



30 Carlton Crescent, Southampton SO15 2EW



Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton N17 5LF

15th September 2020

Our Ref: 16021
Your Ref: ENQ

Dear Sir / Madam

LAND AT BONHAMS FIELD, MAIN ROAD, YAPTON

PLANNING APPLICATION FOR THE ERECTION OF 75 DWELLINGS WITH ASSOCIATED PARKING, PUBLIC OPEN SPACE AND CREATION OF NEW VEHICULAR ACCESS (PLANNING PORTAL REF: PP-09071633)

The above application has been submitted electronically via the Planning Portal today on behalf of our client, Seaward Properties Ltd. Payment of the Council's planning fee will be made by our client. The planning fee is calculated to be **£26,309**. Further to your receipt of this payment please would you provide formal confirmation.

Seaward Properties Ltd have a Consented Scheme for 56 homes, with Reserved Matters approved in February 2020, for land at Bonhams Field, Yapton. Prior to finalising the details of the development, Arun District Council made Seawards aware of a local housing need for smaller properties. This proposal seeks to respond to meeting this demand by removing some of the larger 3 and 4 bedroom houses with detached garages, and replacing them with 2-3 bedroom properties and an 1-bedroom apartment instead. These changes will follow the previously agreed design principles and landscape framework, whilst increasing the site capacity to deliver 75 homes, of which 22 will be affordable.

The proposals have been the subject of extensive pre-application discussions with officers, statutory consultees, Yapton Parish Council and on-line consultations with local residents, as described in the accompanying Statement of Community Involvement.

The planning application is made in full and comprises of the following documents:

- Completed Planning Application Form and Certificate B
- Arboricultural Impact Assessment and Method Statement, Tree Reference and Retention Plan



Director: Ian Johnson B.Sc (Hons), MA, PG Dip UD, MRTPI
David Jobbins BSc(Hons) TP, Dip TP, Dip EM, MRTPI
Exec. Consultants: Graham Beck JP, M.B.A., LL.B (Hons), S.A (Hons), Dip T.P., M.R.T.P.I., M.C.M.I.
Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip T.P., M.R.T.P.I., M.C.M.I.



- * Archaeology Desk Based Assessment, Archaeology Evaluation Report and Written Scheme of Investigation
- * Heritage Statement and Materials Technical Note
- * Affordable Housing Statement (see Planning Design and Access Statement)
- * Planning Design and Access Statement
- * Ecology Update Survey and Mitigation Strategy Report
- * Flood Risk Assessment and Proposed Drainage Plan
- * Landscape Evaluation / LVIA
- * Landscape Arrangement Plan and Planting Plan
- * Statement of Community Involvement
- * Transport Assessment, including Vehicle Tracking Plan
- * Utilities Statement

The following plans and drawings also form part of the planning application:

Ref.	Plan/Drawing Title	Scale	Page Size	Revision
S101	Location plan	1:1250	A3	A
P102	Proposed Site Plan - Roof Level	1:500	A1	M
P106	Proposed Site Plan -Affordable/M4(2)	1:500	A1	M
C101	Proposed Coloured Site Plan	1:200	A1	A
C102	Proposed Coloured Street Scenes	1:200	A1	/
C103	Proposed Coloured Street Scenes	1:200	A1	/
P110	Plot 1 (Proposed Plans & Elevations)	1:100	A1	/
P111	Plots 2,3,19,20,29,30,47,48 (Plans/Elevations)	1:100	A1	/
P112	Plots 4,31,49 (Proposed Plans & Elevations)	1:100	A1	/
P113	Plots 5,6,7 & 8 (Proposed Plans & Elevations)	1:100	A1	/
P114	Plots 37 & 38 (Proposed Plans & Elevations)	1:100	A1	/
P115	Plots 9,10 (Proposed Plans & Elevations)	1:100	A1	/
P116	Plot 11 (Proposed Plans & Elevations)	1:100	A1	A
P117	Plot 27 (Proposed Plans & Elevations)	1:100	A1	/
P118	Plots 13,14,15,16,17,18,32,33 (Plans & Elevations)	1:100	A1	/
P119	Plots 12,28,50 (Proposed Plans & Elevations)	1:100	A1	/
P120	Plots 21,22 (Proposed Plans & Elevations)	1:100	A1	A
P121	Plots 23,24,25,26 (Proposed Plans & Elevations)	1:100	A1	/
P122	Plots 34,35,36 (Proposed Plans & Elevations)	1:100	A1	A
P123	Plots 39,40 (Proposed Plans & Elevations)	1:100	A1	/
P124	Plot 41 (Proposed Plans & Elevations)	1:100	A1	/
P125	Plot 42,43,44,45 (Proposed Plans & Elevations)	1:100	A1	/

P126	Plot 51,52,53,54 (Proposed Plans & Elevations)	1:100	A1	A
P127	Plot 55,56 (Proposed Plans & Elevations)	1:100	A1	/
P128	Plot 57,58,59,60 (Proposed Plans & Elevations)	1:100	A1	/
P129	Plots 61-66 (Proposed Plans)	1:100	A1	/
P130	Plots 61-66 (Proposed Elevations)	1:100	A1	/
P131	Plots 67-75 (Proposed Plans)	1:100	A1	/
P132	Plots 67-75 (Proposed Elevations)	1:100	A0	/
P133	Proposed single garage	1:100	A3	/
P134	Proposed double garage	1:100	A3	/
P135	Proposed triple car barn	1:100	A1	/
P136	Proposed Refuse & Bicycle Store (Plots 7 & 8)	1:100	A3	/
P137	Plot 46 (Proposed Plans & Elevations)	1:100	A1	/
P138	Proposed double car barn	1:100	A3	/
C01	Constraints Plan	1:100	A1	/

Should you have any queries regarding any of the information contained within the planning application please do not hesitate to contact me on the telephone number or by email below.

Yours sincerely



Natalie Fellows BA (Hons) MSc MRTPI

Associate Director

