



BONHAMS FIELD

YAPTON, WEST SUSSEX

Planning, Design & Access Statement

September 2020

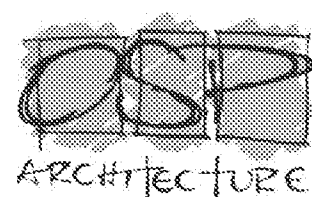

Seaward
Homes

Luken Beck

BONHAM'S FIELD YAPTON, WEST SUSSEX



Luken Beck



DEVELOPMENT ARCHAEOLOGY SERVICES LTD



Aluco Ecology

terrafirma
LANDSCAPE ARCHITECTS

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Architect

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Archaeology

DAS Ltd
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West Stoke Road
Lavant, Chichester
West Sussex PO18 9AA

Trees / Visual Impact

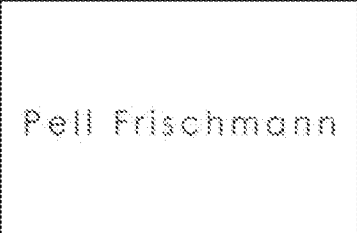
ACD Environmental
The Old Mill, Fry's Yard
Bridge Street
Godalming
Surrey GU7 1HP

Ecology

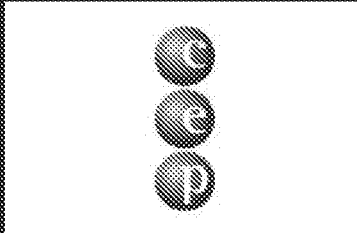
Aluco Ecology Ltd
Pencarin
Penmenner Road
The Lizard
Cornwall TR12 7NR

Landscaping

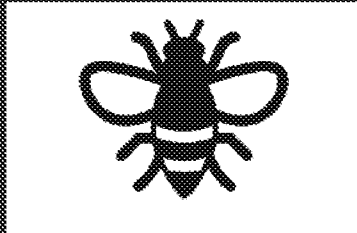
Terra Firma
Suite B, Ideal House
Bedford Road
Petersfield
Hampshire GU32 3QA



Highways / Access
Pell Frischmann
4-5 Manchester Square
Marylebone
London
W1U 3PD



Utilities / Drainage
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Fishergate
West Sussex BN41 1RA



Community Engagement
BEE Community Consulting

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This document has been prepared by Luken Beck mdp on behalf of Seaward Properties Ltd. and forms part of the full planning application for the residential development of the Bonhams Field site. Maps are not to scale in this document.

Revision:	Date:	Notes:	Prepared:	Auth:
D1	08/09	Draft Only	TR	NF
FD	11/09	Final Draft for Review	TR	NF / IJ
FV	18/09	Final Version for Submission	TR	NF / IJ

Executive Summary

Bonhams Field consists of two fields within the existing built-up settlement boundary for the village of Yapton in Arun, West Sussex and is considered a sustainable location in close proximity to a range of local facilities and services. In 2017, Seaward Properties submitted an Outline planning application for 56 dwellings (Y/1/17/OUT) which was followed by a submission of a Reserved Matters application in 2019 (Y/63/19/RES), both of which were approved earlier this year. Prior to finalising the details of the development, Arun District Council made Seaward Properties 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 a 1 bedroom apartment instead. These changes have followed the previously agreed design principles and landscape framework, based on previous detailed discussions with stakeholders. The new proposal by utilising a slightly different housing mix has enabled the site to deliver 75 homes, whilst still respecting and enhancing the Yapton Main Road/ Church Road Conservation Area and setting of adjacent Listed Buildings.

The proposal retains the same vehicular access point in terms of its design, with an alternative pedestrian route to Main Road through the open space and community orchard. The updated layout retains the landscape buffer which wraps around Bonhams House and views into the site of the new built-form from Main Road remain the same as previously approved. This includes the single storey barn style homes which sit adjacent the Conservations Area, aimed at the elderly which has the ability to free up family housing elsewhere in the district. The key changes relate to the north-western corner of the site due to the slight increase in density in this area, whilst still retaining a high quality design with materials that take reference from

the local vernacular. The development provides the opportunity to create;

- 75 new dwellings, including 22 affordable homes and 18 homes constructed to M4 (2) accessible and adaptable standards (based on previous Lifetime Home Standards).
- A high quality, well designed scheme that enhances the surroundings and reflects the local characteristics.
- A site layout, design and density appropriate to the local area, with a mix of housing sizes to meet the demands of the local community and housing market. The proposed development of 75 dwellings (a net increase of 19 dwellings) with 30% as affordable would make a significant contribution to housing land supply (which is underperforming in the District) in a reasonably sustainable and accessible location.
- Substantial new landscaped open spaces, including an orchard and non-equipped play area, whilst retaining the majority of the existing landscape features such as walls along the southern boundary, hedgerows and trees.
- A pedestrian access point in the south east of the site, improving permeability to the village to encourage walking and cycling as well as safeguarding a potential pedestrian link to the area north of the site in the future.
- Electric charging points, and sufficient car parking to comply with local and county parking standards.

Proposed Masterplan

- Community Infrastructure Levy payments that would make a contribution to any necessary local infrastructure and needs.
- Additional income expenditure supporting local services and shops.
- Contribution of direct jobs, and associated training and skills (during construction).

Additional community benefits of the current planning application include 22 affordable dwellings (an increase of 6 dwellings) and 18 homes built to Accessible and Adaptable M4(2) standard for the less mobile (an increase of 10 dwellings). A total of 71 one, two and three bedroom dwellings will help address local shortages (an increase of 26). The proposals also include additional electric charging points to meet higher standards imposed since the last planning permission.

Retained features of the previous planning permission include retaining the originally proposed green open space and community orchard to safeguard the setting of historic assets and provide a new local amenity space whilst retaining the majority of the mature hedgerows providing natural habitats and maintaining field boundary features. The single storey barn style dwellings will be constructed of high quality traditional material to help protect the setting of the Conservation Area, whilst a full range of traditional materials and styles will be utilised throughout the development including flint, slate and clay tiles.



Introduction

This Planning, Design and Access Statement has been prepared by Luken Beck on behalf of Seaward Properties Ltd to support a full planning application for the development of 75 dwellings at Bonhams Field, Yapton in the District of Arun, West Sussex. This statement has been produced by Luken Beck with the support the wider design team who made contributions. It sets out the design and development aspirations for the site building on the previously approved scheme, including a development framework, design principles and character analysis to demonstrate how the proposals have evolved.

In addition, the statement contains a summary of the site context, analysis of the site surrounds and an interpretation of relevant planning context which has further guided the design evolution. It also explores how the physical elements of the scheme have been informed by the site's context and explains the steps taken in the design process to create the development. The statement also highlights the planning history of the site and how previously agreed design details have been retained in the updated layout. This statement should be read in conjunction with the supporting technical documents submitted alongside this statement and associated drawings as submitted as part of this full planning application.

The proposed development involves the creation of 75 dwellings, of which 22 will be affordable to meet local housing need, of a range of tenures, and sizes that have been sensitively designed to reflect the sites position on the edge of Yapton and partial sitting within a Conservation Area and in the setting of a number of listed dwellings. Careful consideration has been given to the historic

environment of the site, alongside the biodiversity of the area with existing vegetation largely retained and enhanced alongside a substantial open space buffer along its southern boundary. The site will have two access points off Main Road (B2233) with a vehicle access point in the south west of the site, and a pedestrian/cycle access in the south east.

This proposed development builds on previous outline and reserved matter applications submitted at the site (ref: Y/1/17/OUT and Y/63/19/RES) in order to make an efficient use of land, balanced between deliverability, appropriate density and a design set within an attractive landscape setting. The proposal responds positively to the existing settlement edge and seamlessly integrates with the neighbouring development proposed to the north and south west of Main Road. It will complement its historic setting and semi-rural character, with both a mixture of single and two storey dwellings. The site adjoins an established residential area, and is well contained behind existing properties and tree lines / hedgerows minimising any visual and residential amenity impacts. The details of the site, and proposals will be detailed in the subsequent sections.

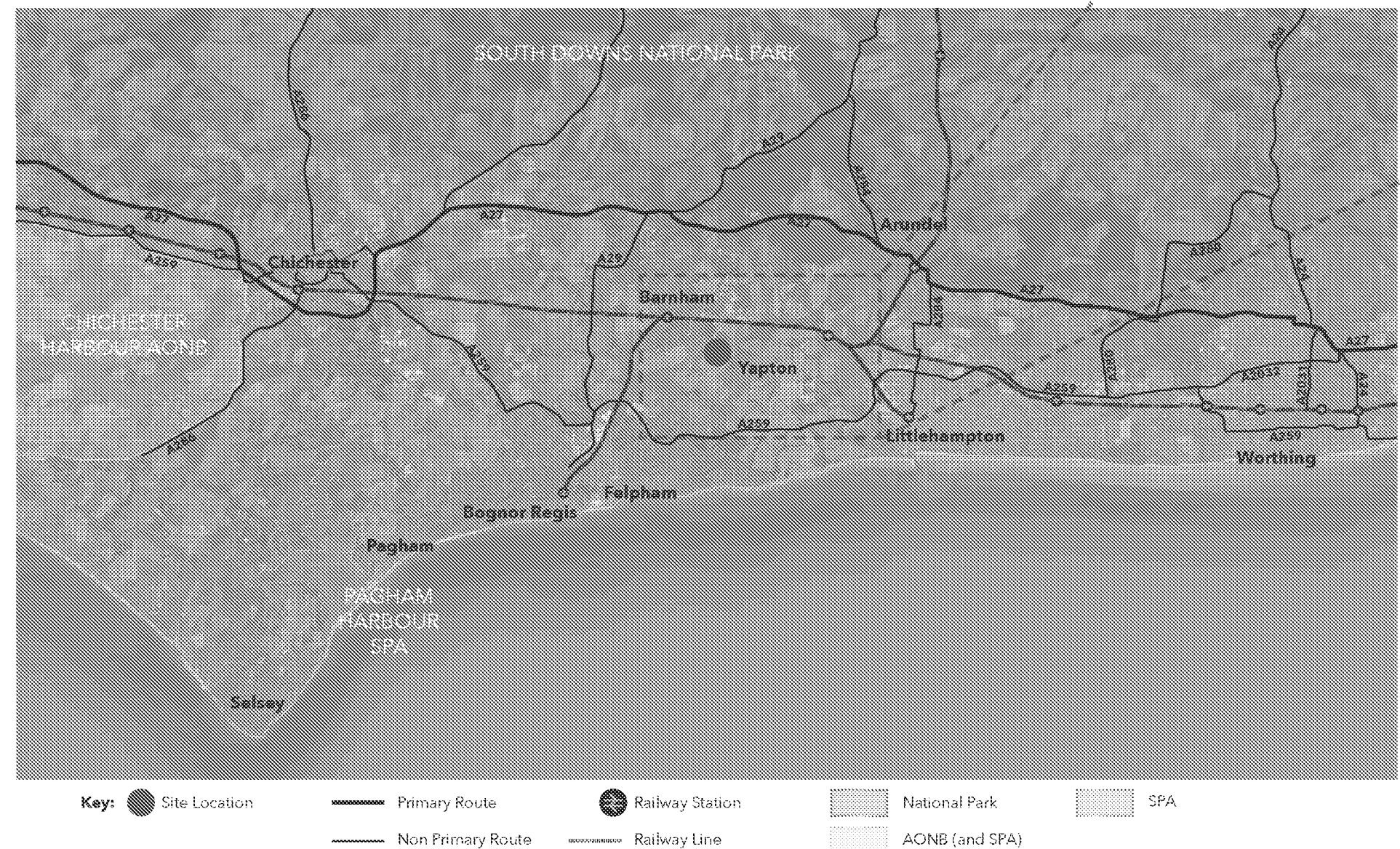




Site and Surroundings

Site Location

The site of the proposed residential development at Bonhams Field is located on the western edge of the village of Yapton, which sits around 5 miles north east of Bognor Regis and 5 miles west of Littlehampton. The site currently sits within the settlement boundary of Yapton as defined within the Arun Local Development Framework. Part of the development site sits within the Yapton Main Road and Church Road Conservation Area, which runs along the sites eastern and southern boundaries and covers the south east corner of the site.



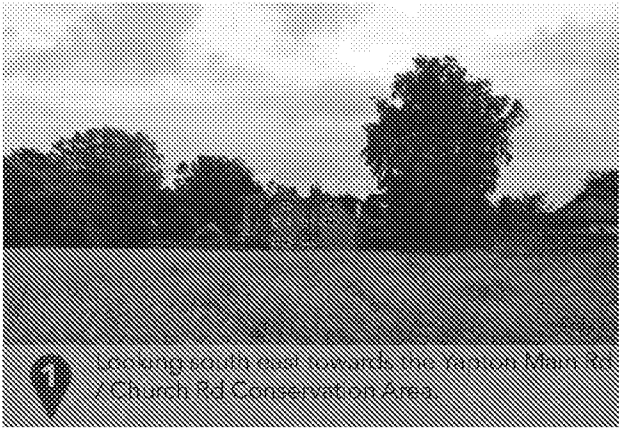


Site Description

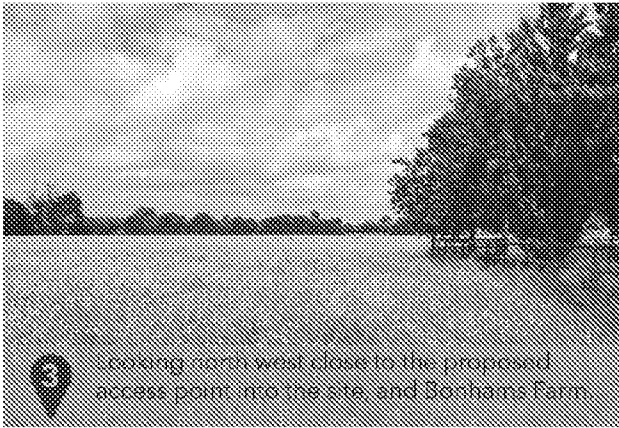
The site covers a total area of 3.2 hectares and comprises two agricultural fields. The site is relatively flat, rising gently northernwards and is visible from Main Road (B2233) which runs along its southern boundary. The eastern boundary adjoins existing residential properties on North End Road, with the boundary marked by several mature trees, whilst the northern and western boundaries are defined by hedges and trees. To the south of the site, the site abuts Bonham's Farm whilst meeting Main Road at two locations to either side of the farm complex. The Bonhams Farm site includes two Grade II listed buildings, Bonhams Farmhouse (known as Bonhams House) and Bonhams Barn (known as Elm Barn), whilst a further Grade II listed buildings, Laburnum Cottages, sit adjacent to the site's eastern boundary.



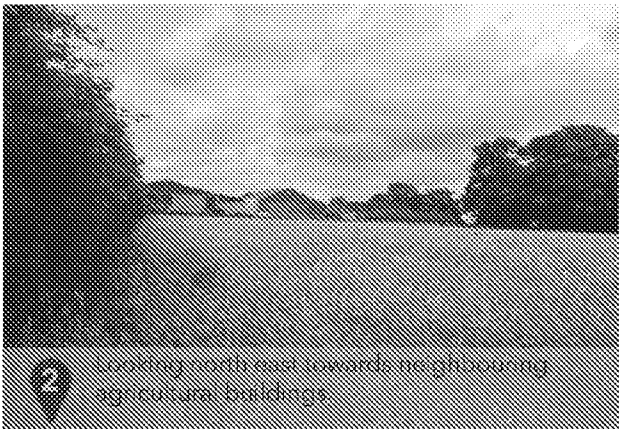
Site Photographs



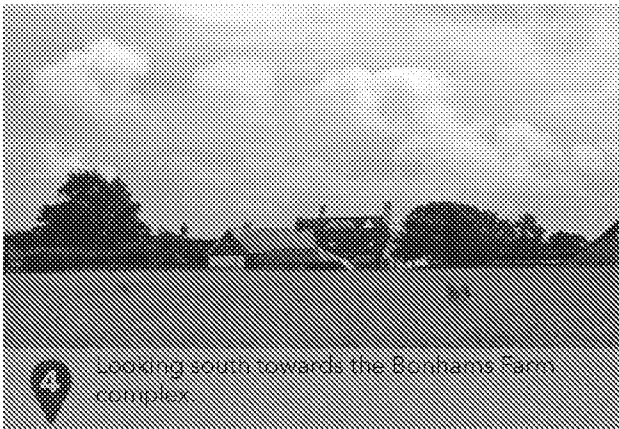
1 Looking south east towards the Yarnon Main Rd / Church Rd Conservation Area.



3 Looking north west close to the proposed access point into the site, and Bonhams Farm.



2 Looking north east towards neighbouring agricultural buildings.



4 Looking south towards the Bonhams Farm complex.



5 The south western boundary of the site, viewed from the B2233 Main Road.



6 The south eastern boundary of the site, viewed from the B2233 Main Road.

All panoramic shots taken by ACD Environmental, August 2020.

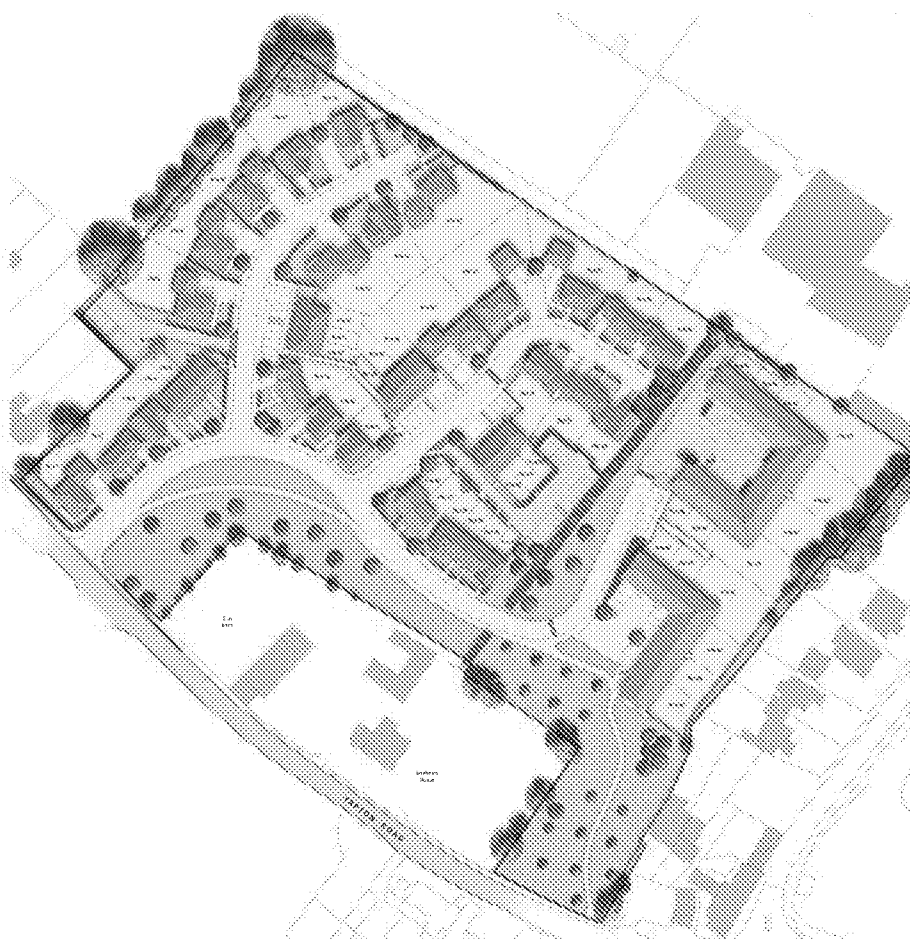


Site Planning History

Previously outline planning permission was granted on the 7th December 2017 (Arun Ref: Y/1/17/OUT) for 56 dwellings with associated open space and the creation of a new access. Following this outline application, a further application for all of the reserved matters was submitted covering layout, scale, appearance and landscaping was submitted in July 2019 (Arun Ref: Y/63/19/RES) and was granted approval on the 21st February 2020. A series of applications to discharge Planning Conditions have been submitted to the Council, with several already being approved (see planning ref Y/59/20/DOC for more details).

This new full application for planning permission seeks to positively respond to housing need by replacing some of the larger units with smaller family homes. This has been achieved through a more efficient layout, whilst still delivering a high quality design set within an attractive landscape setting. The development will still provide a mix of housing types, at a overall density that is appropriate for its context. The proposed scheme includes increased numbers of 2 bedroom and 3 bedroom dwellings and a reduction in 4 bedroom dwellings in response to current market demand.

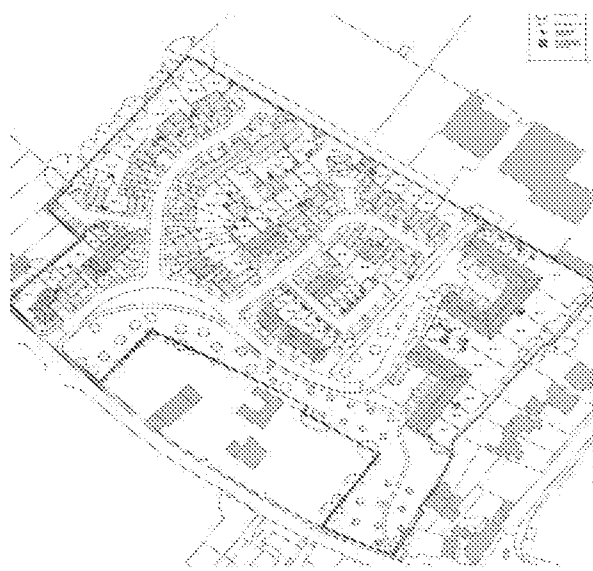
The proposed scheme will retain the originally proposed open spaces and retains a number of trees and hedgerows whilst enhancing ecology and biodiversity at the site in line with the approved schemes. The layout will maximise solar gain, whilst increased numbers of electric charging points have been provided. Whilst there will be a slight increase in the number of vehicles and parking spaces on the site, this will still meet the parking standards and will have a negligible impact on the local highway network compared to the previous approval.



The previously approved layout of the reserved matters application (Y/63/19/RES)



The proposed layout of the scheme subject to this submission for planning permission.



The areas highlighted in green, are being retained in the proposed development scheme from previous planning submissions alongside the landscaped buffer and development area.

Site Context & Local Facilities

The proposed residential development at Bonhams Field sits within the defined settlement boundary of Yapton and is partially within the Main Road and Church Road Conservation Area. Given its location on the western boundary of the village, the site is defined by its semi-rural character with a variety of residential dwellings, agricultural holdings and open fields in the surrounds. The site is well contained by existing residential dwellings and farm buildings to the south, south east and south west, whilst vegetation and farm buildings define its boundaries in the north west and north. The land to the north known as Stakers Farm and the area beyond the school has been granted outline planning permission, with Reserved Matters / detailed designs currently being considered which will define a new village edge once constructed. The historic character of the conservation area defines the setting of the development site. The development site is to be accessed from Main Road which runs between Yapton and Barnham.

The site is located within walking distance of a range of key facilities and services found within Yapton, including a doctor's surgery and pharmacy, a local shopping parade with a small supermarket, primary school, two churches, pub, scout hall and village hall with playing fields. The nearest secondary school is located 2 miles from the site in nearby Barnham, which also benefits from a railway station. These can be reached by a short cycle ride or bus ride on the Service 66 bus which runs between Barnham and Bognor Regis. In addition to Service 66, the Coastliner 700 bus also runs through Yapton every 30 minutes between Chichester and Littlehampton with connections to Havant, Portsmouth, Worthing and Brighton. Train connections to London Victoria, Gatwick Airport, Brighton, Bognor Regis, Chichester, Portsmouth and Southampton are provided from Barnham.



Key:

The Site	Bus Stop	Community Centre
Conservation Area	School	Supermarket
Greenspace	Doctors	Post Office
Built Up Area		

Character Assessment of Surrounds

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.

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. 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.

The wider village of Yapton benefits from a variety of architectural styles owing to the village's piecemeal development over time. This includes dwellings from the Victorian period, inter-war, 1960s and 70s right to the present day. The images to the right depict the variety of architectural styles in the village, alongside local materials and local developments in the surrounds that have been completed recently;

Buildings in the Village



10 The Limes, later development



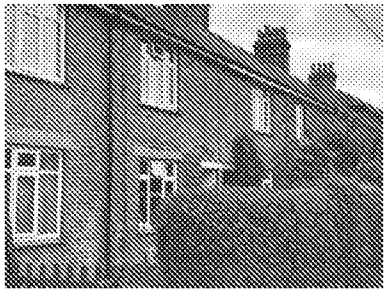
11 The Poplars, later development



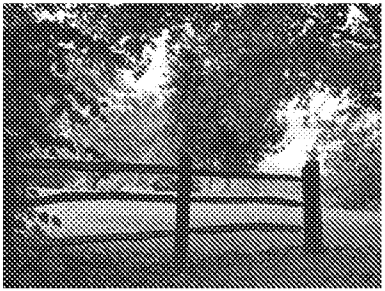
1 Yapton Free Church (Grade II Listed)



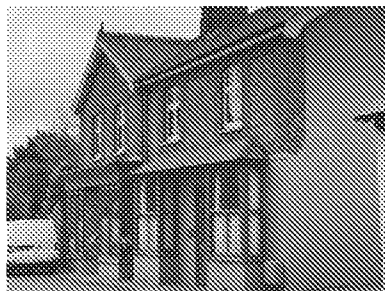
4 Main Road



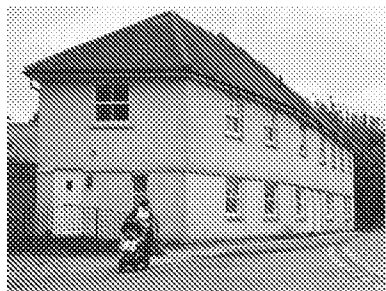
7 Church Road, cottages



12 Church Lane, Church Farmhouse



2 Main Road



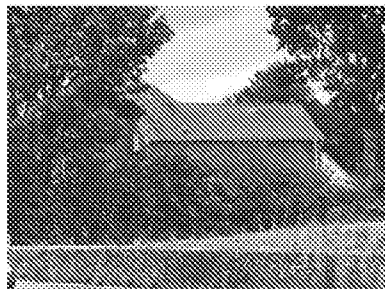
5 Main Road



8 Church Road, detached dwelling



13 North End Road



3 Main Road, neighbouring dwelling



6 Track Lee Road, inter-war semi-detached dwellings

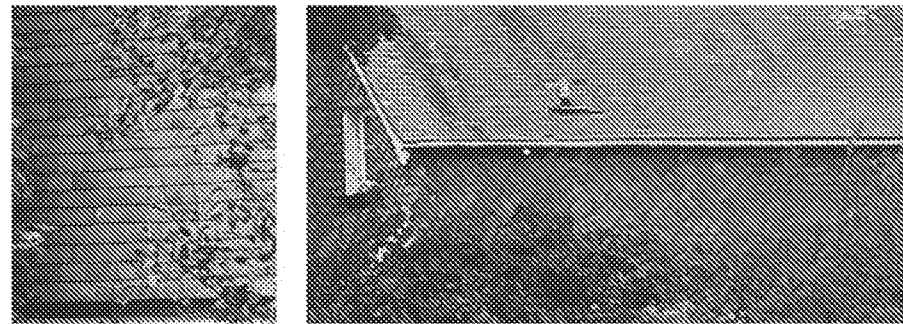


9 Church Road, varied vernacular styles

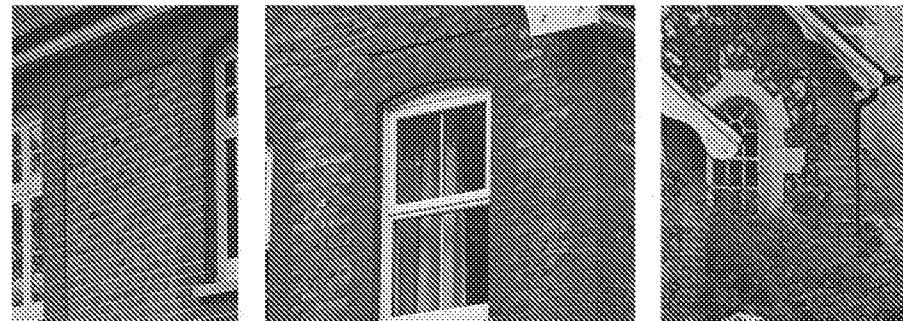


14 North End Road

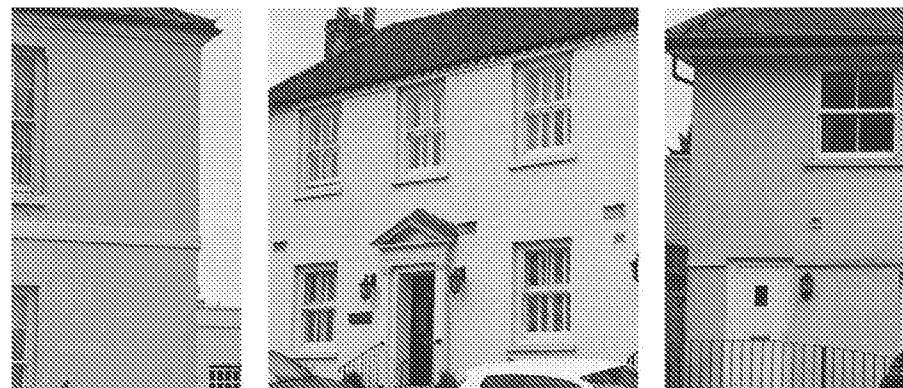
Original Character Assessment
Undertaken by OSP, 2019.



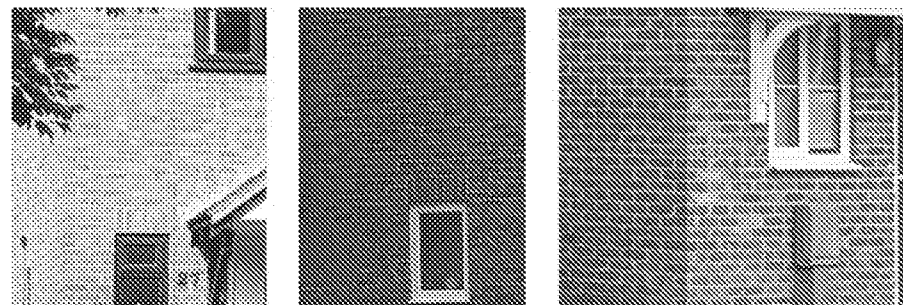
Tile hanging



Buff / red brick and flint with quoins



Render



Brick - buff, brown and red

Local Materials



Fellows Close



Fellows Close



Emerald Gardens



Five Acres

Recent Local Developments

Site Opportunities & Constraints

In the development of the proposals for the Bonham's Field site as the design has evolved, a range of technical specialists have been commissioned to develop a better understanding of the site's opportunities and constraints in relation to heritage, archaeology, ecology, trees, landscape impacts, flood risk, transport and utilities. The results of these technical reports have been used to inform the design of the development, with careful consideration of their findings.

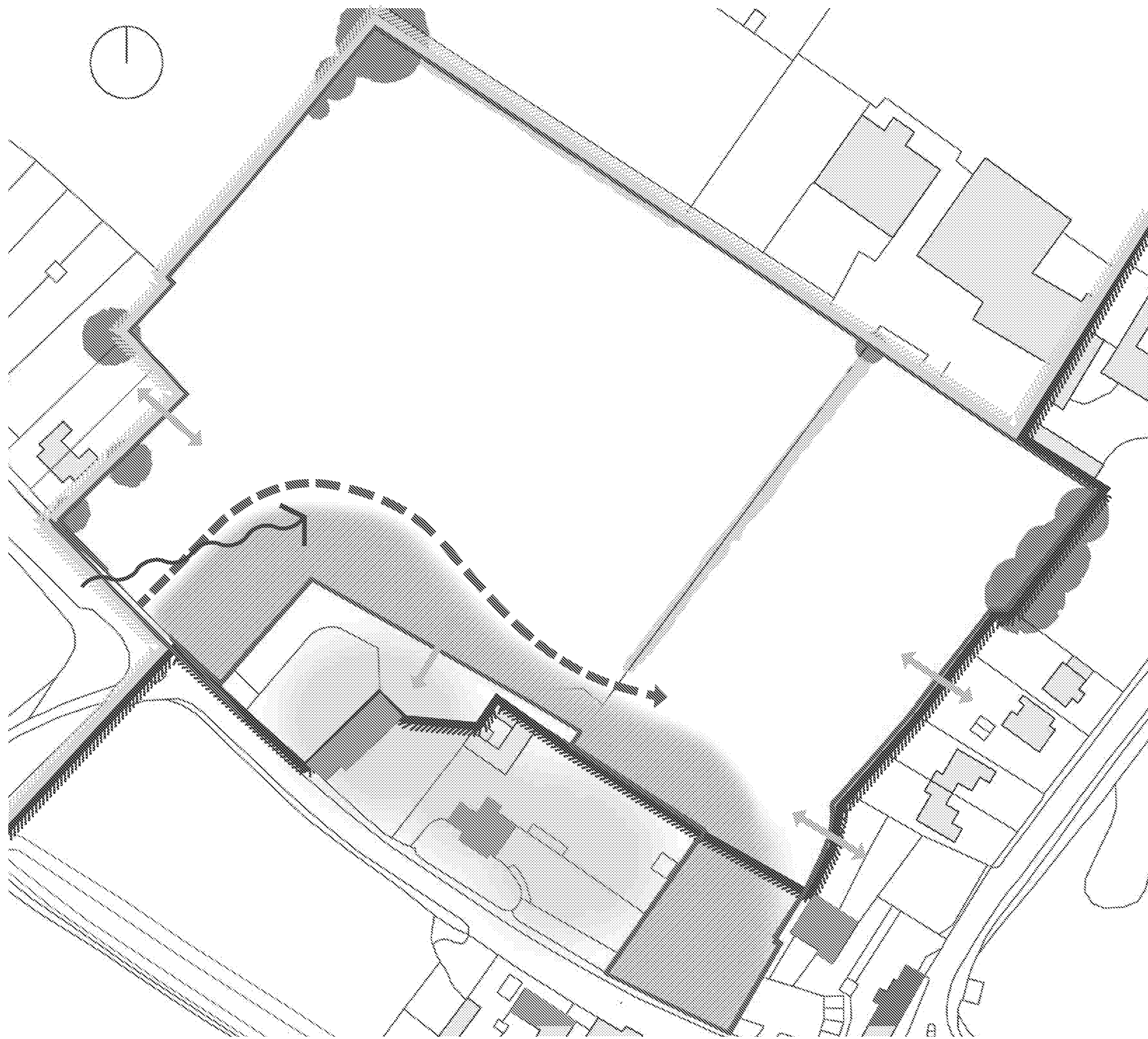
The site is well placed to provide a development that does not have a detrimental impact on the surrounding landscape and historic character of Yapton owing to its well contained nature. It is sustainably located with good access to a range of nearby services and facilities which are situated within comfortable walking distance of the development with good public transport links in the area. The Bonhams Field development would be a logical and sustainable extension to Yapton and the principle of residential development at the site has already been agreed in the previous planning submissions. The proposed residential development will not conflict with existing residential uses to the south, south west and east of the site, with affordable housing to meet local housing needs incorporated into the development.

The opportunities and constraints faced by the scheme are summarised to the right;

The opportunities and constraints faced by the scheme are summarised below;

- The proposed development partially sits within the Yapton Main Rd / Church Rd Conservation Area which covers the south eastern corner of the site and abuts the eastern boundary. Careful consideration must be given to how the development sits in relation to this designated heritage asset, including views into and out of the asset.
- Grade II Listed Buildings are found in the immediate vicinity of the site including Bonhams Farm, The Old Malthouse, The Evangelical Church, Laburnham Cottage and Stakers Farm. In addition, a locally designated Building of Character sits in the surrounds. Consideration should be given in the design of the scheme and its relationship with these assets.
- A number of trees are located around the boundaries of the site, which will be retained within the development and subject to protection areas in construction.
- The proposals will retain hedgerows throughout the development site, apart from a small section of hedgerow that forms the boundary between the two fields in order to facilitate an access way and integrate the swathes of open space (as sought by the Parish). The retention of the majority of mature trees and vegetation preserves the historic fabric of the landscape and species rich habitat.

- The main vehicular access point into the development will run from the south west of the site into the development from the B2233 Main Road, with a secondary access in the south east of the site for pedestrians and cyclists improving permeability to Yapton Village Centre. The updated layout also safeguards the future pedestrian route towards the north-west of the site.
- The proposed development site sits within the defined built-up settlement boundary of Yapton.
- A landscape buffer has been incorporated from previous planning permissions, to enhance the setting of the listed buildings and conservation area as well as improving views into the site when viewed from the B2233.
- The proposed development sits in an existing residential area, with residential dwellings to the south, south west and east of the development site.
- Enhanced habitats are proposed for the development site, with sensitive landscaping incorporated to help achieve a net biodiversity gain at the site. A number of habitats including trees and hedgerows will be retained.
- The site is located within Flood Zone 1 (Low Risk).



- Site boundary
- Conservation area boundary
- Existing trees
- Existing hedgerows
- Relationship to neighbouring dwellings
- Listed building
- Building of character
- Setting of listed buildings
- View into site from B2233
- Centre line of approved road alignment
- Landscape buffer to setting of listed buildings
- Settlement boundary

Undertaken by OSP, 2020.

Planning Considerations

National Planning Policy Framework

Guidance is provided by the central government in the form of the NPPF published in February 2019 which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

An Economic Objective: To help build a strong, responsive and competitive economy ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A Social Objective: To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An Environmental Objective: To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 continues;

"So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development..."

It confirms that in decision-taking this means (inter alia);

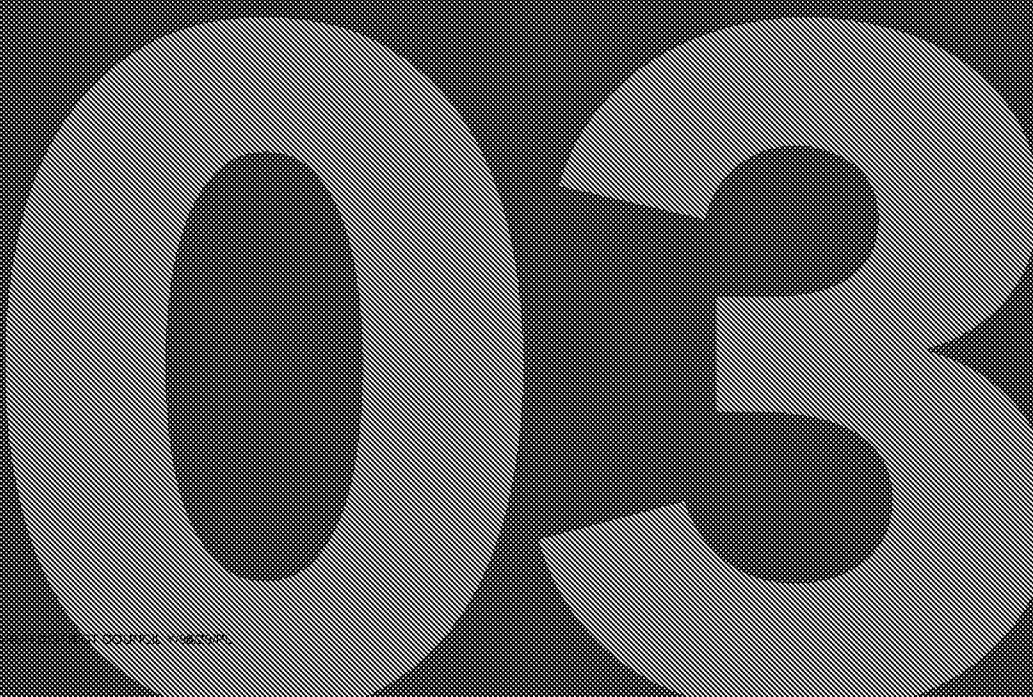
"c) approving development proposals that accord with an up-to-date development plan without delay..."

With respect to decision-making, Paragraph 38 of the NPPF advises;

"Local planning authorities should approve decisions to proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

Under the chapter 'Delivering a Sufficient Supply of Homes' which promotes the delivery of a wide choice of homes that are high quality and enable greater opportunity of home ownership and sustainable, inclusive and mixed communities, Paragraph 59 states;

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups



with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

Paragraph 72 elaborates further on the above highlighting;

"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify sustainable locations for such development where this can help to meet identified needs in a sustainable way..."



With respect to design, Paragraphs 127, 128, 130 and 131 of the NPPF advise;

"127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and the landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased density);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for the existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and the community about the design and style of emerging schemes is important for clarifying

expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot.

130. Permission should be refused for development of poor design that fails to take opportunities available for improving and the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

131. In determining applications, great weight should be given to outstanding innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

National Design Guide

Additional guidance by national government is provided within the National Design Guide published in October 2019 and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

*"The National Planning Policy Framework makes clear **that creating high quality buildings and places is fundamental to what the planning and development process should achieve**. The National Design Guide illustrates how well-designed places are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning proactive guidance on design process and tools."*

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

Context is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.

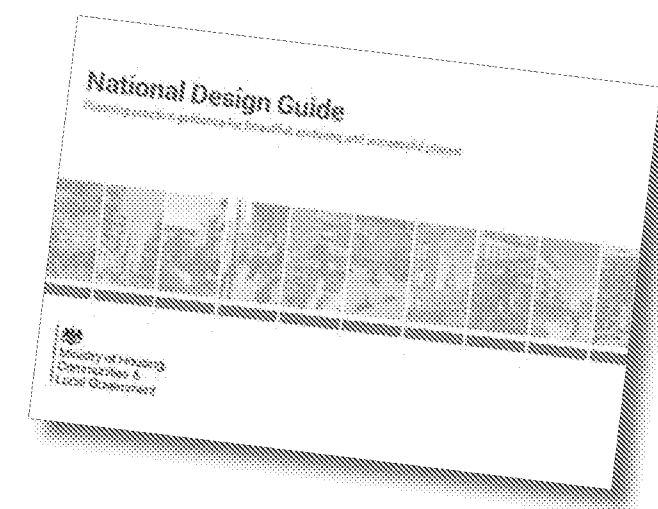
Identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking; ensure sustainable development through the promotion of accessible local public transport, services and facilities; contain recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and contain memorable features or groupings of buildings, spaces, use or activities that create a sense of place and promote inclusion and cohesion.

Movement patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that: are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality; promotes activity and social interaction; and incorporates green infrastructure.

Nature contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

Public Spaces are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.



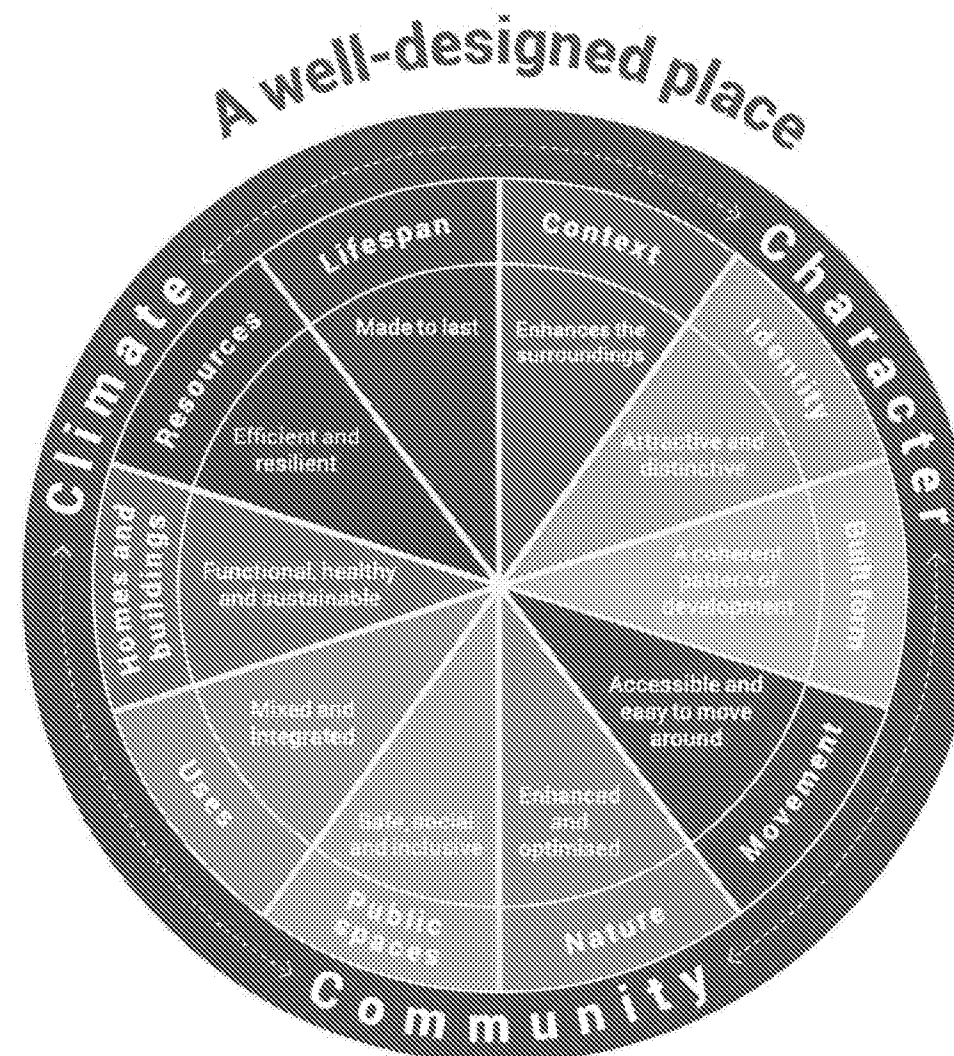
Uses mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlight well-designed places as having: a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure neutral and socially inclusive.

Homes and Buildings are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

Resources that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

Lifespan of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use

and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.



Arun Local Development Framework

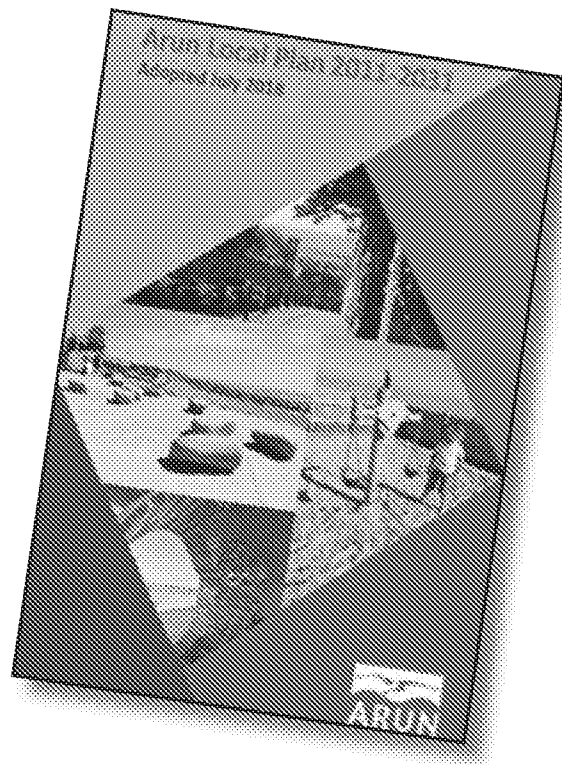
Section 38(6) of the Planning and Compulsory Purchase Act 2004 require all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun is led by the Arun Local Plan 2011 - 2031 (adopted 2018) and is supported by the West Sussex Mineral and Waste Plans, Neighbourhood Plans and relevant Supplementary Planning Guidance. The following policies are of relevance to the proposed development;

Adopted 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 of the district.
- **Policy SD SP1a - Strategic Approach:** Highlights the aspirations to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services including through providing for growth of the sustainable villages whilst maintaining their setting within the open countryside; providing for the housing needs of the community by delivering 20,000 homes; and support development which protects, conserves and enhances the built environment.
- **Policy SD SP2 - Built-Up Area Boundary:** States that development should be focused within Built-Up Area Boundaries, and these will be supported subject to consideration of other policies.
- **Policy GI SP1 - Green Infrastructure and Development:** Requires all major development proposals to protect and enhances 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.
- **Policy LANDM1 - 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.
- **Policy H SP1 - The Housing Requirement:** States that within the plan period 2011 - 2031 at least 20,000 new homes will be accommodated within Arun District, including 1,120 dwellings per annum in 2020/21 and 1,310 dwellings per annum in 2021/22 - 2025/26. In Yapton, 500 units are allocated in strategic housing sites whilst additional non-strategic allocations will be made in the Neighbourhood Plan.
- **Policy H DM1 - Housing Mix:** Specifies that a mix of dwelling types and sizes are required. 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.
- **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 groups of single tenure dwellings or property types avoided. Affordable housing mix should comprise the following:

1 bedroom	35-40%
2 bedroom	35-40%
3 bedroom	15-20%
4+ bedroom	5-10%
- **Policy D SP1 - Design:** Seeks the efficient use of land that reflects the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural detailing which should be derived from a thorough site analysis and context appraisal.
- **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.

- **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.
- **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 and capacity of drainage systems.
- **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.
- **Policy HWB SP1 - Health and Wellbeing:** All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.
- **Policy OSR DM1 - Open Space, Sport and Recreation:** Housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. Developments should have regard to Secure by Design guidance.
- **Policy T SP1 - Transport and Development:** States that all new development should provide safe access on to the highway network, reduces congestion, works to tackle climate change and promote healthy lifestyles, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- **Policy T DM1 - Sustainable Travel and Public Rights of Way:** New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks must be available and accessible to all members of the community. Proposals must be within easy access of established public transport services and sustainable transport infrastructure, make provision for cycling and pedestrian facilities to meet County Council Parking Standards and contribute towards the provision of a joined up cycle network and PRow network.
- **Policy HER SP1 - The Historic Environment:** Supports proposals that conserve or enhance the historic environment of the District including designated heritage assets including listed buildings, structures, conservation areas and their settings as well as non-designated heritage assets.
- **Policy HER DM1 - Listed Buildings:** Proposals affecting Listed Buildings will be required to protect, and where possible enhance the setting of the building.
- **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.

- **Policy ENV SP1 - Natural Environment:** States that the preservation, restoration and enhancement of biodiversity and the natural environment through the development process will be encouraged, and where possible the creation of new habitats and areas for species will be supported.
- **Policy ENV DM4 - Protection of Trees:** Ensures that trees that are subject to Tree Preservation Orders, located within a Conservation Area or contribute to local amenity are protected.
- **Policy ENV DM5 - Development and Biodiversity:** Seeks to achieve a net gain in biodiversity and protect existing habitats on site, through incorporating elements of biodiversity and establishing links between habitat areas and open spaces.
- **Policy W SP1 - Water:** States that water efficiency measures will be encouraged in order to protect water resources and enhance the quality of the water environment. Developments will be encouraged to make active use of surface water as a design feature.
- **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.

- **Policy WDM3 - 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.

- **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.

- **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.

- **Policy QE DM2 - Light Pollution:** Outdoor lighting must not adversely impact neighbouring uses or the wider landscape, particularly the South Downs Dark Sky Reserve.

- **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

West Sussex Joint Minerals Plan 2018 & West Sussex Waste Local Plan 2014

County wide planning policy on minerals and waste designate areas and sites for safeguarding and protection to ensure adequate ongoing access to resources. The site is not constrained by any spatial designations nor does it lie within a safeguarding area.

Supplementary Planning Guidance

In addition to the adopted Arun Local Plan, the following Supplementary Planning Documents are considered to be relevant to the proposals;

- Arun Design Guide SPD
- Arun Parking Standards SPD
- Conservation Areas SPD
- Open Space and Recreation Standards SPD

The Arun Design Guide SPD advises on the design of new residential developments in the District. For density, the guidance advises in villages locations developers should aim for between 15-25 dwellings per hectare, with lower densities positively relating to the edges of built up areas. A minimum back to back dimension of 21m is advised, with building orientations maximising solar gain and a minimum rear garden depth of 10.5m.

The Arun Parking Standards SPD sets out the following provision of car parking spaces, cycle parking spaces and electric vehicle charging spaces in residential developments;

Car Parking Spaces

Number of bedrooms	Number of habitable rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

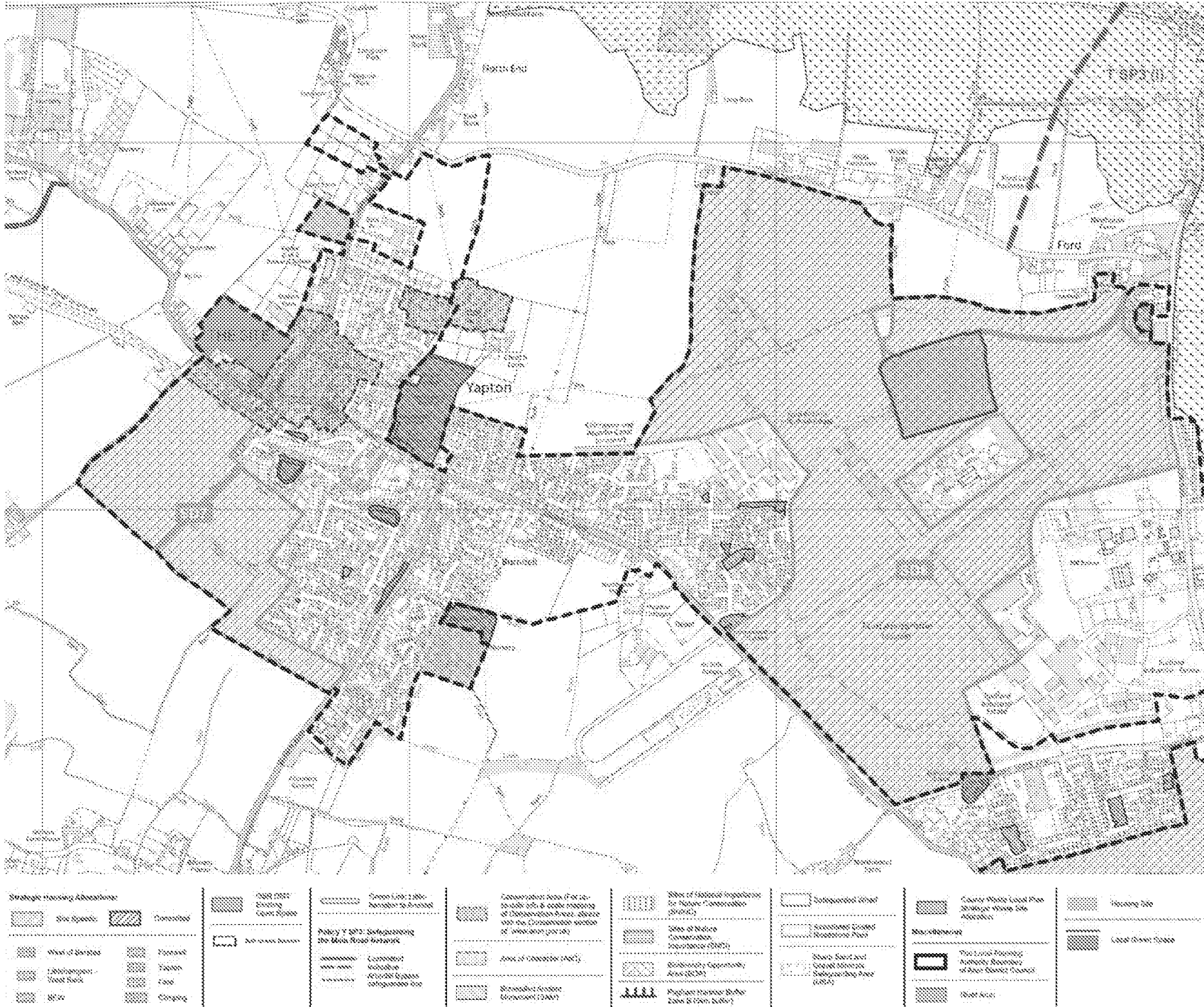
Cycle Parking Spaces (Recommended)

Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 3 rooms (1 & 2 bed)	1 space (if communal storage otherwise same as 1 & 2 bed house)
Flats	4+ rooms (3+ bed)	1 space

Electric Vehicle Parking Spaces with Charging Points

Year	% of Parking Spaces with Active EV Charging Points	% of Parking Spaces with Active EV Charging Points
	Houses with a driveway and garage	All other developments
2018	100	20
2023	100	30
2028	100	50
2033	100	100

Utilising the Open Space and Recreation Standards SPD calculator, a Public Open Space provision of 5,280sq metres is required which should incorporate 908sq metres of Play Space. The parish preferred to have a financial contribution to existing equipped play areas rather than one within the site.



Arun Local Plan Policy Map showing the Built-up Area Boundary of Yapton and relevant spatial policies in the area.
Arun District Council, 2018

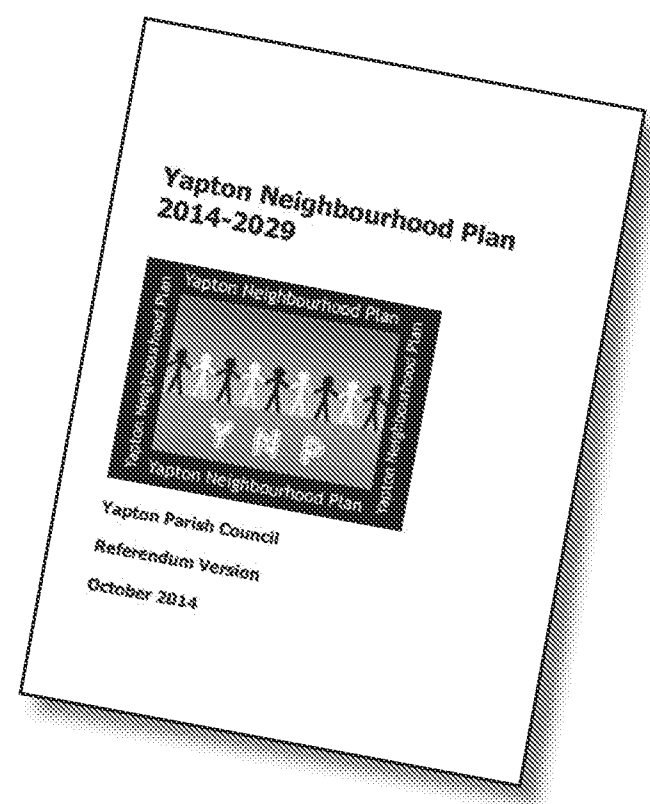
Yapton Neighbourhood Plan

The 'Made' Yapton Neighbourhood Plan 2014 – 2029 forms part of the development framework for land within Yapton Parish, which includes the subject site at Bonhams Field. The Yapton Neighbourhood Plan was made following a referendum on 23 October 2014 with a majority vote in favour of 94% to approve the plan, following its examination. It is noted that there is plans for a Neighbourhood Plan Review, however, this has yet to take place and as such the following policies are considered of relevance to the proposals;

- **Policy BB1 - Built-Up Area Boundary:** The development of Yapton Village shall be focused within the built-up boundary identified within the development framework, unless they relate to additional allocations for housing land in accordance with Policy H1.
- **Policy H1 - Housing Requirement:** The minimum housing requirement for Yapton in the period 2014 – 2029 will be established within the Arun Local Plan. An additional buffer of 20% over and above the minimum housing requirement will be permitted to allow for flexibility and consumer choice. New housing development will be required to ensure that local infrastructure is provided and improved in relation to the scale and size of the proposals.

- **Policy H2 - Dwelling Size:** Specifies that the following dwelling mix for both market and affordable housing for developments of 15 or more dwellings;

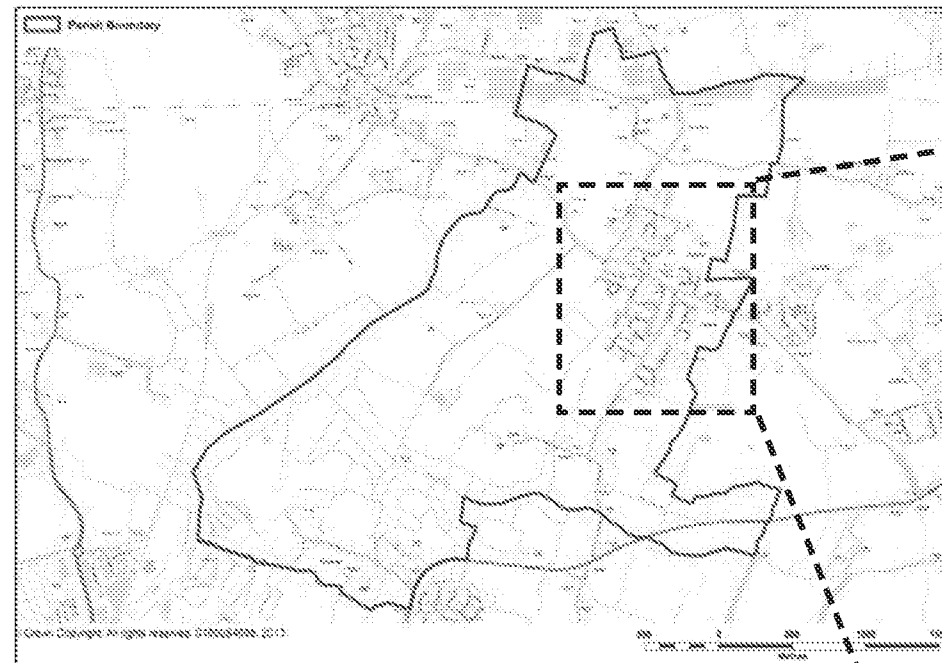
1 bedroom	10-15%
2 bedroom	25-35%
3 bedroom	45-55%
4+ bedroom	5-10%
- **Policy H3 - Dwellings Appropriate for the Needs of Older People:** Requires that at least 25% of 1, 2 and 3 bedroom dwellings to be built to Lifetime Homes Standards.
- **Policy E1 - Protection of High Value Agricultural Land:** States that planning permission for development on Grade 1 and Grade 2 agricultural land will be refused, unless it involves the granting of planning permission for any additional sites required by Policy H1 to meet objectively assessed housing needs in the area.



- **Policy E3 - Protection of Natural Habitats:** States that planning permission for development that would result in either the loss or unacceptable harm to existing natural habitats will be refused, unless proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after implementation of the development.
- **Policy E4 - Minimising the Environmental Impact of Development:** Development is expected to retain well-established features of the landscape, including mature trees and species rich hedgerows. If there is loss of trees and shrubs as part of development, then new provision should be provided elsewhere on site.
- **Policy E6 - Green Infrastructure:** Encourages proposals that seek to improve the connectivity between wildlife areas and green spaces in order to enhance green infrastructure in the Parish.
- **Policy E8 - Conservation Areas:** Within the Main Road/Church Road Conservation Area, proposals are expected to preserve and enhance the character of the area by being suitably designed for the context within which they are set, ensuring that the scale and massing of the buildings relate sympathetically to the surround area; and use traditional and vernacular building materials to respect the context of development.
- **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.

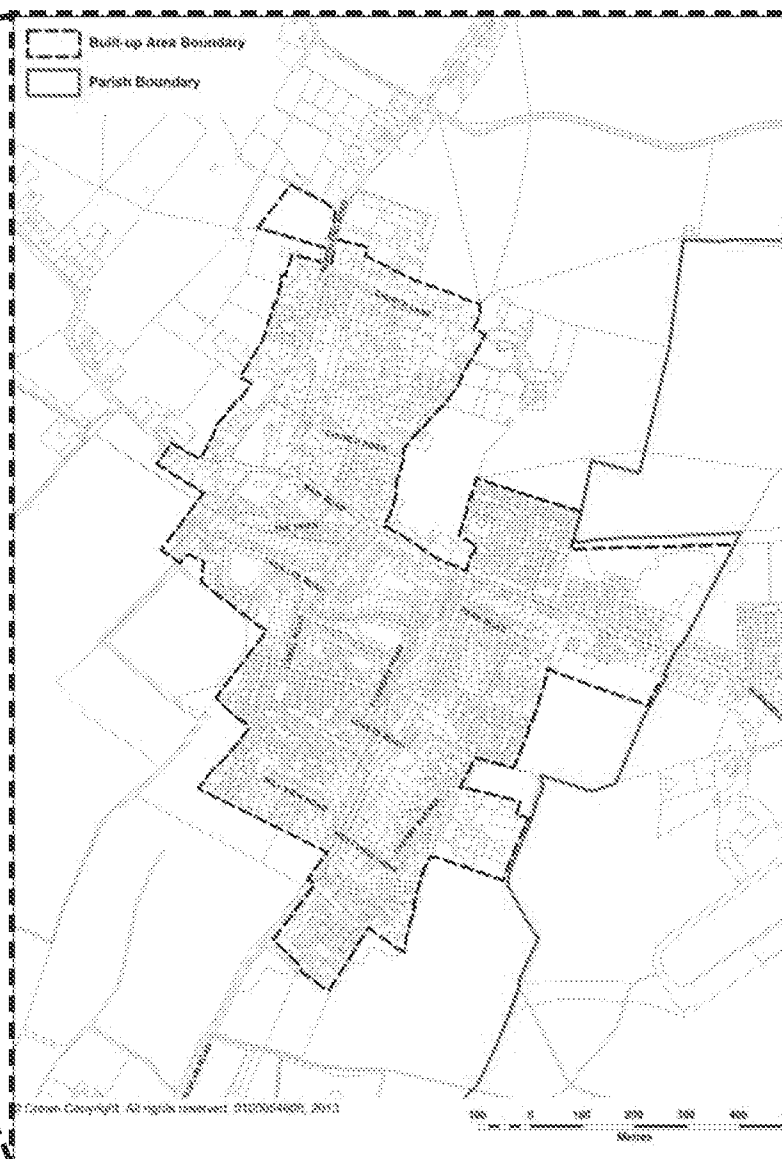
- **Policy PK1 - Parking Standards:** For all new residential developments, the following minimum parking standards should apply for off-road parking; .

1 bedroom	1 off-road space
2 bedroom	2 off-road spaces
3 bedroom	2 off-road spaces
4 bedroom	3 off-road spaces
5 bedroom	4 off-road spaces



Yapton Neighbourhood Plan Area
Yapton Parish Council, 2014

Green Infrastructure Network in Yapton Parish.
Yapton Parish Council, 2014



Yapton Built-Up Area as defined by the Neighbourhood Plan. This has since been extended by the adopted Arun Local Plan to include the Bonhams Field site.
Yapton Parish Council, 2014

