

# PLANNING STATEMENT

Bonhams Field | Main Road | Yapton



on behalf of

  
**Seaward**  
A SURE SIGN OF QUALITY  
Residential & Commercial Development | Land | Investment

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## 1. Introduction

- 1.1 This Planning Statement has been prepared to support an application for Reserved Matters approval to construct 56 dwellings, open space and an access on land at Bonhams Field, Main Road, Yapton.



Site location

- 1.2 The Reserved Matters application is submitted subsequent to the Outline planning permission for 56 dwellings granted in December 2017 (Arun DC ref. Y/1/17/OUT). This Statement demonstrates how the proposed housing development accords with the parameters of the Outline permission and responds to the policies of the recently adopted Adoption Arun Local Plan 2011-2031 and the 'made' Yapton Neighbourhood Plan.
- 1.3 The Statement also sets out design proposals to ensure that the development protects the character and appearance of the Yapton Main Road and Church Lane Conservation Area, preserves the setting of the three listed buildings in the immediate locality and enhances the character of Yapton as a whole.
- 1.4 In addition to this statement the following documents are submitted as part of this application:
- Completed Reserved Matters Application Form
  - Layout - proposed layout plans (including vehicle tracking plans)
  - Scale and appearance - proposed dwelling elevations and floorplans
  - Proposed external materials
  - Proposed street elevations

- Landscape - proposed landscape plans
- Affordable Housing Statement
- Built Heritage Assessment
- Materials Technical Note

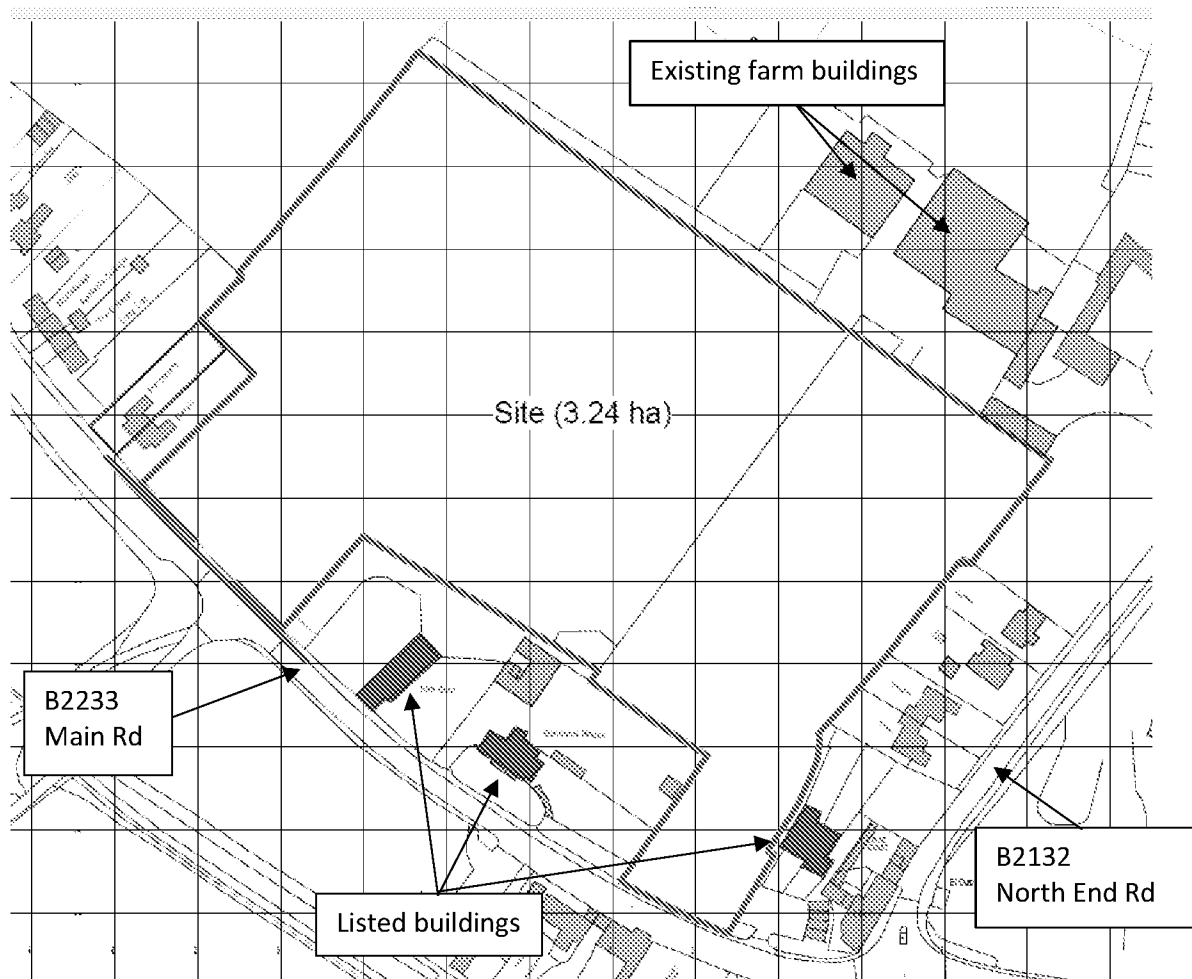
1.5 The table below lists the drawings included as part of the application.

| Plan / Drawing Title                                  | Reference |
|-------------------------------------------------------|-----------|
| Site location plan                                    | S101a     |
| Coloured site layout                                  | C101b     |
| Proposed site plan – roof level                       | P102l     |
| Proposed site plan - affordable                       | P106c     |
| Proposed Street Elevations                            | P104b     |
| Proposed Street Elevations                            | P105b     |
| Site layout - proposed levels                         | 1410B     |
| Proposed elevations & floorplans<br>Plot 1            | P110b     |
| Proposed elevations & floorplans<br>Plots 28, 29 & 31 | P111c     |
| Proposed elevations & floorplans<br>Plot 30           | P112b     |
| Proposed elevations & floorplans<br>Plots 16, 17 & 18 | P113a     |
| Proposed elevations & floorplans<br>Plots 11 & 14     | P114b     |
| Proposed elevations & floorplans<br>Plots 8, 9 & 10   | P115a     |
| Proposed elevations & floorplans<br>Plots 26 & 27     | P116b     |
| Proposed elevations & floorplans<br>Plots 4-7         | P117b     |
| Proposed elevations & floorplans<br>Plots 22-24       | P118a     |
| Proposed elevations & floorplans<br>Plots 33-35       | P119a     |
| Proposed elevations & floorplans<br>Plots 36 & 37     | P120c     |
| Proposed elevations & floorplans                      | P121b     |

|                                                        |                                   |
|--------------------------------------------------------|-----------------------------------|
| Plots 38-41                                            |                                   |
| Proposed floorplans<br>Plots 42-47                     | P122a                             |
| Proposed elevations<br>Plots 42-47                     | P123b                             |
| Proposed floorplans<br>Plots 48-56                     | P124b                             |
| Proposed elevations<br>Plots 48-56                     | P125c                             |
| Proposed elevations & floorplans<br>Plot 13            | P126b                             |
| Proposed elevations & floorplans<br>Refuse/cycle store | P127                              |
| Proposed elevations & floorplans<br>Double garage      | P128a                             |
| Proposed elevations & floorplans<br>Plot 12            | P129c                             |
| Proposed elevations & floorplans<br>Plot 32            | P130b                             |
| Proposed elevations & floorplans<br>Plots 15 & 25      | P131a                             |
| Proposed elevations & floorplans<br>Plot 2             | P132b                             |
| Proposed elevations & floorplans<br>Plots 20 & 21      | P133a                             |
| Proposed elevations & floorplans<br>Plot 3             | P134a                             |
| Proposed elevations & floorplans<br>Plot 19            | P135a                             |
| Schedule of Accommodation                              | Rev G                             |
| Landscape general arrangement                          | 2076-TF-00-00-<br>DR-L-1001       |
| Planting plan                                          | 2076-TF-00-00-<br>DR-L-3001 (002) |
| Refuse vehicle tracking                                | 1001b                             |
| Fire appliance vehicle tracking                        | 1002b                             |
| Road long sections                                     | 1003                              |

## 2. Site and Surroundings

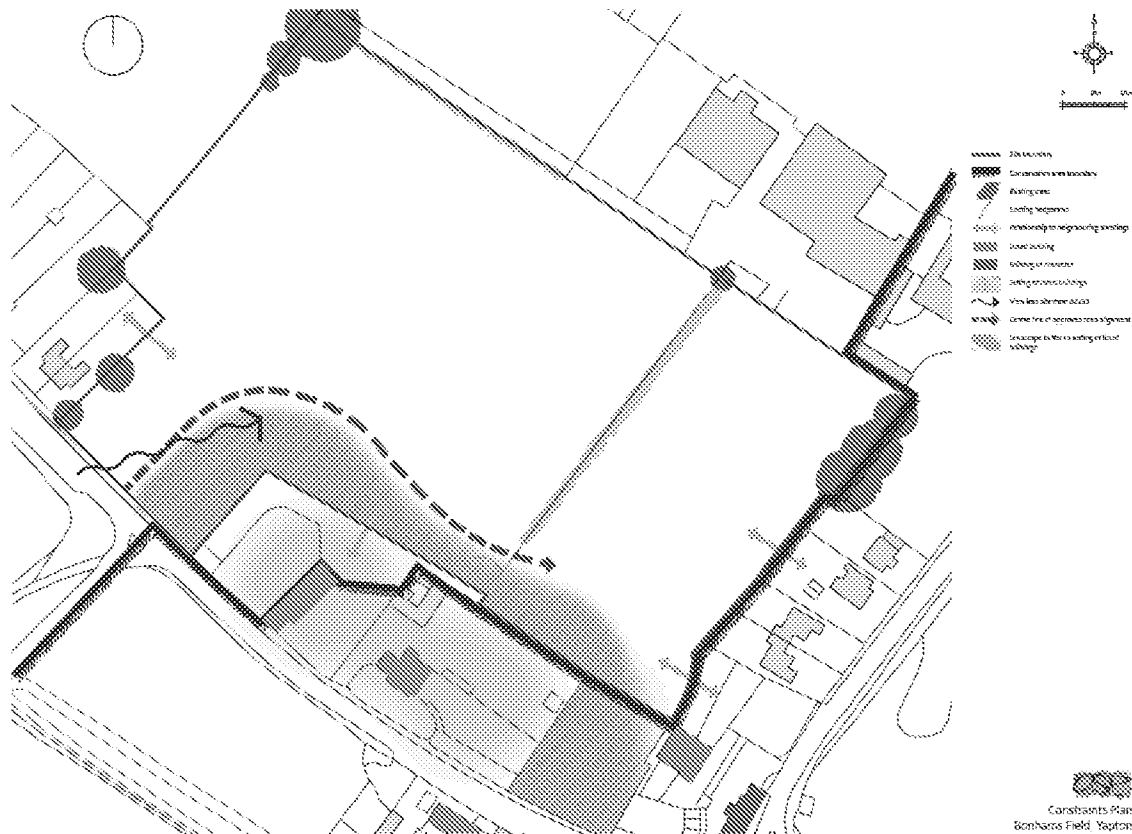
2.1 The Bonham's Field site is located towards the western edge of Yapton, as shown below.



The site is included within the settlement boundary for Yapton by the Adoption Arun Local Plan adopted in July 2018. It comprises two agricultural fields with a total area of 3.2 hectares. The eastern boundary adjoins existing residential properties on North End Road, with the boundary marked by several mature trees; glimpses of the site are possible from that road. The northern and western boundaries are marked by hedges and trees. To the south the site adjoins Bonhams Farm. It meets Main Road at two locations, to either side of the farm complex, and is readily visible from that road. The land is generally level, rising gently northwards.

2.2 The Bonhams Farm buildings include two Grade II listed buildings (Bonham's Barn and Bonhams Farmhouse); a further Grade II listed building – Laburnum Cottages - lies adjacent to the site to the east. A Built Heritage Assessment was submitted as part of the previous application for outline planning permission, now approved.

2.3 The south-eastern corner of the site and the buildings of Bonhams Farm lie within the Yapton Main Road and Church Lane Conservation Area; the remainder of the site lies outside the Conservation Area. The Conservation Area boundary is shown by the blue line on the Constraints Plan below.



2.4 There are a number of key facilities and services within walking distance of the site, including a doctor's surgery and pharmacy, Yapton C of E primary school, two churches, a village hall and playing fields, a scout hall, a parade of shops (including a small supermarket) and a pub.

2.5 Barnham railway station is located 2 miles to the west – 12 minutes cycle or accessible by bus (route 66) with stops close to the site. The bus also links the site to Barnham and Bognor Regis town centres. The site is not located within an area designated as of landscape sensitivity, flood risk or of ecological importance.

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### 3. Planning History

- 3.1 Outline planning permission was granted on the 7<sup>th</sup> December 2017 – Arun DC ref. Y/1/17/OUT. That permission was for 56 dwellings with associated open space and creation of a new access. Access was approved at the Outline stage; all other matters – layout, scale, appearance and landscaping - were reserved.
- 3.2 The permission requires the submission of all of the Reserved Matters within two years of the date of the permission; i.e. by December 2019. The permission also includes pre-commencement conditions relating to archaeology, ecology, tree protection, drainage and SuDS, soil resources and a Construction Management Plan, together with a Section 106 Agreement relating to affordable housing provision, open space and play areas, and financial contributions towards various local facilities and services.
- 3.3 The site had no relevant planning history prior to the above approval.

#### 4. Development Proposal

- 4.1 The application is for approval of Reserved Matters relating to layout, appearance, scale and landscaping, subsequent to the Outline planning permission granted in December 2017. The material now submitted follows the principles established by the Outline permission for the development of 56 dwellings on the site and the requirements of the various conditions attached to that consent.
- 4.2 The development proposed by this Reserved Matters application comprises 56 dwellings in accordance with the Outline permission. The proposal includes 16 affordable dwellings; details of the affordable dwelling numbers, size/type mix and tenure split are provided in the submitted Affordable Housing Statement.
- 4.3 The proposed housing mix for the whole development is as follows:

| All Dwellings                   |                      |                   |
|---------------------------------|----------------------|-------------------|
| <i>Dwelling type &amp; size</i> | <i>Dwelling nos.</i> | <i>Percentage</i> |
| 1 bedroom flats                 | 2                    | 3.5%              |
| 1 bedroom houses                | 2                    | 3.5%              |
| 2 bedroom houses                | 21                   | 37%               |
| 3 bedroom houses                | 20                   | 36%               |
| 4 bedroom houses                | 11                   | 20%               |
| <i>Total</i>                    | <i>56</i>            |                   |

The mix proposed accords with the indicative house size mix included in the Planning Statement submitted as part of the 2017 Outline application; the only variation is an increase in the number of 4 bed houses and corresponding reduction in 2 bed houses. The housing mix for the market dwellings within the development is as follows:

| <b>Market Dwellings</b>         |                      |                   |
|---------------------------------|----------------------|-------------------|
| <i>Dwelling type &amp; size</i> | <i>Dwelling nos.</i> | <i>Percentage</i> |
| 2 bedroom houses                | 14                   | 35%               |
| 3 bedroom houses                | 17                   | 42.5%             |
| 4 bedroom houses                | 9                    | 22.5%             |
| <i>Total</i>                    | 40                   |                   |

- 4.4 Descriptions of the material submitted in response to the Layout, Scale, Appearance and Landscaping Reserved Matters are set out in Section 6 below.
- 4.5 Access details were approved as part of the Outline permission – the approved Site Access Plan ref. 01 Rev D is referred to in Condition 3 of the Outline approval.

## 5. Planning Policy Context

Material considerations for the determination of this Reserved Matters application include the National Planning Policy Framework February 2019 (the NPPF), the adopted local plan and the 'made' neighbourhood plan.

- 5.1 The NPPF states (para. 47) that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for this area comprises the Adoption Arun Local Plan 2011-2031 (adopted July 2018) and the 'made' Yapton Neighbourhood Plan 2014-2029.
- 5.2 The NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is described (para. 8.) as involving three objectives: an economic objective (helping to build a strong, responsive and competitive economy); a social objective (supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided); an environmental objective (contributing to protecting and enhancing our natural, built and historic environment).
- 5.3 Policies relating to strategic matters and the principle of residential development of the Bonhams Field site are not examined here - these were relevant to the Outline application approved in 2017 rather than the Reserved Matters approval now sought.

### Adoption Arun Local Plan 2011-2031 July 2018

#### *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 and is acceptable in principle for residential development. The Reserved Matters now submitted will build on the 2017 Outline planning permission in ensuring that the development furthers the NPPF's three objectives of sustainable development: economic, social and environmental.

#### *Policy GI SP1 Green Infrastructure and development.*

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

**Response** The proposed development will retain the existing trees and hedgerows around the edges of the site, together with the major hedgerow that divides the two fields within the site. In addition the proposed layout includes a substantial area of open space, part of

which will be laid out as a combined community orchard and unequipped play area. A lighting scheme will also be submitted separately as part of the discharge of Condition 23 of the Outline consent.

***Policy LAN DM1 Protection of landscape character.***

Requires development to respect the landscape, with special regard to the South Downs National Park, and the historic character and development pattern of settlements of the locality.

**Response** Landscape details are submitted as one of the Reserved Matters addressed by this application. Development of the site will have no discernible impact on the South Downs National Park, given that it is located 2.7 km from the nearest point with no effect on the National Park's setting.

The impact of the development proposal on the historic character of the locality and the settlement pattern of Yapton was assessed and responded to by the site layout and building scale/form guided by the submitted Built Heritage Assessment and approved by the Outline planning permission. This includes the large area of open space separating the development from the Conservation Area and neighbouring listed buildings, and the single storey, barn-style buildings in the eastern part of the site echoing the agricultural buildings to the north. The design and external materials of the individual dwellings and the landscaping now proposed under this Reserved Matters application continue to respect the historic character.

***Policy H DM1 Housing mix.***

Seeks a mix of dwelling types and sizes. Developments of 11 units or more should include a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Tenure mix shall be negotiated on a case by case basis having regard to the SHMA. The housing provided should take account of the needs of older people.

*and*

***Policy AH SP2 Affordable housing.***

For developments of 11 units or more a minimum of 30% affordable housing will be required, with an affordable mix of 75% rent and 25% intermediate housing. Affordable housing should be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable mix should comprise:

|            |        |
|------------|--------|
| 1 bedroom  | 35-40% |
| 2 bedroom  | 35-40% |
| 3 bedroom  | 15-20% |
| 4+ bedroom | 5-10%  |

**Response** The development as a whole provides a balanced range of dwelling sizes and types as required by the Policy, from 1 to 4 bedroomed houses, flats and bungalows and including detached, semi-detached and terraced properties.

16 affordable dwellings are proposed, equivalent to 30% of the proposal, with a 50:50 split between shared ownership and social rented. The affordable housing mix and tenure split are set out in the submitted Affordable Housing Statement; both accord with the indicative figures in the Section 106 Agreement for the Outline permission.

***Policy D SP1 Design.***

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

*and*

***Policy D DM1 Aspects of form and design quality.***

Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale. Development should also comply with the Arun Design Guide.

**Response** The layout proposed for this Reserved Matters application substantially accords with the layout in drawing no. SK05 Rev. B, as required by Condition 4 of the Outline consent. This was guided by the Built Heritage Assessment submitted with the outline application. As such the layout has been assessed as suitable to protect the character and appearance of the locality, neighbours' amenity impact on trees/woodland, movement /legibility and density. The scale of the proposed buildings, at predominantly two storey with single storey closest to the Conservation Area, again accords with the Outline permission.

The design process has included liaison with the applicant's Heritage Consultant with regard to external materials and layout of the site, paying particular attention to the Conservation Area and setting of the listed buildings. The design includes the use of materials which are sympathetic to and inspired by the existing buildings within the Conservation Area and along Main Road, including flint, slate, tiles and brickwork to match.

***Policy D DM2 Internal space standards.***

Requires the provision of internal spaces of an appropriate size to meet the requirements of all occupants and their changing needs.

**Response** All of the proposed dwellings meet Nationally Described Space Standards both internally and externally, as clarified by the Arun DC Housing Officer. The proposed development includes homes which are accessible to people with disabilities.

***Policy ECC SP1 Adapting to climate change.***

Development will be supported which is located and designed to adapt to climate change impacts, notably flooding, water stress, health impacts from extreme temperatures and richness of biodiversity, taking account of location, water efficiency, shade/solar gain,

green infrastructure connectivity, layout and massing, building resilience to extreme weather events, capacity of drainage systems.

**Response** The application site does not fall within an area at risk of flooding, whilst the development will retain most of the existing green infrastructure on site. Drainage details will be submitted as part of a Discharge of Conditions application in response to conditions attached to the Outline planning permission for the site.

*Policy ECC SP2 Energy and climate change mitigation.*

New residential development will be expected to be energy efficient, reflecting current standards. Design and layout should promote energy efficiency and incorporate decentralised, renewable and low carbon energy systems, such as solar panels. All major developments must produce 10% of total predicted energy requirements from renewable or low carbon sources, unless demonstrated to be unviable.

**Response** The proposed development will be constructed to the standard required by Part L of the Building Regulations in terms of energy performance, In addition, elements of the scheme will be designed to incorporate energy saving modes (e.g. solar lighting) and the layout, building orientation, massing and landscaping all lend themselves well to minimise energy consumption, as set out by paragraph 153 of the NPPF.

*Policy OSR DM1 Open space, sport & recreation.*

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

**Response** The proposed layout incorporates a substantial area of open space including a combined community orchard and unequipped play area. This is shown on the submitted landscape plans.

An off-site contribution towards the Yapton Parish play area has been secured by the completed Section 106 Agreement.

*Policy HER DM1 Listed Buildings.*

Proposals affecting Listed Buildings will be required to protect, and where possible enhance the setting of the building.

and

*Policy HER DM3 Conservation Areas.*

To preserve or enhance the character or appearance of a Conservation Area planning permission will be granted for proposals within the setting of a Conservation Area where new buildings acknowledge the character of the special environment in their layout, form, scale, detailing, materials, enclosure and spaces. Important boundaries and open spaces should be retained and views into, out of or within the Conservation Area should not be harmed.

**Response** See the submitted Built Heritage Assessment which concludes that:

- i. no designated heritage assets lie within the site

- ii. the use of sensitive materials landscaping would minimise the impact of the development on heritage assets
- iii. materials should include the use of brick, render, tile and slate /hung tiles
- iv. none of the listed buildings will have an unchanged setting
- v. the farm buildings closest to the site are purely in residential use.

Given that Outline permission has already been granted, the layout has already been assessed as having no unacceptable impact on the three Listed Buildings in the immediate locality or on the character and appearance of the Main Road and Church Lane Conservation Area.

The design includes the use of external materials which are sympathetic to and inspired by the neighbouring listed buildings and buildings within the Conservation Area.

***Policy ENV DM4 Protection of trees.***

Ensures that trees that are subject to TPOs, are in a Conservation Area or contribute to local amenity are protected.

*and*

***Policy ENV DM5 Development and biodiversity.***

Seeks a net gain in biodiversity and protection of existing habitats.

**Response** The proposed development will retain and protect existing hedgerows and trees along the boundaries of the site, together with most of the substantial hedgerow between the existing fields within the site. Tree protection measures as set out in the Arboricultural Report approved as part of the Outline planning permission will be adhered to.

***Policy W DM1 Water supply and quality.***

Requires sufficient water supplies to be available prior to occupation of a development and that adequate foul drainage capacity exists or can be provided to meet the needs of a development.

*and*

***Policy W DM3 Sustainable Urban Drainage Systems.***

Requires development to incorporate SUDS drainage, appropriate to the size of development. Potential source control features include; green roofs; permeable driveways and parking; soakaways; water harvesting and storage.

**Response** Drainage details will be submitted as part of a Discharge of Conditions application in response to conditions attached to the Outline planning permission for the site.

***Policy WM DM1 Waste management.***

Development proposals over £300,000 in cost must identify the volume and type of materials to be excavated and maximise opportunities to re-use material on site. New residential development must ensure that kerbside waste collection is possible.

**Response** The proposed development will not require significant materials excavation. The small amount of excavated material arising from construction of the access from Main Road will be used on-site for landscaping. Kerbside waste collection will be achievable for all proposed dwellings, including the provision of bin collection points for several dwellings. These are shown on the submitted site plan.

***Policy QE SP1 Quality of the environment.***

All development should contribute positively to the quality of the environment and not have a significant negative impact on residential amenity.

**Response** In view of the Outline planning approval, the layout has already been assessed in terms of environmental quality and protection of neighbours' amenity. Following guidance from the submitted Built Heritage Assessment the design is sensitive to the Conservation Area and local style has influenced the scheme.

***Policy QE DM2 Light pollution.***

Outdoor lighting must not adversely impact neighbouring uses or the wider landscape, particularly the South Downs Dark Sky Reserve.

**Response** Extensive outdoor lighting is not proposed, whilst that required for the proposed streets and public areas will be sensitively located and designed to minimise the impact on landscape and ecology. A lighting scheme will also be submitted separately as part of the discharge of Condition 23 of the Outline consent.

***Policy QE DM3 Air pollution.***

Major development proposals must mitigate negative impacts on air quality by maximising provision of cycling and pedestrian facilities and encouraging cleaner transport fuels such as by electric car charging points.

**Response** The application site is in a sustainable location, within walking distance of the village primary school, hall and shops and cycling distance of Barnham railway station. Submission of a Green Travel Plan is required by Condition 21 of the Outline planning permission, ensuring that residents' travel by non-car means is maximised.

**Yapton Neighbourhood Plan 2014-2029**

The 'made' Yapton Neighbourhood Plan 2014-2029 forms part of the development plan for land within Yapton Parish, which includes the application site at Bonhams Field.

The requirements of the Neighbourhood Plan have generally been addressed in response to Arun District Council's adopted Local Plan set out above. Policies of the Neighbourhood Plan that are relevant to this Reserved Matters application for Bonhams Field are as follows:

*Policy H2: Dwelling size.*

Indicates the required mix of dwelling sizes, as follows:

|        |                     |
|--------|---------------------|
| 1 bed  | 10-15% of dwellings |
| 2 bed  | 25-35%              |
| 3 bed  | 45-55%              |
| 4+ bed | 5-10%               |

**Response;** The housing mix proposed by this Reserved Matters application varies from the above but accords with the indicative mix submitted for the approved Outline application (addressed above by this Statement).

*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.

**Response;** The Lifetime Homes standard does not exist anymore, having been replaced by Part M of the Building Regulations. The proposed development provides 15 single-storey barn-style units, all of which will be appropriate to the needs of older people.

*Policy E2: Protection and maintenance of local green spaces and*

*Policy E6 Green infrastructure and development*

Seek to protect existing local green spaces and to improve connectivity between wildlife areas and green spaces.

**Response;** The proposed development will not directly affect any local green space or infrastructure. Connectivity for wildlife will be enhanced by retention of hedgerows and trees at the edges of the site and the substantial hedgerow between the existing fields within the site.

*Policy E11: Minimising the impact of flooding from development.*

Requires development to reduce overall flood risk in the Parish and provide appropriate surface water drainage.

**Response;** The application site does not fall within an area at risk of flooding. Drainage details will be submitted as part of a Discharge of Conditions application in response to conditions attached to the Outline planning permission for the site.

*Policy PK1: Parking standards for new residential development.*

Sets minimum off-road parking requirements for new residential developments, as follows:

|       |          |
|-------|----------|
| 1 bed | 1 space  |
| 2 bed | 2 spaces |
| 3 bed | 2 spaces |
| 4 bed | 3 spaces |

**Response;** Parking for the proposed dwellings to meet these minimum parking standards has been designed into the scheme.

## 6. Character Assessment & Reserved Matters

### Character Assessment

- 6.1 The application site is set within an area that has an open character with a mix of large detached properties in large plots and smaller terraced properties located along the B2233 (Main Road). Short lengths of open frontage along Main Road alternate with short built-up frontages, with agricultural fields directly adjoining the road. Properties along North End Road backing onto the site tend to be large detached dwellings of varying age, with the exception of the flats in the former public house on the corner of North End Road and Main Road.
- 6.2 The Arun District Council Character Statement for the Main Road and Church Lane Conservation Area statement refers to the wide variety in the style and age of properties. Predominant facing materials are brick and flint or stucco, with natural slate or plain clay tile roofs. Brick and flint boundary walls are also referred to along street frontages, as is the mature landscaping. The three listed buildings closely associated with the application site, Bonham's Farmhouse and Bonham's Barn along Main Road and Laburnum Cottage along North End Road, feature stuccoed walls and slate roof, flint walls with brick dressings and plain clay tiled roof and stucco and red brick walls with plain clay tiled roof respectively.
- 6.3 Brick walls border Main Road alongside the site. Mature hedgerows and boundary trees are a strong feature of the locality including the boundaries to the application site.
- 6.4 The submitted Built Heritage Assessment refers to the eclectic mix of open space and buildings within the Main Road and Church Lane Conservation Area and the variety of building designs in the locality. In terms of the design and appearance of the development:
- hedgerows will be retained around and within the site;
  - the low brick wall on the south western edge of the site will be retained;
  - the boundary features surrounding the gardens of the Listed Building Laburnham Cottage will be retained. The area of open space within the proposed layout lies adjacent to the listed building to provide a buffer to avoid direct harm and preserve/enhance the relevant setting of the nearby listed buildings and adjacent Conservation Area;
  - structures located within the Conservation Area itself are well screened from the site by vegetation all of which will be retained;
  - additional landscaping within the site itself is also proposed, with the submitted landscaping plan showing how the proposed combined community orchard and unequipped play area has sensitively been designed to enhance the overall setting;

- the design of the new buildings within the development itself has also been developed and based on existing local vernacular within the village of Yapton, with materials sensitively chosen comprising a mix of tile and slate roofs and hung tiles.
- the barns are designed to work sensitively with the Conservation Area setting, using a mixture of flint, brick, dark wooden cladding and slate. The remaining dwellings throughout the site, particularly on the approach towards the barns and within views from the Conservation Area and listed buildings have been designed to reflect the porch style of the existing row of flint cottages along Main Road.
- the existing wall along the southern boundary of the site will be designed into the main access, with the wall providing a feature by curving into the site entrance.
- any temporary impact upon listed buildings or the Conservation Area associated with vibration, noise and dust will be mitigated through the implementation of a construction management plan. The Built Heritage Assessment concludes that there would be no significant harm to nearby heritage assets.
- the loss of pasture land will not have a significant impact upon the setting of the assets. This is due in part to its low contribution currently as well as the principle of development at this site being considered acceptable through the consent of outline planning permission and also the amended built up area boundary of the village of Yapton to accommodate development at this site.

### Proposed Layout

- 6.5 The proposed layout is shown by submitted drawings C101b - Coloured site layout and P102k – Proposed site plan, roof level.
- 6.6 In line with the requirements of Condition 4. of the Outline permission, the layout of the proposed development is substantially in accordance with drawing no. SK05 Rev. B and the Design and Access Statement dated December 2016. This includes the provision of a large area of open space within the site.
- 6.7 The open space extends along the southern part of the site, wrapping around Bonhams Farm and meeting the B2233 at both the existing frontages to either side of Bonhams Farm. It will include a combined community orchard and unequipped play area, as required by the Section 106 Agreement, and will serve to provide a buffer between the proposed development and the Conservation Area. The development layout also retains most of the substantial hedgerow marking the north-south boundary between the existing fields.
- 6.8 A comparison between drawing no. SK05 Rev. B and the current proposed layout is set out below.



6.9 The layout currently proposed can be seen to follow the same principles as drawing SK05 rev. B. In particular the current layout retains the following key features:

- access from Main Road in the approved position, with a design that allows the existing brick wall feature to be incorporated into retaining walls either side of the access;
- similar internal layout comprising cul-de-sac roads towards the northern boundary and minimising disturbance to the existing hedge running north-south across the site. Partial perimeter blocks with rear gardens face towards the boundaries;
- houses to line the access road with a detached house fronting onto Main Road alongside the junction into the site;
- detached and semi-detached two storey houses within the main body of the site with single-storey ranges of terraced properties within the eastern part close to the Conservation Area;
- open space areas within both parts of the site that front onto Main Road, with the open space wrapping around to the rear of the listed Bonham's Farmhouse;
- barn-style units in the eastern part of the site, of sympathetic design to the Conservation Area.

#### Proposed Scale and Appearance

6.10 The scale and appearance of the proposed dwellings can be seen from the submitted Proposed Elevations drawings (P110b to P134a), Proposed Street Elevations (P104a and P105a) and Schedule of External Materials.

6.11 The major influence on the external appearance of the proposed dwellings is the Main Road and Church Lane Conservation Area and the requirement for the proposed development to preserve or enhance its character and appearance. This is emphasised by the Built Heritage Assessment previously submitted as part of the Outline application (and re-submitted with this Reserved Matters application). The Assessment has been reviewed by RegenCo, who have confirmed that it remains fit for purpose.

6.12 The majority of the proposed dwellings will be two storeys in height, comprising predominantly detached and terraced houses. The eastern part of the site, to the east of the existing hedge, comprises two ranges of single-storey barn-style dwellings. These are designed to reflect the form of the agricultural buildings to the north and to minimise the impact on neighbouring listed buildings, as recommended in the submitted Built Heritage

Assessment. They will be clad with black wood-style cladding, in combination with brick and flint detailing.

- 6.13 The proposed dwellings will be of traditional design, featuring brick faced elevations, with elements of flint, tile hanging and render, and tiled hipped, half-hipped and gable roofs. These elements of design and external finishes are stated in the submitted Built Heritage Assessment as being typical of the locality, including neighbouring listed buildings and buildings within the Main Road and Church Lane Conservation Area. Dwellings will have porches over the main entrance doors with individual dwellings featuring single storey bay windows.
- 6.14 External materials to be used for the development are as follows:
- Main build bricks – Weinerberger Olde Henfield Multi
    - Weinerberger Maplehurst light Multi Stock
    - Michelmersh Freshfield Lane First Quality Multi
  - Roof tiles – Imerys Rustic Red traditional clay plain tile
    - Spanish rough cut slate Cup H12
  - Flint panelling – Plansure flint block system
  - Decorative bricks – Weinerberger Warnham Red stock
- 6.15 The proposed external materials have been assessed by RegenCo Heritage in terms of their suitability for the application site and its proximity to listed buildings and conservation area. Their Materials Technical Note is submitted as part of the Reserved Matters application; it concludes that: *'The design approach adopted uses local architectural vernacular with reference to its use of materials, design and scale and will be consistent with its immediate context which includes the neighbouring cottages and the wider conservation area.'*
- 6.16 There will be no difference in appearance between open market and affordable dwellings.

### Proposed Landscaping

- 6.17 Detailed landscape proposals are included as part of this Reserved Matters application: submitted drawings 2076-TF-00-00-DR-L-1001 Landscape General Arrangement and 2076-TF-00-00-DR-L-3001 Planting Plan.

- 6.18 These retain the following key features proposed by the Outline planning permission and reflect the comments provided by the Arun DC Landscape Officer at that stage. They support local distinctiveness and create landscape quality for residents and visitors and that enhances biodiversity:
- retention and protection of hedgerows and trees around the boundaries of the site;
  - retention of most of the substantial hedgerow along the boundary between the two existing fields that make up the application site, with loss from the break-through of the proposed internal road minimised and kept to one location towards its southern end;
  - provision of landscaped open space along the southern margin of the site, as shown by the Outline permission indicative site plan, to include a combined community orchard and unequipped play area;
  - enhanced planting along the site boundaries with the Bonhams Farm complex to enhance the setting of the listed buildings.
- 6.19 The landscaping proposals also reflect the submitted Built Heritage Assessment in terms of existing abundant mature vegetation and proposals for new planting within and along the boundaries of the site.

## 7. Other Planning Considerations

- 7.1 **Principle of Development:** The principle of residential development of 56 dwellings on the Bonhams Field site has been established by the 2017 Outline planning permission. This application provides the necessary details subsequent to that permission.
- 7.2 The development site is now included within the settlement boundary of Yapton village, through the adopted Local Plan.
- 7.3 **Affordable Housing:** The proposal provides 16 affordable dwellings on site, in accordance with the Outline planning permission and associated Section 106 Agreement. Details of the proposed affordable dwelling numbers, size/type mix and tenure split are provided in the submitted Affordable Housing Statement. The affordable dwellings will be indistinguishable from the open market properties.
- 7.4 **Drainage:** The site is within Flood Zone 1 and is of low risk of tidal or fluvial flooding. Foul and surface water drainage details will be provided by a Discharge of Conditions application in response to conditions attached to the outline consent.
- 7.5 **Archaeology:** An Archaeological Desk Based Study and a Built Heritage Assessment were submitted as part of the Outline application. Further archaeological investigations are required by the conditions attached to the Outline consent.
- 7.6 **Ecology:** An Ecological Assessment was submitted as part of the Outline application. An ecological enhancement and management scheme is required by the conditions attached to the Outline consent and has also informed the landscape proposals for the site.

## 8. Conclusion

- 8.1 The principle of the development of the Bonhams Field site for 56 dwellings has been established by the Outline planning permission granted in December 2017. This Reserved Matters application seeks to provide the necessary details for the development in accordance with the Outline permission.
- 8.2 The proposed development provides a mix of housing tenures, with 16 affordable homes, and a housing mix that reflects the indicative proposals of the Outline permission and associated Section 106 Agreement. The mix includes 1 bed flats and houses, 2 bed houses as well as family homes in the form of 3 and 4 bed houses.
- 8.3 Access to the development will be from the B2233 Main Road as approved by the Outline permission. This will lead to a road layout within the site designed to reflect that shown on the parameters plan SK05 Rev. B, as referred to by the Outline permission Condition 4. The layout will minimise the impact of the proposed development on the character and appearance of the locality and the Main Road and Church Lane Conservation Area, the amenity of neighbours and the setting of the three Listed Buildings in the locality of the site.
- 8.4 The proposed houses will be predominantly two storeys in scale and traditional in design and external appearance. Exceptions to this are the single-storey ranges of terraced barn-style bungalows towards the eastern part of the site, designed and orientated to reduce the impact on the Conservation Area and neighbouring dwellings on North End Road. The scheme has been developed and designed based on the approved Built Heritage Assessment.
- 8.5 The layout includes a substantial area of open space towards Main Road and wrapping around the Bonhams Farm complex. This reflects open space in the indicative layout from the Outline permission, including the provision of a combined community orchard and unequipped play area, in line with the requirements of the Section 106 Agreement.
- 8.6 In view of the above, the proposals are considered to comply with the adopted Local Plan and 'made' Neighbourhood Plan and the requirements of the Outline permission and associated Section 106 Agreement. There are therefore no reasons why the submitted Reserved Matters should not be approved.