

LAND AT BONHAMS

HOE LANE, FLANSHAM, WEST SUSSEX

DESIGN AND ACCESS STATEMENT

ON BEHALF OF PALLANT HOMES



NOVEMBER
2017

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1. INTRODUCTION

This 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 23 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 1.97 ha (4¾ 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 shaded red.



LOCATION PLAN

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

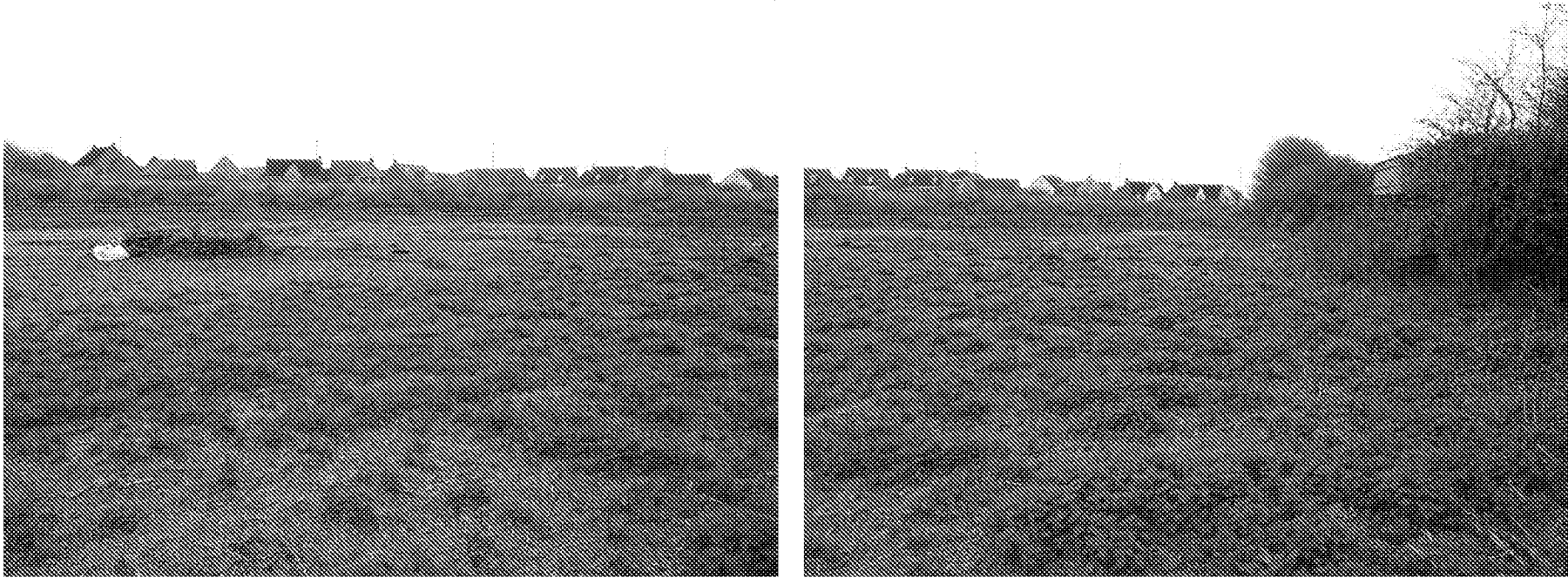
Site Photos



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. COMMUNITY CONSULTATION

Neighbour notification

The applicants notified neighbours of the proposed development in advance of the submission of the planning application, in order to ensure that they were informed of the intended development at an early stage and to allow them the chance to comment and make suggestions on the proposal.

A total of 54 letters were sent to individual households. The letters described the proposal and contained a site layout plan showing the intended site layout at that time. The letters also contained a feedback form and a pre-addressed envelope. 20 written responses were received.

Meeting with Yapton Parish Councillors

A meeting with a small group of Parish Councillors, including the Chairmen of the Council and of the Council's Planning Committee, was held at the Yapton and Ford Village Hall in the evening of the 19th May to informally discuss the proposed development. The meeting resulted in a number of suggestions as to how the proposed development might be improved.

As a consequence of responses from the neighbour consultation and Parish Council meeting, the initial layout has been re-designed to take account of comments made. The overall proposed dwelling numbers were initially reduced from 39 dwellings to 34 new dwellings, and now to 23 dwellings, to lower the development density, with the housing mix amended to exclude terraced dwellings. The main area of open space has been enlarged and moved to a location that envelopes most of the retained trees.

5. 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;

Paragraph 49 states that if local authorities cannot demonstrate a 5-year supply of deliverable housing land its housing policies should not be considered up-to-date. Paragraph 14, under decision-taking, states that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

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:

6. physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
7. potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
8. appropriateness and likely market attractiveness for the type of development proposed.
9. contribution to regeneration priority areas.
10. 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 12 dwellings per hectare. This low density reflects a balance between the efficient use of the land and provision of a lower density to reflect the semi-rural location of the application site, 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 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 Parking provision is set out in the submitted Transport Statement. The application will provide parking for the proposed dwellings in accordance with anticipated demand as determined by West Sussex CC's Residential Parking Demand Calculator. Parking will be provided as a mix of driveways, garages and on-street parking bays.

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 large area of public open space for the benefit of residents, together with other incidental areas of open space and landscaping through the development. In total these would give over 5900 square metres of open space, well in excess of the requirement using either the 2.4 ha per '000 population in the Policy or the updated figure of 3.2 ha per '000.

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 whilst formal recreational facilities within the Felpham area are within walking and cycling distance.

POLICY DEV17 Affordable Housing. Requires the provision of affordable housing on developments of 25 dwellings/sites of 0.8 hectare or more, to include both social and low-cost market housing. The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions.

Response Affordable housing will be provided as part of the proposed development in accordance with the Council's standards, to be secured by legal agreement. This will comprise 7 dwellings, equivalent to over 30% of the total number of dwellings, with a 50:50 balance between affordable rented and intermediate housing.

Draft Arun Local Plan 2011-2031 Main Modifications version 2017

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. Supports development within the Built-Up Area Boundaries on the Policies Maps. Outside the Built-up Area Boundaries development will not be permitted unless it is consistent with other Local Plan policies.

and

Policy C SP1 Countryside. Outside the defined Built-Up Area Boundary the countryside will be safeguarded for its own sake.

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 Network.

Response The proposed development will retain the higher quality 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 Strategic housing, parish and town council allocations. Proposes strategic housing to include Parish and Town allocations, which Neighbourhood Plans shall provide for. The Parish allocation for Yapton is for 100 dwellings.

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, to include a balanced mix of market and affordable dwelling types and sizes including family sized accommodation (of three bedrooms or more).

Response The development proposes a mix of dwellings with 7 of the dwellings to be affordable. The proposed dwelling mix for the 23 dwellings is: 2 bed houses – 5 units; 3 bed houses – 16 units; 5 bed houses – 2 units. The proposals therefore represent a balanced mix of dwellings and both market and affordable units.

Policy H SP2 Affordable housing. Requires 30% of the total number of units proposed as affordable housing for all developments of 15 units or more, with an affordable mix of 80% rent and 20% intermediate market housing.

Response See response to adopted Local Plan Policy DEV17 above. The proposed affordable provision of 7 units equates to over 30% affordable and therefore meets that requirement of the Policy.

Policy D SP1 Design. Seeks a high standard of sustainable design, deriving from a thorough site analysis and context appraisal and achieving an efficient use of land.

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 DM3 External space standards. Requires the provision of useable private amenity space in residential development to meet stated minimum areas. Minimum garden depth to be 10 m². External areas to include space for recyclable/waste storage.

Response The application is for Outline planning permission with layout, scale, appearance and landscaping reserved for subsequent consideration with a Reserved Matters application. Garden sizes 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 additional open space, outdoor sport and recreation facilities to a level commensurate with the additional population generated, provided on site where possible to meet the standards or otherwise by contribution. New play areas will be located along public routes and spaces.

Response See Policy GEN20 of the adopted Local Plan 2003

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

Response The proposed development will retain the higher quality 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 by reference 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 23 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.

Notwithstanding the status of the Bonhams site in relation to housing and countryside policies of the adopted Local Plan and the made Neighbourhood Plan, the relevance of these policies to the proposed residential development is fundamentally affected by the Council's 5-year housing land supply. The Council cannot currently demonstrate a 5-year supply of housing land. The situation was set out in the Officers' report to the Arun DC Local Plans Sub-Committee on the 6th December 2016 which assessed the Council's housing land supply as equating to 2.12 years, using the NPPF's recommended method of assessment.

Paragraph 49 of the NPPF states that if a local authority cannot demonstrate a 5-year supply of housing land, its housing policies should not be considered up-to-date. This is therefore the situation for Arun District Council's policies. Further, the Ministerial Statement regarding neighbourhood plans and housing land supply dated 12th December 2016 set further criteria for policies for the supply of housing in neighbourhood plans to be out-of-date. These include situations where the local authority cannot demonstrate a 3-year supply of deliverable housing land. With a housing land supply of 2.12 years as calculated by Arun District Council, the Yapton Neighbourhood Plan's housing policies are also not up-to-date.

In such circumstances the NPPF indicates that proposals for sustainable development should be approved, provided that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. 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 recognised in the 2016 HELAA as being available, achievable and sustainable and could contribute to the shortfall in the 5-year housing land supply immediately.

In view of the above, given the current housing land supply circumstances applying to Arun District and the sustainable qualities of the Bonhams site, the principle of the proposed residential development is considered to be acceptable.

Proposed Development

The proposed development is for 23 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 need.

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

Design Principles

Following Public Consultation responses and after consultation with Yapton Parish Council, the initial layout was re-designed to take into account comments made. The overall proposed dwelling numbers were initially reduced from 39 dwellings to 34 new dwellings to lower the development density and to produce a development with a more rural character and appearance.

The proposed development has now been further reduced to 23 dwellings in order to provide a looser form of development and a larger area of open space. This allows the incorporation of a significant area of open space and provides a layout that respects the rural character of Flansham village.

Amount of Development

The proposal is for 23 dwellings. On a site of 1.97 hectares this equates to a density of 12 dwellings per hectare. This low density reflects the balance between the efficient use of the land and provision of a lower density to reflect the semi-rural location of the application site, 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 local need in the area. The proposed mix is set out in the table below.

Dwelling Type	Number of units	Percentage of total
2 bedroom house	5	22%
3 bedroom house	16	69%
5 bedroom house	2	9%
Total	23	100%

30% of the proposed dwellings are to be affordable with a 50:50 balance between affordable rented and intermediate housing, to be secured by a legal agreement.

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 and Access

A Transport Statement by RGP Transport Design is submitted as part of the application.

Access to the Bonhams development will be from Hoe Lane in the position of the existing access to Bonhams and Flints. Access details are included in the Transport Statement; the Statement confirms that 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.

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 by Broad Oak Tree Consultants. Most of the trees are located in the northern part of 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.

The proposed development will retain the majority of the significant trees within the site, to be incorporated within the main area of open space. Landscape details for the development including new tree planting within the site 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 23 new homes to housing provision in Arun, including 30% affordable housing to meet local housing need. The proposed layout of the site will provide an attractive residential environment with a variety of house sizes, areas of open space and tree planting along the proposed internal roads and within individual property gardens.