolution and resulting masterplan reflects this.
- 1.5. ADC declared a climate emergency on 15 January 2020. All future developments within the District should be making a positive contribution towards the heritage of the area, reducing the need to travel and supporting increased access to more sustainable methods of transport. ADC has also identified the need for future development to include climate change mitigation methods, the conservation of natural resources and the increase of biodiversity.
- 1.6. This Statement has been prepared in the context of the vision set by the ADC Local Plan 2011-2031 (July 2018). This is to encourage more sustainable development and manage future growth whilst ensuring that change across the District is appropriate to meet local needs. The Local Plan will support the strategic provision of homes employment and shops and will look to ensure that these are carefully co-ordinated with the services and facilities that communities rely on and which are essential to wellbeing and quality of life.
- 1.7. The relevant policy basis remains as Policy ECC SP1 and SP2 within the Local Plan. As well as the Building for a Healthy Life (Homes England 2020) guidelines¹, reference is also made within this Statement towards the Arun District Design Guide (January 2021), especially regarding its 13 Key Design Objectives.

¹ Building for a Healthy Life (Homes England 2020) guidelines replaced Building For Life 13

2.0 SITE CONTEXT

- 2.1. The Application Site is on the southern side of Yapton, approximately 4 kilometres to the west of Littlehampton. The planning authority is ADC but West Sussex County Council (WSCC) has responsibility for relevant functions, including Highways and Lead Local Flood Authority (LLFA).
- 2.2. The Application Site comprises approximately 7.97 hectares of land, and is located to the west of B2132 Bilsham Road. The nearest postcode for the site is BN18 0LA and the National Grid reference for the approximate centre of the Application Site is 97488, 102433.
- 2.3. The Application Site is currently an agricultural field with no known history of built development; it is approximately rectangular and is flanked on its eastern side by Bilsham Road. The western boundary of the Application Site is predominantly with the Ryebank Rife watercourse, whilst the northern boundary is with land for which planning permission has been granted for residential-led development. Land adjacent to the southern boundary comprises the remainder of the agricultural field.
- 2.4. The surrounding land area is characterised by the settlement of Yapton and Burndell to the north/north-east and agricultural land to the east/south. Land to the west of the Proposed Development is also predominately agricultural but also includes an irrigation reservoir and solar renewable energy development.

Access

- 2.5. Vehicular access to the Application Site is limited to agricultural traffic from a field entrance along the eastern boundary onto Bilsham Road, opposite Taylors Close. There is no specific public access to the Application Site.
- 2.6. Adjacent to the Application Site, there are bus stops on Bilsham Road, close to its junction with Taylors Close (Lambs Cottages). Bus route 700 runs along Bilsham Road and provides connections to Bognor Regis, Chichester and Littlehampton. This service is understood to be approximately hourly.

Designated Areas

- 2.7. There are no statutory designated sites for nature conservation on or within 2 kilometres of the Application Site. The closest nationally-designated site is the Felpham Site of Special Scientific Interest (SSSI), located approximately 3.6 kilometres to the south-west; this is a geological SSSI. In addition, the Climping Beach SSSI is approximately 4 kilometres to the south-east and comprises a vegetated shingle beach, sand dune and intertidal zone supporting important wintering bird populations and an internationally-important population of wintering sanderling.
- 2.8. The closest internationally-designated sites are the Duncton to Bignor Escarpment Special Area of Conservation (SAC) and SSSI (approximately 10.3 kilometres north), and the Pagham Harbour Special Protection Area (SPA) / Ramsar Site / SSSI, which is approximately 10.5 kilometres south-west. Additional internationally-designated sites in the vicinity of the Application Site include:
 - The Arun Valley SPA/Ramsar/SAC/SSSI – approximately 11.7 kilometres north-east;
 - The Solent Maritime SAC approximately 13.5 kilometres west;

- The Langstone and Chichester Harbour SPA/Ramsar/SSSI approximately 13.5 kilometres west;
 - The Kingley Vale SAC/SSSI approximately 16.7 kilometres north-west.
- 2.9. With respect to local designations, West Beach Local Nature Reserve (LNR) is within the Climping Beach SSSI (approximately 4 kilometres south-east of the Application Site) and the Bersted Brooks LNR is approximately 3.75 kilometres to the south-west.
- 2.10. The Chichester Harbour Area of Outstanding Natural Beauty (AONB) is approximately 13 kilometres to the west of the Application Site.
- 2.11. There are no known Tree Preservation Orders (TPOs) present on Application Site.

Landscape and Visual

- 2.12. The Application Site is on the southern edge of Yapton and is not within any areas designated for their landscape interest. It is relatively open and views of the Application Site can be gained from Bilsham Road and sections of Bilsham Lane. There are a small number of residential properties overlooking the Application Site on the eastern side of Bilsham Road and there are Public Rights of Way (PRoW) to the west (Path 156-1) and south (Path 148-1). There will be existing views of the Application Site from some residential properties along The Millers and Gladstone Road, to the north of the Application Site; however, it is likely that these views will be obscured by the approved residential development immediately north of the Application Site. When that development is complete, it will introduce new residential receptors that will overlook the Application Site.

Heritage

- 2.13. The closest Scheduled Monument to the Application Site is the medieval earthworks east and south-east of St Mary's Church, approximately 2.5 kilometres to the north-east of the Application Site.
- 2.14. There are no Listed Buildings on the Application Site. The closest Listed Building to the Application Site is the Grade II-listed Hobbs Farmhouse, which is approximately 230 metres to the south-east. There are three additional Grade II listed buildings along Bilsham Lane:
- Bilsham Manor and Manor Cottage - approximately 300 metres south;
 - The Chapel – approximately 313 metres south;
 - Old Bilsham Farmhouse – approximately 360 metres south-west.
- 2.15. There is a group of Grade II listed buildings either side of Main Road and North End Road in Yapton (approximately 650 metres to the north of the Application Site) and the Parish Church of St Mary approximately 1.12 kilometres to the north-east is Grade I listed. These listed buildings are within the Yapton Main Road and Church Lane Conservation Area.

Water Management and Flood Risk

- 2.16. The Ryebank Rife is an existing ordinary watercourse, along the western boundary of the Application Site and it is understood that the watercourse eventually outfalls downstream into the main river course approximately 650 metres south of the Application Site.
- 2.17. The Application Site (including all proposed built development and impermeable surfaces) lies predominantly within Flood Zone 1, which is the lowest probability of flooding. A limited area in

the north-western corner of the Application Site lies within Flood Zone 2 but this is only proposed for landscaping, play and new planting. The Application Site is generally at low or very low risk of flooding from other sources, with a medium risk associated with groundwater flooding.

Geology, hydrogeology and ground conditions

- 2.18. The British Geological Survey (BGS) map sheet 317/332 for Chichester and Bognor indicates the Application Site comprises superficial deposits of Aeolian Brickearth over Upper Chalk Formation. The Aeolian Brickearth deposits as described as comprising 'mainly silt in part contaminated with gravel'.
- 2.19. The BGS Geo Index Onshore mapping data suggests the Application Site comprises River Terrace Gravels of sand, silt and clay over 'Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (Undifferentiated)'.
- 2.20. A borehole record just southwest of Application Site (REF: SU90SE30) encountered Brickearth of brown mottled grey silty clay to 2.4 metres below ground level (bgl) overlying 1.6 metre thickness of raised beach deposits comprising very sandy chalk silt with chalk and some flint pebbles. The chalk bedrock was encountered at 4.0 metres bgl. Two other borehole records roughly 750 metres northwest (REF: SU90SE29) and 1 kilometre west (REF: SU90SE26) recorded similar strata with chalk bedrock from 4.0 metres at both locations.
- 2.21. The Application Site is not located within a Source Protection Zone (SPZ) but is situated above a Principal Aquifer. The superficial deposits are classified as a Secondary A Aquifer. The groundwater vulnerability for the site is Medium to High. Groundwater monitoring was undertaken in June 2021 and the groundwater levels beneath the Application Site are shown to range from 1.2 to 2.4 metres bgl.
- 2.22. Whilst the specific Agricultural Land Classification of the Application Site is not known, the majority of the surrounding agricultural land is understood to be within the 'Best and Most Versatile' criteria (Grades 1, 2 and 3a). As such it is envisaged that the Application Site could also be within the 'Best and Most Versatile' criteria.

3.0 POLICY CONTEXT

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (PPG) form the basis for Local Plan preparation and Local Planning Authority decision-making. The NPPF was most recently updated in July 2021 and remains the primary expression of the Government's planning policy for England.
- 3.2. Revisions to the NPPF include Paragraph 134, which requires "*significant weight*" be given to development that "*reflects local design policies, government guidance and outstanding or innovative design which promotes high levels of sustainability*" or "*helps raise the standard of design more generally in an area.*"
- 3.3. The NPPF summarises the objective of sustainable development using the Brundtland Commission definition: '*meeting the needs of the present without compromising the ability of future generations to meet their own needs.*'
- 3.4. Central to the NPPF, within paragraph 11, is the presumption in favour of sustainable development and those development proposals that accord with an up-to-date development plan should be approved without delay.
- 3.5. Paragraph 152 of the NPPF addresses the challenge of climate change, confirming that the planning system should '*support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimize vulnerability and improve resilience; and encourage the reuse of existing resources, including conversion of existing buildings, and support renewable and low carbon energy and associated infrastructure.*'
- 3.6. Paragraph 154 requires that new development should be planned for in ways that:
- a) *avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
 - b) *can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*
- 3.7. Paragraph 157 requires that in determining planning applications, local planning authorities should expect new development to:
- a) *comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

Arun District Council Local Plan 2011-2031 July 2018 (Local Plan)

- 3.8. Sections 6 and 7 of the Local Plan highlight the environment and acknowledgement towards the need for developments to accommodate the needs within environmental and landscape limitations. This should be done in conjunction with the promotion of more sustainable patterns of development, which is a key issue for the council. It also highlights that developments need to incorporate green infrastructure within the design to ensure the setting is adaptable and has a long-term use. The Local Plan recognises that planning cannot solely ensure that the development is sustainable and developers are encouraged to use sustainable construction and design techniques and focus specifically upon energy efficiency, water and materials as well as a waste reduction.
- 3.9. There are two principal policies that are directly relevant to this appraisal: ECC SP1 and ECC SP2.
- 3.10. ***Policy ECC SP1: Adapting to climate change***– The Council will support development that is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity. In order to achieve this, development must be designed to take into account of the following issues:
- a) Location (in relation to flood risk and vulnerability to coastal erosion);
 - b) Water efficiency;
 - c) Shade, cooling, ventilation, solar gain;
 - d) Connectivity to the green infrastructure network;
 - e) Layout and massing;
 - f) Resilience of buildings and building materials to extreme weather events;
 - g) Capacity of drainage systems and incorporation of Sustainable Drainage Systems (SuDS).
- 3.11. ***Policy ECC SP2: Energy and climate change mitigation***– All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
- a) Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
 - b) Use design and layout to promote energy efficiency;
 - c) Incorporate decentralised, renewable and low carbon energy supply systems, for example small-scale renewable energy systems such as solar panels.
- 3.12. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of onsite renewable or low carbon energy generation is unviable or not feasible. In assessing the achievement of these standards the Council will also consider:

- Site constraints;
- Technical viability;
- Financial viability;
- Delivery of additional benefits.

Arun District Design Guide, January 2021

- 3.13. The Arun District Design Guide has been prepared as part of the Council's commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Local Plan, raising the design standard across the District and setting out the Council's expectations on how the distinctive character and qualities of the District should be respectfully improved and enhanced through development.
- 3.14. The Design Guide was adopted as a Supplementary Planning Document (SPD) in January 2021 and is a material consideration in the determination of planning applications. Key themes within the Design Guide include the importance of integration with the existing varied built and landscape character of the District; ensuring safe and convenient movement minimising pedestrian, cyclist and vehicle conflicts; securing adequate off-street car parking in new developments; catering for the needs of an ageing population; and responding to future environmental challenges through design. The following Key Objectives provide the structure to the Design Guide:
- Local Distinctiveness, Character and Identity;
 - Cohesive and Vibrant Neighbourhoods;
 - Diversity;
 - Ease of Movement;
 - Accessibility and Inclusion;
 - Legibility and Integration;
 - Adaptability and Future Needs;
 - Safety, Security and Crime Prevention;
 - Efficient Use of Natural Resources;
 - Innovation;
 - Climate Change and Sustainability;
 - Good Streets and Spaces;
 - Well Designed Buildings.

4.0 ANALYSIS AGAINST POLICIES ECC SP1 AND ECC SP2

- 4.1. Policies ECC SP1 and SP2 have been used to set the framework for the assessment of Sustainability within this report, alongside the criteria set out in Building for a Healthy Life (Design for Homes 2020)². The use of 'Building for a Healthy Life' has been adopted within this Statement because it is an independent national standard and can provide a consistency of methodology for the Applicant across their business within different planning authority areas. The status of the Arun District Design Guide is also acknowledged and the analysis within this section provides appropriate cross-reference to applicable sections of the Guide. Reference should also be made to the Design and Access Statement (DAS) submitted as part of the planning application because this provides additional analysis that directly refers to the Design Guide.
- 4.2. Building for a Healthy Life uses a traffic light 'grading' system in order to assess the relative performance of a development against 12 set criteria. Green implies the design of the scheme has responded positively to the criteria. Amber is used where there is clear evidence of local constraints on the scheme beyond control of the design team that prevent it from achieving green. Red elements identify features of the Proposed Development that need changing and where the scheme designed as the specific time of assessment fails to respond to the question positively. The Building for a Healthy Life criteria are presented in **Table 1** below and the Proposed Development has been assessed against these criteria.
- 4.3. After discussion of the individual criteria of Building for a Healthy Life, this section of the report will review the requirements of Policy ECC SP1 and SP2 to demonstrate how the Proposed Development has responded to these elements, or may be able to respond at the next stages of design. A box summarising whether the Proposed Development is considered to comply with the requirements or not has been provided under each criteria. This uses colour coding in the same way the Building for a Healthy Life standards traffic light coding (Green, Amber, and Red).
- 4.4. Reference is provided against each Building for a Healthy Life criterion to confirm which of the ADC Design Guide Key Objectives, that element of the Proposed Development is considered to be in accordance with.

Table 1: Assessment against Building for a Healthy Life Criteria

Building for a Healthy Life criteria	Design response	Score
Integrating into the neighbourhood		
Natural connections	The layout and configuration of the Proposed Development has responded to the surrounding landscape and land uses. A landscaped buffer has been incorporated along the existing Ryebank Rife watercourse corridor on the western side; this will safeguard the watercourse habitat and provide connection between the adjacent arable landscape to the west and the Application Site. The Proposed Development has embraced the local history, heritage, through the maintenance of a substantial buffer along the southern side of the Application Site, respecting the setting of the listed buildings to the south. The northern boundary of the Application Site acknowledges the proposed boundary landscaping as part of the extant	

² Building for a Healthy Life (Homes England 2020) guidelines replaced Building For Life 12

Building for a Healthy Life criteria	Design response	Score
	planning permission for that land. The Proposed Development provides logical edge-to-edge connections through the Application Site and the pre-existing pattern of surface water flow has been considered when determining the layout. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 1 – Local Distinctiveness, Character and Identity • 4 – Ease of movement.	
Walking, cycling and public transport	The layout of the Proposed Development creates a network of routes for all modes of transport. The main access from the road will include traffic calming measures including raised tables and a 20mph speed limit within the Application Site to assist safe passage for all modes of transport. Walking and cycling are all encouraged through the delivery of good quality walking paths through the Proposed Development. All proposed dwellings within the Application Site will be within 400 metres walk of the bus stops on Bilsham Road, as well as walking links to village amenities and the local primary school. The Proposed Development is situated in a sustainable location, as it is immediately adjacent to the built-up area boundary of the settlement, and as such it allows efficient and sustainable movement patterns within the settlement and beyond. The village centre is within an approximate 10-minute walk of the Application Site (925 metres from the Proposed Development entrance), including collection of community facilities and recreational attractions. These include a Co-op store, butchers, fish and chip shop, hairdressers, village hall, King George's Field (Recreation Ground), skatepark and equipped play space. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 2 – Cohesive and Vibrant Neighbourhoods; • 4 – Ease of movement; • 12 – Good Streets and Spaces.	
Facilities and services	The layout of the Proposed Development offers an easily accessible, open space and the incorporation of a Bilsham Road Green Gateway, Locally-Equipped Play Space, Village Green and substantial landscaped areas on the southern and western sides of the Application Site will provide opportunities for recreational activities. The Proposed Development includes a permanent pond in the southern section of the Application Site as part of the sustainable drainage systems (SuDS). All of the public spaces within the Application Site have been designed with a safety aspect in mind and to ensure the promotion of well-being, physical activity and social inclusion. The streets and other spaces within the development have included the placement of trees and other planting to enhance the streetscape and to provide additional benefits such as improvements of air quality, climate change mitigation and the seasonal variation. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 2 – Cohesive and Vibrant Neighbourhoods; • 3 – Diversity; • 8 – Safety, Security and Crime Prevention; • 12 – Good Streets and Spaces.	

Building for a Healthy Life criteria	Design response	Score
Homes for everyone	The development includes a mixture of dwelling types, including the provision of 42 affordable units (30%), meeting the ADC Policy in this respect. The inclusion of housing of different sizes offers homes for people of all stages in life. Each home will have its own private access to private outdoor space, which is beneficial within the recent social context of greater social distancing and with many people being more flexible with their working within their homes. Everyone also has equal accessibility to the greenspace areas located within the Proposed Development. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 2 – Cohesive and Vibrant Neighbourhoods; • 3 – Diversity; • 5 – Accessibility and Inclusion.	
Creating a place		
Making the most of what's there	The Proposed Development utilises the existing watercourse on the western side and hedgerow boundaries on the eastern side, and will keep trees and vegetation that already exist within these boundaries. Retention of existing landscape features and reinforcement through the proposed landscape strategy will benefit wellbeing and will provide a net gain for biodiversity compared to the prevailing baseline. The SuDS strategy has sought to utilise the existing drainage characteristics of the Application Site and the inclusion of a permanent surface water drainage pond and swales will also support the enhancement of biodiversity. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 1 – Local Distinctiveness, Character and Identity; • 9 – Efficient Use of Natural Resources.	
A memorable character	The provision and disposition of housing and green space is informed by landscape and local character based on four key character areas, which respond not only to the physical context and features of the Application Site, but also the key structuring elements of the Proposed Development such as the main spine and central SuDS street, open spaces and gateways. They are defined by the form and architectural style of the Proposed Development and public realm: • Park Avenue: Forms the main frontage and entrance to Bilsham Road and principal street, which provides a direct route eastwards and westwards across the development with the line of a new water feature, street trees and central village green space. This will create a distinctive quality; • Rural Mews: Provides an attractive relaxed semi-rural residential environment which uses traditional layout and building types across the north eastern part of the Application Site; predominantly within the detailed first phase. The Rural Mews will provide linkages to bus stops on Bilsham Road to the east and public open green space to the west. • Home Street: Lies between the Park Avenue and Country Side character areas and creates an attractive residential environment, which uses traditional perimeter blocks and building types at the core of the Proposed Development. This area will provide a legible route with building frontages of good architectural quality. It forms part of the defining key secondary route within the Proposed Development and green streets leading towards public	

Building for a Healthy Life criteria	Design response	Score
	open green space on the outer edges. - Country Side: Provides an attractive residential environment with curves building lines, which relates to green space and countryside to the south and west which complements the urban feel of the Proposed Development elsewhere. These character areas are described on pages 66 to 72 of the Design and Access Statement. The scheme provides an attractive and structured landscape setting that creates an attractive place to live, complementing and softening built form. The scheme will enhance the central Village Green; substantial buffers along the western and southern sides of the Application Site; swales and permanent pond; and footpaths and will add to wellbeing by creating high quality and attractive spaces. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: 1 – Local Distinctiveness, Character and Identity; 12 – Good Streets and Spaces.	
Well-defined streets and spaces	The design of the Proposed Development has utilised buildings in close proximity to green areas within the streets and spaces. The streets have been designed to provide surveillance for the dwellings through the design of the corners and housing placement. The active frontages of the dwellings will also provide well-defined spaces, as well as front doors, which face the street. Dwellings in prominent locations, such as corners, have been designed with dual aspect. The proposed building lines, in combination with well-defined boundaries, street trees hedges and other landscape have been designed to create an attractive high quality residential environment. Frequent entrances to dwellings offer direct access to the street. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: 1 – Local Distinctiveness, Character and Identity; 6 – Legibility and Integration; 12 – Good Streets and Spaces.	
Easy to find your way around	The Proposed Development incorporates a good sense of definition and enclosure based on a simple street hierarchy and buildings with active frontages lining the routes. The Proposed Development provides a combination of private and communal residential outdoor amenity spaces which are of a high quality and can be safely and conveniently accessed by all residents Block sizes between internal access roads are relatively compact, which assists permeability of all areas of the Application Site and wayfinding. The entrance to the Proposed Development provides one exit and entry access point, making accessibility simple. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: 4 – Ease of Movement; 8 – Safety, Security and Crime Prevention; 12 – Good Streets and Spaces.	

Building for a Healthy Life criteria	Design response	Score
Street & home		
Healthy Streets	The streets within the Proposed Development has been designed to have a 20 mph speed limit and a number of raised speed tables have been incorporated within the layout, particularly around junctions. These areas have been designed with pedestrians in mind; with the use of creative landscaping and trees this will create an area that promotes active travel. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 4 – Ease of Movement; • 12 – Good Streets and Spaces.	
Cycle and car parking	The parking for both cars and bicycles is consistent with the scheme set by the ADC Parking Standards (2020). There are designated areas for car parking throughout the Proposed Development to ensure that car parking does not dominate the streets, with the option of frontage, on plot and courtyard parking areas. In accordance with ADC adopted parking standards the development seeks to deliver active coverage for Electric Vehicle Charging Points (EVCPs) at all dwellings with a garage and driveway. The Proposed Development shows 17 of the 30 dwellings in Phase 1 with active EVCPs. This equates to 57% coverage. The remaining dwellings in Phase 1 will be provided with passive coverage to enable easy future installation of EV charging infrastructure. EVCP provision for the remainder of the Proposed Development will be in accordance with prevailing guidance and policy at the time the detailed design is progressed. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 4 – Ease of Movement; • 11 – Climate Change and Sustainability.	
Green and blue infrastructure	Green and blue infrastructure is an identifying theme put at the forefront of this design. There is existing vegetation that is utilised throughout the Site and also the incorporation of new planting and trees to support and promote biodiversity gain within the area which will achieve in excess of 10% BNG (+10.1% for habitat units and +93.1% for hedgerow units). Proposed planting within the north-western, western and southern sections of the Application Site will encourage a more diverse range of biodiversity. The Village Green and other areas of formal and informal green space in the north-western, western and southern areas of the Application Site could be utilised for physical activity. Inclusion of both green and blue infrastructure within the Proposed Development has the ability to promote social wellbeing for residents through contributions to health and social inclusion. The development offers opportunities to reinforce the current biodiversity that can be found within the hedgerows and will secure an increase in biodiversity net gain through native trees planted, and the use of a permanent pond and swales. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 1 – Local Distinctiveness, Character and Identity; • 2 – Cohesive and Vibrant Neighbourhoods; • 9 – Efficient Use of Natural Resources.	

Building for a Healthy Life criteria	Design response	Score
Back of pavement; front of home	The boundaries are well defined within the Proposed Development and the use of trees and grass areas will create a more inclusive environment. The distance between the pavement and the building layout is well considered, with the inclusion of front garden areas to allow for more social interaction amongst future home owners. The sensible use of the allocated space to ensure it is utilised fully and given a particular function. Through the analysis against this Building for a Healthy Life criteria, the Proposed Development is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 2 – Cohesive and Vibrant Neighbourhoods; • 6 – Legibility and Integration; • 12 – Good Streets and Spaces.	
Building for a Healthy Life criteria	The Proposed Development positively responds to all of the Building for a Healthy Life criteria, and provides compliance with relevant local policy (e.g. Arun District Parking Standards.)	Compliance

Analysis against Arun District Council Policy ECC SP1 – Adapting to climate change

- 4.5. For the ease of reading, after each discussion of the relevant criteria, a summary box has been placed to confirm whether the Development can be concluded as complying with the policy at hand.
- 4.6. The submitted planning application documents, including the Planning Statement and DAS have also covered elements that are related to the Sustainability Statement. Whilst not intending to duplicate material that has been submitted, relevant elements are also included within this section of the Sustainability Appraisal, where they apply to criteria within Policy ECC SP1. Under Policy ECC SP1, development must be designed to take account of the following issues:

a. Location (in relation to flood risk and vulnerability to coastal erosion)

- 4.7. All of the Application Site that contains operational development is currently located within Flood Zone 1. Part of the landscaping/BNG area in the north-western section of the Application Site is located within current Flood Zone 2³ and as such is considered at medium risk from fluvial flooding. The Application Site is generally at low risk of flowing from all sources and medium risk of flooding from groundwater. There is an ordinary watercourse running along the western boundary of the Application Site. The location of the Proposed Development is such that it is not vulnerable to coastal erosion.
- 4.8. The proposed sustainable drainage strategy involves the use of swales, a permanent surface water drainage pond, permeable paving and below ground storage to manage surface water runoff generated from the Proposed Development. Surface water will be captured via the aforementioned drainage features and conveyed towards the attenuation features where it will be stored prior to controlled discharge to the watercourse running along the western boundary of the Application Site. The proposed drainage strategy will not increase flood risk on or off the Application Site and is considered appropriate for the Proposed Development in its location⁴.

Arun District Council Policy ECC SP1 – location of the development in relation to flood risk	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 9 – Efficient Use of Natural Resources.	Compliance
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b. Water efficiency

- 4.9. The water efficiency within the Proposed Development aims to achieve the Arun District Council residential target of <110 litres/person/day (as set out in Local Plan Policy W DM1), the Proposed Development will reduce the consumption of potable water in dwellings on the Site through the use of water efficient fittings, appliances and water recycling systems.
- 4.10. It would be expected than the policy target could be achieved utilising combinations of the following water consumption items below:
- WCs (e.g. 6/4 Dual Flush litre);
 - Wash hand basin taps (e.g. Flow reducing/aerating taps, 3 litres/min);
 - Showers (e.g. with 8 litres/min shower flow rate);
 - Bath (e.g. Smaller shaped bath (approximately 140 litres));

³ Based on updated 2021 Environment Agency flood data

⁴ 13720-CRH-XX-XX-RP-C-0002-P3_FRA (November 2021)

- Kitchen Sink (e.g. 6 litres/min flow restricted taps (or similar approved));
- Washing Machine (e.g. 49 litre max volume (typical practice));
- Dishwasher (e.g. 13 litre/cycle (typical practice)).

- 4.11. A more comprehensive specification will be produced within the detailed design stage and the chosen appliances could potentially be at the new homeowner's discretion. Though with the above measures implemented, an estimated consumption of 102 litres/per/day could be reached. This will be secured through a planning condition requiring compliance with the optional building control standards in respect of water usage as demonstrated through the water calculator.

Arun District Council Policy ECC SP1 – Water efficiency	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 9 – Efficient Use of Natural Resources.	Compliance
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c. Shade, cooling, ventilation and solar gain

- 4.12. The orientation of the dwellings has considered passive solar design measures such as avoiding single aspects, including south facing windows on habitable rooms, minimising north-facing glazing. Street trees as part of place-making will also offer shade. Specific mechanisms for ventilation will be determined at the detailed design stage.
- 4.13. The use of appropriate materials to transmit or resist radiation from the sun will be considered within the detailed design and specification of the dwelling structure in order to maximise sunlight and passive solar energy. In addition to seeking to make best use of passive solar gain in order to result in lower energy consumption, the orientation of the dwellings, especially roof slopes, has been designed to maximise the use of solar PVs without detriment to the sensitive street scene. This consideration through design has enabled 17% of the units within the detailed first phase to have dedicated on-roof solar PV panels, which will reduce the need for primary energy and at the sunniest times lead to a small net export of energy from the Proposed Development.
- 4.14. Overheating and the need for shade will be considered at the detailed design stage.

Arun District Council Policy ECC SP1 – shade, cooling, ventilation and solar gain	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 9 – Efficient Use of Natural Resources; • 11 – Climate change and Sustainability.	Compliance
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d. Connectivity to the green infrastructure network

- 4.15. Arun District Council emphasises the necessity of maintaining local character and identity of the area. The design of the Proposed Development protects and enhances the existing green infrastructure within the area. The design provides a high quality landscape setting, and a significant BNG (+10.1% for habitat units and +93.1% for hedgerow units). It includes additional recreational green space with the creation of and new green/blue infrastructure, including the planting of native species. The hedgerow and associated trees on the eastern boundary of the Site will be maintained, as well as trees along the Ryebank Rife on the western

boundary. This will ensure that wildlife can continue to move from the Site to other adjacent habitat areas.

Arun District Council Policy ECC SP1 – connectivity to the green infrastructure networks	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 9 – Efficient Use of Natural Resources.	Compliance
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e. Layout and massing

- 4.16. The Proposed Development responds to the grain of existing and surrounding development in terms of plot and block size, and positioning of the building lines (setback from Bilsham Road). It will create a villagescape which is rich, varied and sympathetic to the character and south western edge of Yapton and wider Arun District.
- 4.17. The southern and western parts of the Application Site provide a generous public green space that incorporates natural play, the attenuation pond as part of the SuDS strategy, new planting, habitats and footpath network for health and wellbeing.
- 4.18. The scale and overall density of housing at 28dph responds to the village setting. The southern part of the Application Site remains open in character though the existing boundary vegetation together with new planting means much of the Proposed Development will be screened from view. The proposed development promotes shared surface streets and modern housing typologies. The building materials have been carefully considered and reference the local vernacular.
- 4.19. No dwellings are above two storeys are proposed, and massing is consistent with rhythm of other existing rooflines and overall landscapes. The Design and Access Statement provides further information on how the layout and massing encompasses the style and character of surrounding areas.

Arun District Council Policy ECC SP1 – layout and massing	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 1 – Local Distinctiveness, Character and Identity.	Compliance
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f. Resilience of buildings and building materials to extreme weather events

- 4.20. Building fabric and materials are not specified at the planning application stage. The context of the Site suggests that the Proposed Development is not envisaged to be within a particularly high-risk area in relation to extreme weather events. The new dwellings will be located within Flood Zone 1 and are predicted to be in an area at low risk of flooding; these would not require specific flood resilience to be designed into the design of the development.

Arun District Council Policy ECC SP1 – Resilience of buildings to extreme weather.	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 7 – Adaptability and Future Needs.	Compliance
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g. The capacity of drainage systems and incorporation of Sustainable Drainage Systems (SuDS).

- 4.21. The development incorporates Sustainable Drainage Systems and seeks to utilise a combination of swales, permanent pond, permeable paving and below ground storage to manage surface water runoff, provide improvements in water quality improvement prior to the discharge point into the existing watercourse. Full details are included in the FRA ⁵.

Arun District Council Policy ECC SP1 – SuDS.	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objective: • 9 – Efficient use of Natural Resources.	Compliance
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Analysis against Arun District Council Policy ECC SP2

- 4.22. The development will be expected to be energy efficient and demonstrate how it will:
- a. Achieve energy efficiency measures that reflect standards applicable at the time of submission**
- 4.23. As set out within the Energy Hierarchy, the reduction in energy use will depend upon the principal technique of increasing the thermal efficiency of the proposed dwellings and the exact methods will be outlined within the detailed design stage. The design of the buildings and the use of materials will be able to optimise the fabric and thermal performance; the design has considered “form factor” (a principle from passivHaus design) where the external envelope is kept as low as possible in ratio to floor space. This is found in the simple forms with very limited use of projections; these will be secured as part of the detailed design of the planning consent.
- 4.24. The Future Homes Standard seeks compliance with Part L (Conservation of Fuel and Power), as well as Part F (Ventilation) of the Building Regulations to ensure that new homes become more energy efficient. Design of components within the Proposed Development will consider these requirements through the input of a renewable energy source, namely Solar PV on the appropriately suited roofs. The Proposed Development proposes solar PV on 17% of the units within the first detailed phase; ahead of the requirement to do so.
- 4.25. Building Regulations compliance would ensure that homes built from 2025 will produce 75-80% less carbon emissions than developments under current regulations. Changes to the Building Regulations in the coming year (2022) are foreseen to produce 31% less carbon compared to the current regulation. Compliance with these regulations will be specified within the detailed design stage secured by planning conditions and building regulation approval. Although the policy refers to standards applicable at the time of the submission, it is envisaged that the detailed specification for the dwellings, including building fabric and thermal efficiency will need to reflect the prevailing best practice (Building Regulations) at that point in time, rather than when the submission was made. It is envisaged that as standards improve over time, this will provide higher levels of environmental performance.

⁵ 13684-CRH-XX-XX-RP-C-0002-P1_FRA (December 2021)

Arun District Council Policy ECC SP2 – Energy efficiency measures	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 7 – Adaptability and Future Needs; • 10 – Innovation; • 11 – Climate change and Sustainability.	Compliance
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b. Use design and layout to promote energy efficiency

- 4.26. The primary means of minimising energy consumption within residential developments will rely upon ensuring thermal efficiency within the homes and the detailed design stage will specify exact methodologies. The Government's Future Homes Standard aims to ensure new residential developments from 2020 will produce 75-80% less carbon emissions than under current regulations. Adhering to Building Regulations will also play an important role within this aspect of the detailed design. The orientation of the dwellings within the Application Site has sought to make best use of passive solar design in order to reduce energy consumption through:
- Efficient site layout;
 - Highest Potential for the installation of solar PVs.
- 4.27. Additionally, the following will all assist with building performance secured through Building Regulations:
- Glazing specification ; and
 - External wall/ roof thickness
 - Air tightness and recovery of heat through MVHR (if applicable).

Arun District Council Policy ECC SP2 – use, design and layout to promote energy efficiency	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 7 – Adaptability and Future Needs; • 10 – Innovation; • 11 – Climate change and Sustainability.	Compliance
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c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small-scale renewable energy systems such as solar panels.

- 4.28. The Proposed Development has made provision for the installation of in-roof solar PV on suitable roof spaces within the Site. The optimal positioning of domestic PV is recognised as being within 25 degrees of south but it is acknowledged that the performance of PV is not significantly reduced at greater angles from south (up to 65 degrees). The Solar PVs follow the orientation of the scheme to avoid negative visual impacts.
- 4.29. The Proposed Development has therefore sought to make best use of the influence of passive solar design in the layout buildings and includes provision of PV on 5 of the dwellings within the first detailed phase (17%). **Appendix B** shows the locations of those roof spaces proposed for PV within the first detailed phase of the Proposed Development. It is envisaged that provision of roof-mounted PV on the remaining outline areas of the Proposed Development will, as a minimum, comply with prevailing policy requirements at the time of detailed design. **Table 2**

below shows the potential benefits of this scale of solar PV within the Proposed Development based on the Energy Savings Trust Calculator⁶.

Table 2: Potential relative performance of PV within the Site (per dwelling)

Panel orientation	Potential CO ₂ saving per year (kg)	CO ₂ saving over 25 years (kg)	% performance relative to south
SEE	494	11,598	92
SE	514	12,087	96
SSE	524	12,324	98
S	535	12,561	100
SSW	524	12,324	98
SW	514	12,087	96
SWW	494	11,598	92

Assumptions:

- Postcode – BN18 0LA;
- 30-degree roof angle;
- <20% shading;
- Small scale (2 kWp) installation;
- Use pattern – out most of the day until 6pm.

- 4.30. The provision of on-site renewable / low carbon technology will exceed the minimum 10% target required by Policy ECC SP2, and also set out in Section K.01 – Energy and Carbon within the Arun District Design Guide.

Arun District Council Policy ECC SP2- Renewable energy and low carbon energy supply systems	The Proposed Development positively responds to this criterion and is considered to be in accordance with the following Arun District Design Guide Key Objectives: • 9 – Efficient use of Natural Resources; • 11 – Climate change and Sustainability.	Compliance
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⁶ <https://www.pvfitcalculator.energysavingtrust.org.uk/>

5.0 CONCLUSION

- 5.1. Landlink Estates Limited has submitted a hybrid planning application to Arun District Council for 140 residential dwellings and the associated infrastructure. Planning permission is sought for 30 dwellings in detail and the remaining 110 dwellings in outline.
- 5.2. Arun District Council declared climate emergency on 15 January 2020. All future developments within the District should be making a positive contribution towards the heritage of the area, reducing the need to travel and the promotion and access to sustainable methods of transport. This Sustainability Appraisal has been prepared in response to applicable policies within the Arun District Council Local Plan 2018, namely Policy ECC SP1 and ECC SP2 and has incorporated assessment against the Building for a Healthy Life criteria to guide the analysis. The Local Plan also identifies the need for future development to include climate change mitigation methods and the conservation of natural resources and the increase of biodiversity.
- 5.3. The appraisal contains an analysis of the Proposed Development against the above requirements; it demonstrates how the layout and design has considered the principles of sustainable development and how the detailed design of the infrastructure and dwellings will have the ability to minimise net carbon emissions and minimise the use of energy.
- 5.4. It is to be acknowledged that a high proportion of specific sustainable design will be integrated at the detailed design stage; however, sustainable development features have been taken into account and explored as part of the masterplan design process, such as passive solar gain, 'form factor' for dwelling design and the inclusion of solar photovoltaics.
- 5.5. The Proposed Development seeks to deliver active coverage for Electric Vehicle Charging Points (EVCPs) at all dwellings with a garage and driveway, which is 17 of the 30 dwellings proposed within the detailed first phase. This equates to 57% coverage. The remaining dwellings within the first phase will be provided with passive coverage to enable easy future installation of EV charging infrastructure. ECVP provision for the remaining outline parts of the Proposed Development will be in accordance with prevailing guidance and policy.
- 5.6. The Proposed Development has accounted for the sustainable development considerations within the design at this stage. It presents the opportunity for the sustainability of the Site to be optimised throughout the detailed design process. This analysis against the aforementioned policies demonstrates that the Proposed Development has the ability to fully comply with all of the applicable policy criteria.

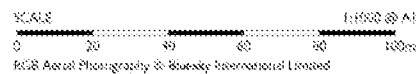
Appendix A: The Application Site



KEY

- | | |
|------------------------------------|----------------------|
| ----- The Site | Wildflower areas |
| ----- Phase 1 area | Attenuation pond |
| Existing vegetation to be retained | Swales |
| Existing tree to be removed | Private rear gardens |
| Tree planting | Roads |
| Woodland planting | Footways |
| Hedgerow planting | Driveways |
| Shrubs and groundcover planting | Pavement |
| Amenity grass areas | Benches |
| Mown paths | |

ILLUSTRATIVE



rev	description	date	by	chk
B	Minor amendments	2021-12-16	MH	MG
A	ISSUED FOR PLANNING	2021-12-15	MH	MG
-	FIRST ISSUE	2021-12-10	MHW/MG	MG

project
LAND WEST OF BILSHAM ROAD

client
LANDLINK ESTATES LTD

drawing title
ILLUSTRATIVE LANDSCAPE MASTERPLAN

drawing number	version	works	scale
964-MP-01	B	PLANNING	1:1000@A1

Tel: 01721 140140 EMAIL: info@indigo-landscape.co.uk WWW: WWW.INDIGO-LANDSCAPE.CO.UK
INDIGO LANDSCAPE ARCHITECTS LIMITED



KEY

..... The Site	Private rear gardens	1.2m high timber post and rail fences
..... Phase 1 area	Underground watercourses	Timber knee rail
Existing vegetation to be retained	Grey concrete/asphalt road surfaces	1m high white top bow cap fencing
Existing trees to be removed	Soft colour asphalt road surfaces	Garden sheds
Street trees/planting	Footways	Private site storage
Garden tree-planting	Painted brick permeable brick paved surfaces	
Woodland planting	Granite set threshold	
Hedge row planting	Paved	
Shrub and groundcover planting	Garden paths	
Arboreal grass areas	Gravel surface	
Wildflower and bulbs to verges	2m high brick wall boundary	
	1.8m high close boarded timber fences	

SCALE

0 10m 20m

1:2500

NORTH

REVISIONS

No.	Description	Date	By	Appr.
1	Issue for planning	2021-12-14	MG	MG
2	Issue for planning	2021-12-15	MG	MG
3	Issue for planning	2021-12-16	MG	MG

LANDSCAPE MASTERPLAN - DETAILED AREA

LANDLINK ESTATES LTD

INDIGO LANDSCAPE ARCHITECTS LIMITED

**Appendix B: Plan of roof spaces in the detailed first phase of the
Proposed Development with orientations suitable for solar PV**



Legend

Hybrid Application Boundary

Detailed Area Boundary

PV Panel Location

PV Panels

DRAFT

10

5

0

10

20

30

40

50m

BOYLE & SUMMERS

CONSULTANTS AND ARCHITECTS

Canute Chambers
Canute Road
Southampton
Hampshire
SO14 3AB

Client

Landlink Estates

Project

Land West of Bilsham Road, Yapton

Title

PV Layout - Detail Area

BS102

LFY - BSL - ZZ - XX - DR - A

1404 - DF

Drawn

Checked

21015

DEC 2021

1:500

IC

SR

Tel: 023 8063 1432

www.boyleandsummers.co.uk

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London

15 Bermondsey Square
London
SE1 3UN

Birmingham

Chantry House
High Street, Coleshill
Birmingham B46 3BP

Surrey

Raven House
29 Linkfield Lane, Redhill
Surrey RH1 1SS

Manchester

No. 1 Marsden Street
Manchester
M2 1HW

Bristol

Unit 5.03,
HERE,
470 Bath Road,
Bristol BS4 3AP

Campbell Roth Hill LLP Registered in England & Wales, Limited Liability Partnership No OC300082
A list of Members is available at our Registered Office at: 15 Bermondsey Square, London, SE1 3UN
VAT No 974 809242