

Development Proposals

Proposed Development Scheme

The application is seeking full planning permission for the development of 75 dwellings with associated works including landscaping and access. The proposals include 22 affordable dwellings, with a 50/50 tenure split between shared ownership and affordable rent. The proposed housing mix for the whole development is as follows (with percentages of scheme);

Dwelling Size	Number	Market	Affordable
1 bedroom	7 (9.3%)	0	7 (31.8%)
2 bedroom	37 (49.3%)	27 (50.9%)	10 (45.5%)
3 bedroom	27 (36%)	24 (45.3%)	3 (13.6%)
4 bedroom	4 (5.3%)	2 (3.8%)	2 (9%)
Total:	75	53 (70.7%)	22 (29.3%)

Whilst a number of elements from the previously approved scheme including the barns, and dwellings in close proximity to the conservation area and neighbouring listed buildings have been retained, the amended proposals have had careful regard to the context of the site and makes better use of the site in a more appropriate manner which still reflects the local character and vernacular. The addition of 19 dwellings to the scheme ensures that the maximum use of the site is achieved, whilst limiting the need to develop on further greenfield sites in Yapton in the future.

Following discussions held with the Parish during the previous planning submissions, recent engagement with the community has included notification via a leaflet drop and an online consultation, as well as holding online meetings with local councillors and residents the scheme has evolved to meet the demands of the market and listened to the views of local residents. Details of this engagement is provided within the supporting Statement of Community Involvement and will continue through the planning application process.

With regards to the layout of the development scheme, it largely reflects that found within the previous submissions, with access from the Main Road in the same approved position, with a similar internal layout comprising cul-de-sac roads towards the northern boundary whilst minimising disturbance to the existing hedgerow which currently acts as the boundary of the two fields of the site. The development comprises detached, semi-detached and terraced rows of the dwellings which have been thoughtfully located throughout the development whilst the barn style units in the eastern part of the site have been retained with their sympathetic design to the conservation area alongside the landscape buffer, which will include prevention measures to stop parking on landscaped areas. The proposed scheme has a density of 23.4 dwellings per hectare, with 171 car parking spaces in line including 15 spaces for visitors with the Arun Parking Standards SPD. Provision for waste and recycling storage has been made within each plot. The proposed masterplan of the scheme sits to the right.

Affordable Homes Statement & M4(2) Homes

Policy AH SP2 of the Adopted Local Plan seeks the provision of 30% of the dwellings to be affordable, and the proposed development contains 29.3% affordable dwellings. The affordable houses would be pepper-potted throughout the site, as shown in the right hand plan on the opposite page. The affordable homes would also be tenure blind to ensure they are indistinguishable from the market dwellings. The proposals also include 18 dwellings which will built to M4 (2) Category 2 Accessible and Adaptable Homes standards, totalling 24% of the development scheme. These M4 (2) homes build upon Lifetime Homes guidance, and will include a degree of access and adaptability enabling the elderly or frail to stay in their own home for longer whilst also being aimed at potential downsizers which could free up larger family sized dwellings elsewhere in the district.

Proposed Masterplan



M4 (2) Homes



Affordable Homes



Design, Character & Apperance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture. During the design process reference has been made to the local character and vernacular, the Neighbourhood Plan and surrounding context within the Main Rd / Church Rd Conservation Area. This includes a number of listed buildings, agricultural holdings and other features.

The following street scenes and elevations of the proposals subject to this application for planning permission, follow on from the evolution of the design through the previous outline and reserved matters applications as well as inputs from extensive community engagement. Opportunities have been taken in the design to retain the character of the site and the surrounds including retaining the hedgerow both inside the development site and on the site boundaries, whilst also retaining the low brick/flint wall on the south western edge of the site. In addition, a large area of open space has been incorporated in the layout adjacent to the listed building and covering the area of the site within the Conservation Area to avoid any harm and preserve and enhance the setting of these designated assets. This buffer alongside screening providing by enhancing the existing vegetation will help soften any views of the development and minimise its impacts on the surrounds.

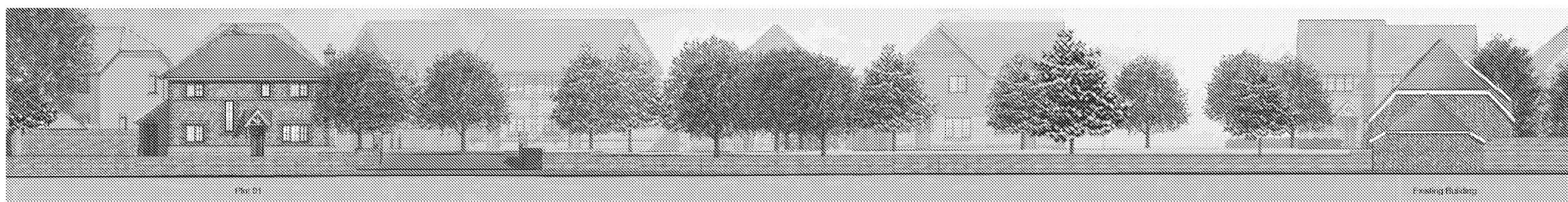
The design of the new buildings within the development have been based on the existing vernacular within the village of Yapton. The choice of materials utilised reflect those found in the surrounding context and therefore include a mix of flint and brick walls, with clay hanging and slate roof tiles. The existing wall along the southern boundary will be designed to curve into the site entrance to act as focal point as you enter the development, before the access road gently slopes round in the development with the landscape buffer to the south. The single storey barns in the north east of the development are designed to work sensitively with the Conservation Area setting whilst the dwellings have also been designed to reflect the porch style of existing properties along Main Road. The landscape buffer will incorporate an orchard feature and providing an attractive setting.

The majority of the proposed dwellings will be two storeys in height, comprising predominantly detached, semi-detached and terraced houses. The eastern part of the site, beyond the existing hedgerow, 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

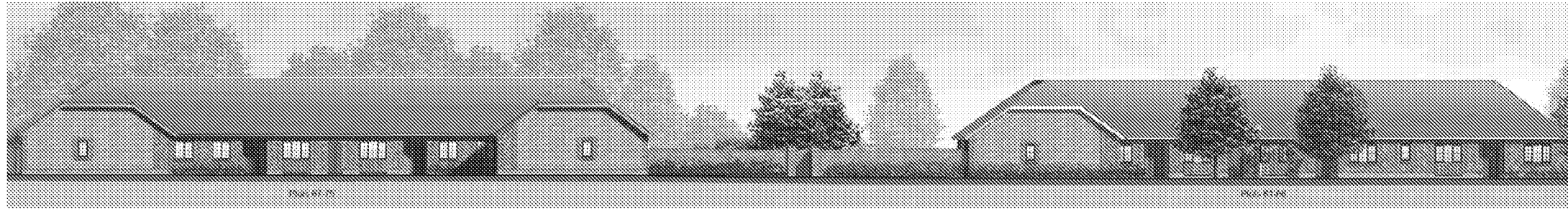
Whilst a number of elements from the previously approved scheme including the barns, and dwellings in close proximity to the conservation area and neighbouring listed buildings have been retained, the amended proposals have had careful regard to its context and makes better use of the site whilst still reflecting the local character and vernacular.



Section 9



Section 10



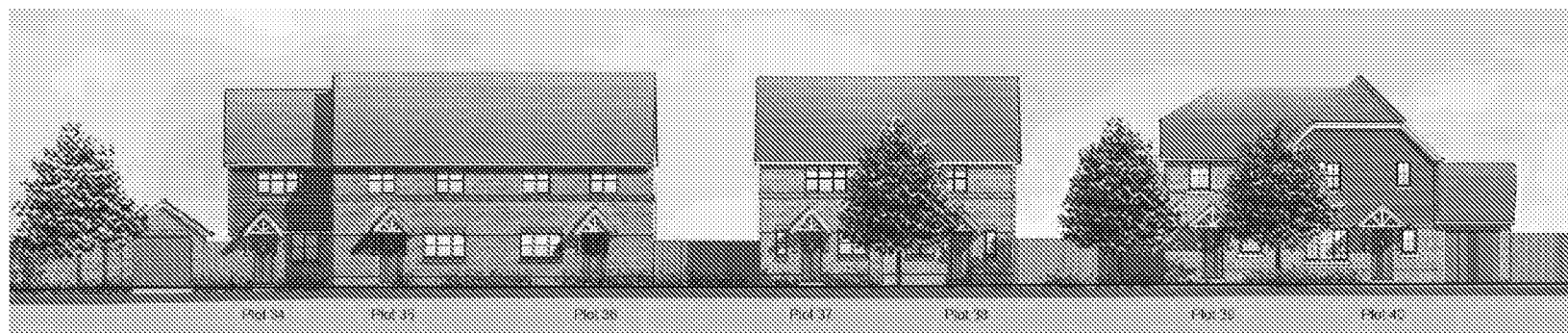
Section 6



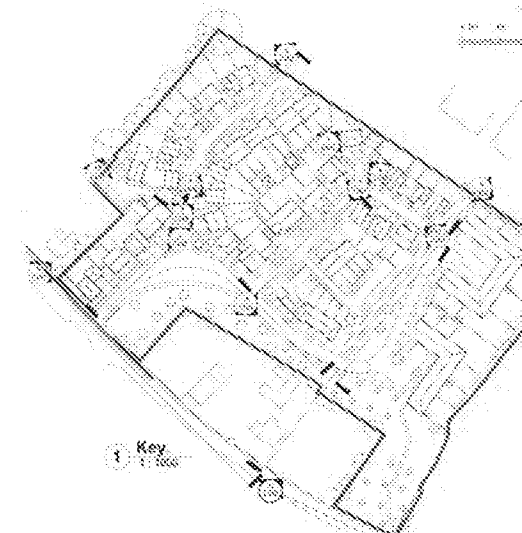
Section 2



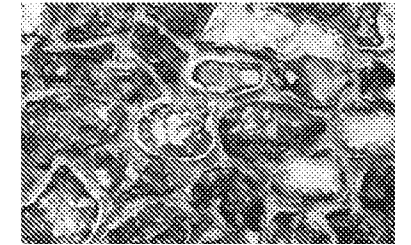
Section 3



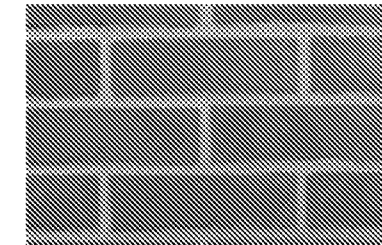
Section 4



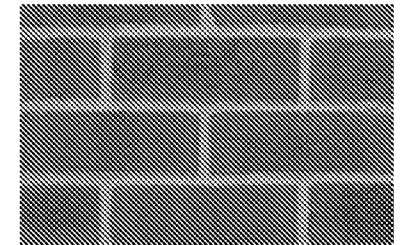
MATERIALS PALETTE



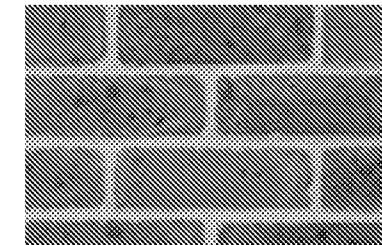
Plansure Flint Block



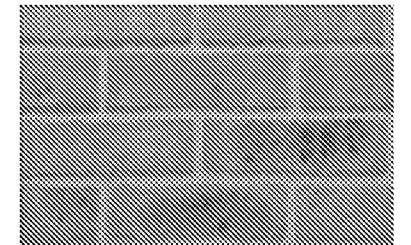
Warnham Red Stock



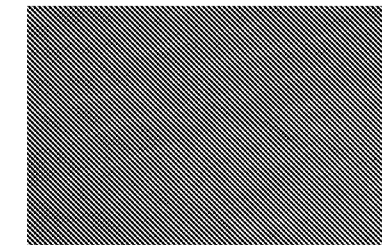
Olde Henfield Mutli



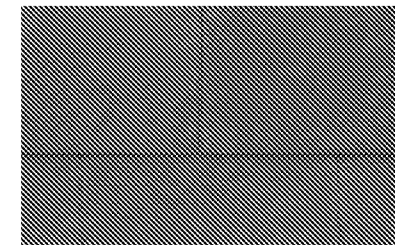
Michelmarsh Freshfield Ln



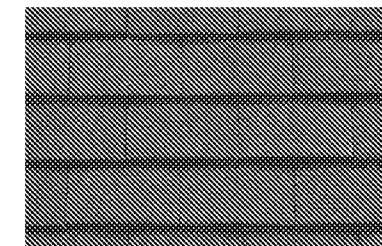
Maplehurst Light Multi



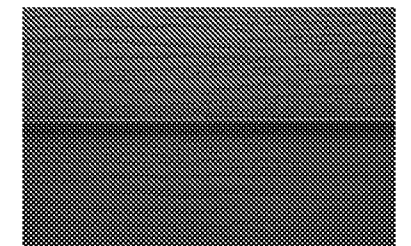
Imerys Rustic Red
Traditional Clay Plain Tile



Spanish Rough Cut Slate
Cupa H12



Hanging Tiles



Timber Cladding

Planning Justification

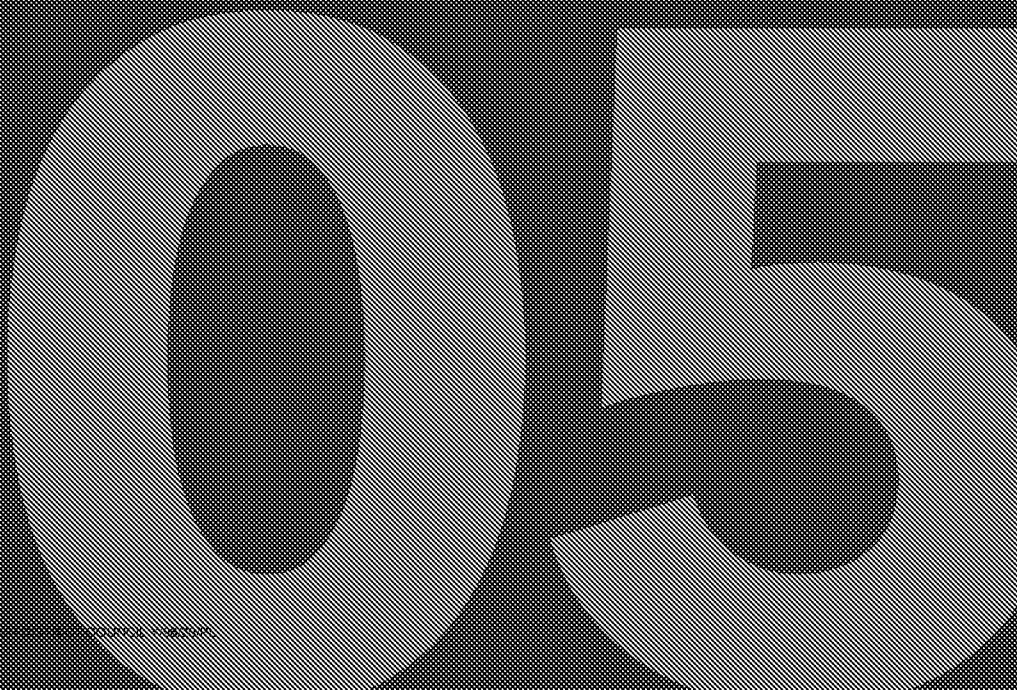
Principle of Development

The proposed development site is identified within the Adopted Arun Local Plan 2011 – 2031 as sitting within the built-up area boundary for Yapton, which is identified as a sustainable village for growth within inland Arun and is therefore considered to be a suitable location for residential development in line with the aspirations of Policies SD SDP1, SD SDP1A and SD SDP2 of the Local Development Framework. Furthermore, the Bonhams Field site is located in close proximity to a range of key facilities and services including shops, schools and public transport services with no overriding potential environmental impacts resulting from the proposed development. The overarching stance promoted by both the National Planning Policy Framework and Policy SD SDP1 and SD SDP1a of the Arun Local Development Framework is the presumption in favour of sustainable development that promotes growth of sustainable villages with housing that meets community needs whilst maintaining their setting within the open countryside and protecting, conserving and enhancing the setting of the built environment. It is considered that the proposed development of the Bonhams Field site does constitute sustainable development, having regard to the three objectives of sustainable development namely;

- **A Social Role:** by supporting the creation of new, high quality, fit for purpose homes in a highly sustainable location close to existing facilities and services that will benefit both new and existing residents of a mixed vibrant community, whilst supporting both the Arun District's and Yapton's housing needs and providing an important contribution to the District's 5-year housing land supply.

- **An Economic Role:** by contributing to the local economy both throughout the construction of the development, and post-construction. The proposed development, by a locally based developer, would result in the creation of jobs and wages during the construction phase and will contribute to the overall long-term prosperity of residents and businesses of Yapton, and the District of Arun in perpetuity.
- **An Environmental Role:** by improving and enhancing the setting of the wider countryside as well as the Yapton Conservation Area by developing a thoughtfully designed development within a well-contained site that will have minimal impact on the open character of the countryside beyond the village with vegetation to the north west of the site and a green buffer to the south which will soften views of the development from the Conservation Area and enhance its setting.

As a consequence of the above considerations, it is considered that the proposed development at Bonhams Field outlined within this Planning, Design and Access Statement does constitute a sustainable extension to the village of Yapton and that a presumption in favour should be given.



Heritage

Given the site's sensitive location in close proximity to a number of heritage assets, heritage is a key consideration that has led the proposed development scheme as it has evolved. A Heritage Statement has been undertaken to assess the potential impact of the proposed residential development on nearby heritage assets. The Heritage Statement identifies that whilst the site does partially fall within the Yapton Main Road and Church Road Conservation Area it does not contain any designated heritage assets within the site boundary, however, there are designated heritage assets within 1km of the site. The statement highlights that whilst the current proposals are for an increase in 19 dwellings, the general layout of the site will remain the same as the previously approved scheme which the Council's Conservation Officer concluding that the scheme would result in some harm but at a level that is less than substantial, and the benefits brought by the scheme were considered to overcome this less than substantial harm and therefore it was granted planning permission.

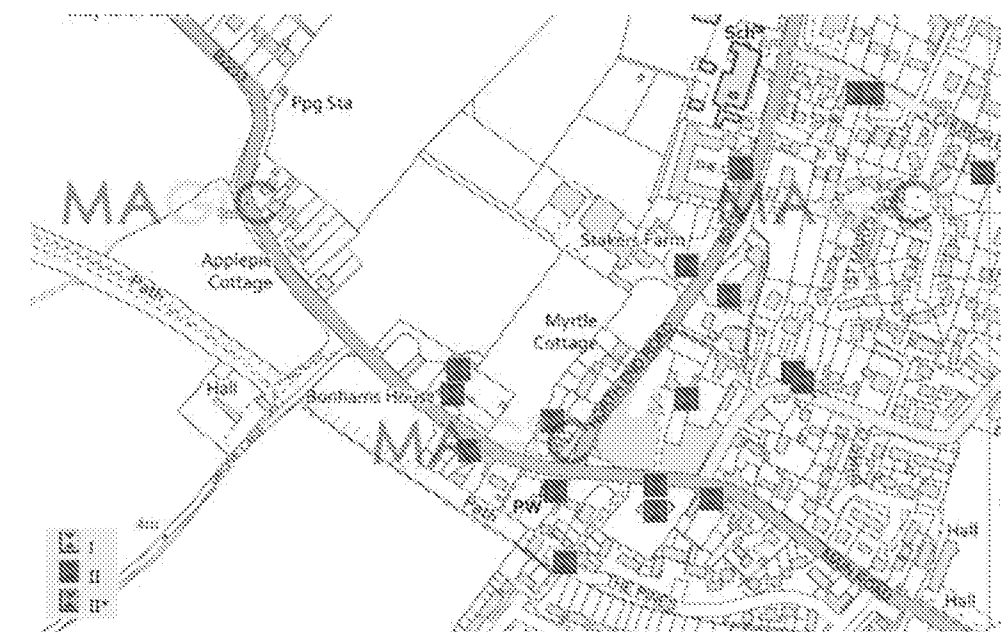
The heritage statement identifies that the site has existed in its current form since the 18th Century following a review of historic mapping, and also identifies that there are 18 records for listed buildings within a 1km radius of the development site including 5 listed buildings within the immediate surrounding vicinity. The report assesses the relationship between these 5 buildings as well as the Yapton Main Road / Church Road Conservation Area and the development site, and identifies that the amended scheme will not result in any further harm to the significance and setting of the designated historic assets than the previous approval. This is because the majority of changes have been made to the north-west of the site, away from the more open and sensitive areas of

the site. All dwellings facing the Main Road frontage and within the east of the site have been retained as approved, in addition to the swathe of open space which wraps around Bonhams Field. The report concludes that the proposed development has evolved with full regard to the special interest of the nearby heritage assets and care has been taken to preserve their settings. Even with an increase in unit numbers at the site, owing to the retention of units that will remain as approved in the south and east of the site, which is closest to the Conservation Area boundaries, the proposal would maintain the special interest of the nearby heritage assets with no further harm caused to their significance / setting.

Taking into consideration the above conclusions of the Heritage Statement submitted as part of this application for planning permission, the proposed development is broadly in accordance with the aspirations of Chapter 16 of the National Planning Policy Framework which seeks to conserve and enhance the historic environment, and in particular paragraph 196 which highlights that if development would lead to less than substantial harm on a designated heritage asset, and the public benefits from the development outweigh this harm, developments should be supported to achieve the optimum viable use of the land. The proposals are also in compliance with Policies HER SP1, DM1 and DM3 of the Arun Local Plan which supports proposals within or in the setting of a conservation area providing they are sensitively designed by acknowledging the character of their special environment and retaining historically significance features of the established pattern of development as well as views into, within and out of Conservation Areas.



Historic OS Map of the Bonhams Field Site, 1975

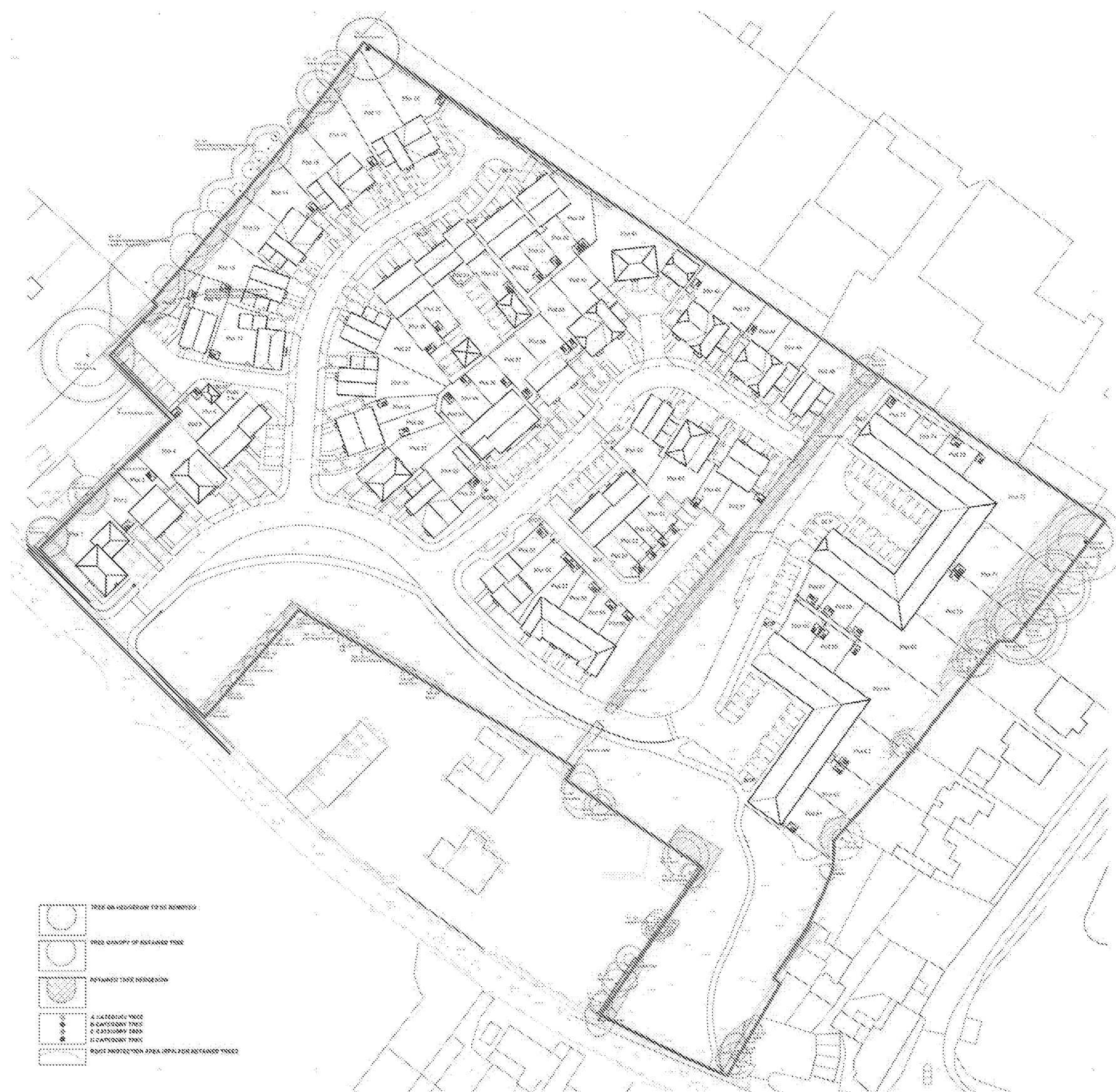


Grade I, II, II* Listed Buildings in the surrounds of the site (DEFRA Magic, 2020).

Arboriculture

A Tree Survey and Arboricultural Impact Assessment & Method Statement has been undertaken at the site as part of previous applications and updated for this present proposal. The statement identifies that all the trees within the survey area are along site boundaries within hedgerows or are off-site trees. Furthermore, it identifies the TPOs (TPO/Y/1/10) will not be affected by development and all trees that will be retained on site will have sustainable relationships with buildings. All trees are identified for retention, apart from two which are identified as category U due to diminished vitality - T26 Monterey Cypress in the north west of the site and T12 in the south of the site. The proposals will largely retain hedgerows found at the existing site, with a section of hedgerow that will be removed to allow access through the site and for footpaths / construction. A section of hedgerow H1 will be removed that will see a 13% reduction in its overall length, however, this will only lead to visual impact within the site.

The Method Statement details Root Protection Areas and smaller works to trees including crowning. Owing to the retention of majority of existing trees and hedgerows on site, as well as the creation of a green landscaped buffer, the proposals are considered to be in compliance with Policies ENV SP1, ENV DM4 and ENV DM5 of the Arun Local Plan which seek to preserve, restore and enhance the biodiversity and natural environment in the development process including the protection of TPOs and trees in Conservation Areas. The proposals are also considered to be in compliance with Policy E3, E4 and E6 of the Yapton Neighbourhood Plan which seek to retain well established features of the landscape including species rich hedgerows and seek proposals to improve green infrastructure.

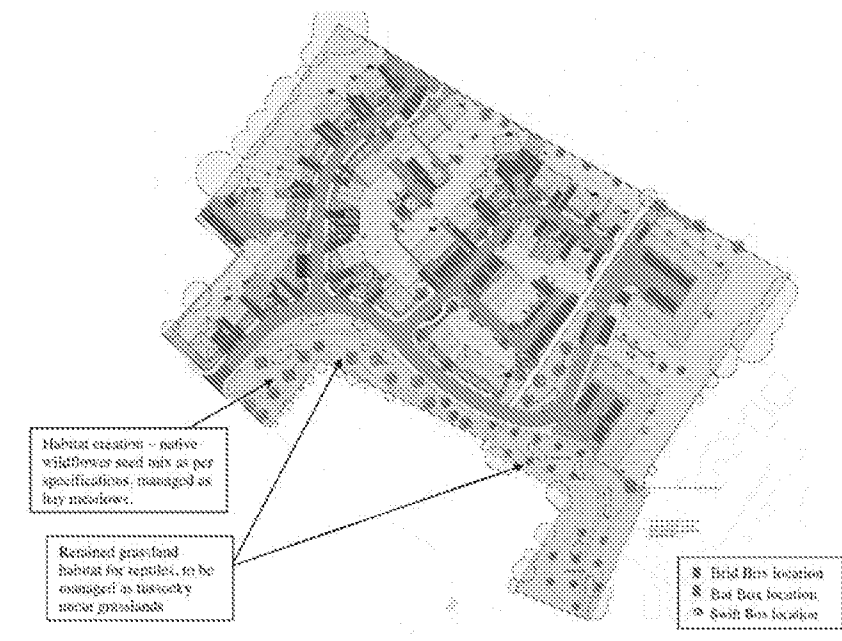


Ecology

A Ecological Survey and Mitigation Strategy has been undertaken at the site, and updated for this planning submission, which identified the presence of nesting birds on site, populations of slow worm, the presence of a number of bat species foraging and commuting round the site and local area, badgers in the local area although no evidence recorded on site and vegetation and habitats on site including some within the construction zone. Following an updated survey in August - September, no additional protected species have been recorded on site from the previous 2016 and 2019 survey work whilst there has been no change in the management or nature of habitats found on site.

The Mitigation Strategy identifies a number of recommendations to be incorporated within the scheme to address the identified ecological features that will be impacted by the development. These include retention and enhancement of existing habitats as well as the creation of additional habitats including the provision of tree and shrub planting with semi-wildflower and tall uncut grassland areas within the proposed open space buffer and other open spaces around the site. Furthermore, any removal of woody habitat not to be retained on site will take place outside bird nesting season, translocation of reptiles from construction areas to retained habitat areas, ongoing site monitoring for ecology throughout the development of the site and the installation of bird boxes, bat boxes and a sensitive lighting scheme.

Taking into consideration the above-mentioned mitigation strategy, it is considered that the proposed development is in compliance with Policies ENV SP1, DM5 and QE DM2 through the protection, retention and enhancement of habitats on site and increased links between habitats and open spaces with outdoor lighting not leading to adverse impacts. In addition, the proposal is also considered to be in accordance with Policies E3, E4 and E6 of the Yapton Neighbourhood plan in this regard, which seek to promote green infrastructure in the Parish and protecting existing natural habitats.



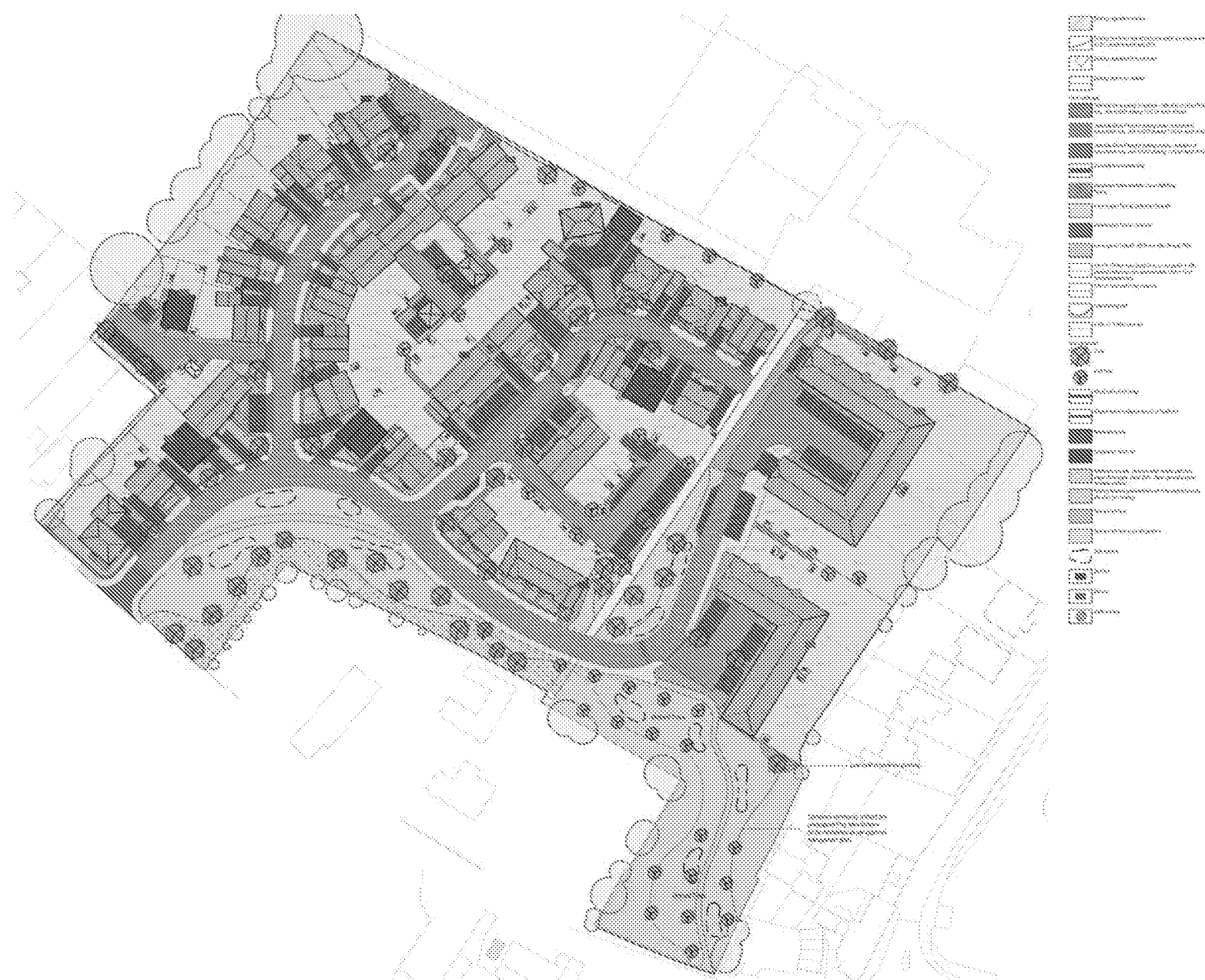
Ecology Constraints Plan (Imagery copyright: Google Earth)

Landscape Character and Visual Effects

The application is supported by a Landscape Visual Impact Assessment, and the design process considered the impacts of sensitive receptors including a number of Public Rights of Way that run in close proximity to the site and the character of the wider landscape. The LVIA concludes that the development will be visible from the B2233 Main Road immediately outside the site, however, due to existing development and mature trees/hedgerows other views into the site are limited. Furthermore, it has been identified that since the previous planning submissions, a number of outline applications for residential schemes totalling 750 homes have been approved and given that these are of a similar type to the proposal the proposed development would not be out of character in the surroundings. Existing hedgerows and trees will be retained, and a landscape buffer will run along the southern boundary of the site to soften views of the development.

In terms of landscaping within the development, as stated above the green landscape buffer is retained in the scheme which will support local distinctiveness and create a high-quality landscape for residents and visitors that also supports biodiversity of the site. The landscape plan submitted as part of the application depicts the retention and enhancement of hedgerows and trees around the boundaries of the site, the retention of the hedgerow boundary between the two fields that make up the site and a community orchard with unequipped play area with enhanced planting along site boundaries to enhance the setting of listed buildings. It is considered that the proposals are in compliance with Policy LAN DM 1 which seeks development to respect the landscape and development pattern of settlements in the locality, and Policies ENV SP1, DM4 and DM5 of the Arun Local Plan that encourage high quality open spaces that retain and

enhance habitats and biodiversity. In addition, the proposals are considered to be in compliance with Policies E4 and E6 of the Yapton Neighbourhood Plan in this regard, that encourage development to retain well-established features of the landscape and encourage green infrastructure.



Transport

The application is supported by a Transport Assessment which has been informed by discussions with the local highway authority, West Sussex County Council, have agreed. Given that the submitted Transport Assessment follows the same methodology as the previous assessments submitted in previous applications but takes into consideration the additional dwellings, the agreed and permitted access remains unchanged. The proposal includes a 6m wide access road into the site via a T-Junction onto the B2233 Main Road to the west of the Bonhams Farm Complex. A 2m wide footway will also be provided at this access point, alongside a further pedestrian/cycle access to the south east of the site onto Main Road. A Traffic Impact Assessment has been undertaken and concluded that the proposed development will have a negligible impact on the local highway network compared to the previous approval. The internal layout of the development has been subject to a swept path analysis that demonstrates refuse vehicles can successfully maneuver through the development site. Consideration has been given to West Sussex and Arun Car Parking Standards and 171 car parking spaces are proposed that will fully accommodate suggested demand of 140.6 given the site's location within Parking Behaviour Zone 1, with 20% of these car parking spaces providing Electric Vehicle Charging Points.

With regards to sustainable transport, a Multi-Modal study has been undertaken and identified that a good standard of pedestrian infrastructure is provided all along the route between the site and the centre of Yapton and as such key facilities can easily be reached on foot thus reducing the need to travel by car. A future footpath link has also been safeguarded in the northern part of the site, in accordance with the previous approval. Cycle parking

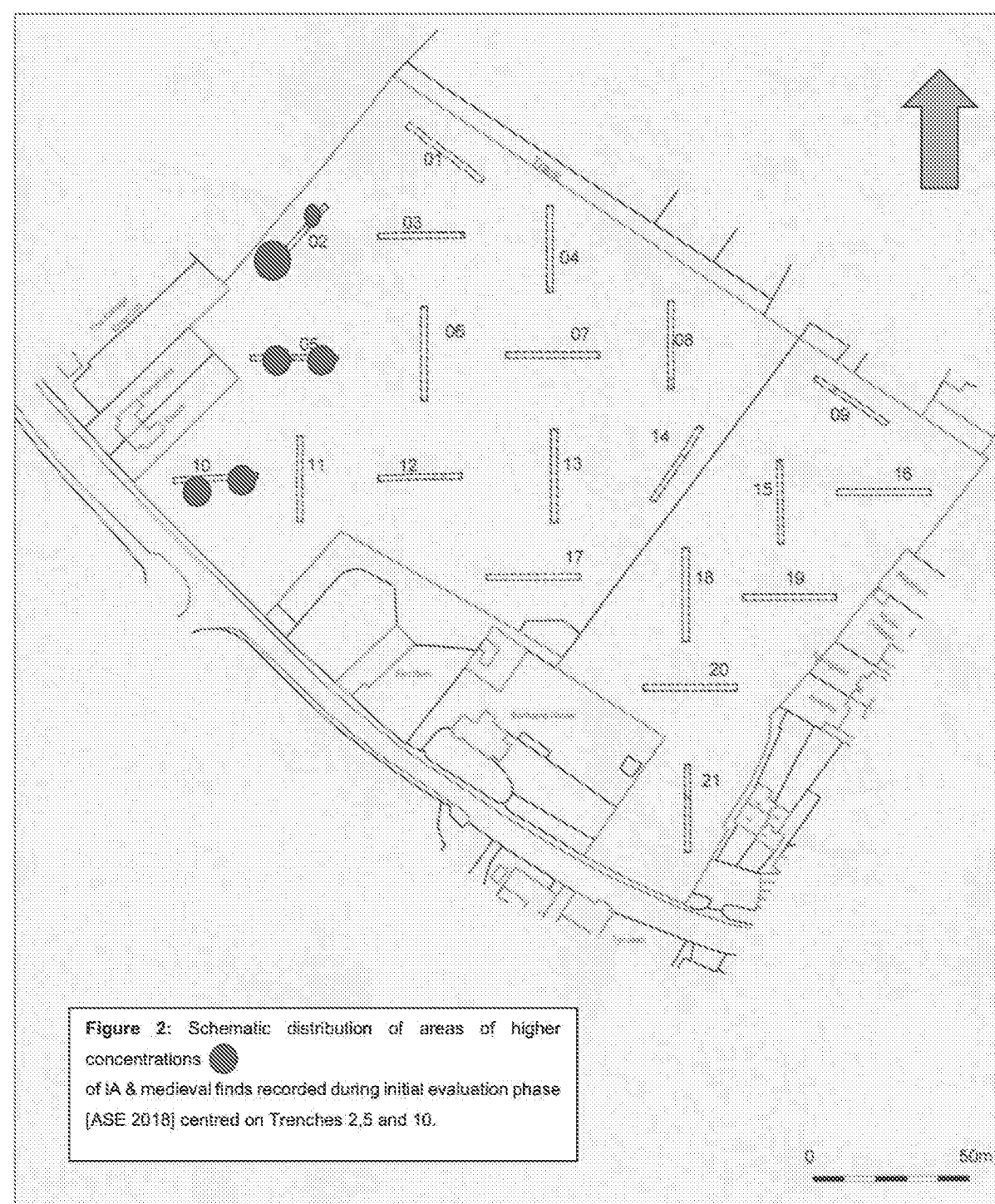
provision is proposed at the development in accordance with the specifications set out within the Arun Parking Standards SPD with 106 cycle parking spaces proposed. The proposed development is within cycling and walking distance of the Local Shop, GP Surgery, Primary School, Village Hall and Recreation Ground with bus routes linking the village to Barnham Railway Station and Bognor Regis / Chichester / Littlehampton.

Taking into consideration the above-mentioned mitigation strategy, it is considered that the proposed development is in compliance with the aspirations of Paragraph 110 of the National Planning Policy Framework which highlights the importance for schemes to give priority to sustainable transport modes and create places that are safe, secure and attractive. These aspirations are reflected in Policies T SP1 and T DM1 of the Arun Local Plan which seek to reduce demand on travel by car and ensuring that any effects of proposed development on the local highway network are successfully mitigated. Furthermore, the scheme is in compliance with the standards set out in the West Sussex and Arun District Parking Standards SPDs as well as Policy PK1 of the Yapton Neighbourhood Plan.

Archaeology

An Archaeological Desk Based Assessment was undertaken to assess the archaeological potential of the development site at Bonhams Field. The Desk Based Assessment is informed by the West Sussex County Historic Environment Record, Local Studies Collections of Chichester Library, National Heritage List of Historic England and consultation of published local histories of the area as well as a site visit. The survey has not identified any nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck Sites within or in close proximity to the site, however, it has identified the presence of a number of Listed Buildings as discussed within the Heritage section of this Statement. The report concludes that it is considered that there will be low potential for archaeology from the Bronze Age, Iron Age, Roman and Anglo-Saxon periods on the site with a low impact from development. However, the potential for post-medieval archaeological activity and finds at the site is considered to be moderate to high with a high impact from development.

It is considered that that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development at the Bonhams Field site, and that a suitable mitigation strategy would be achieved by a program of investigation. Following the previous approvals at Bonham's Field a Phase 1 archaeology evaluation report has been undertaken by Archaeology South East in line with previous conditions. Further investigation is proposed within a Written Scheme of Investigation by DAS Ltd which is submitted as part of this application. Informal discussions have been undertaken with the District Council's Archaeology Officer and this further work can be secured by way of condition.



Flood Risk, Drainage and Utilities

The site is located within Flood Zone 1 (Low Risk) and is therefore considered to be suitable for residential development in flood risk terms. Given that the site is larger than 1ha, a Flood Risk Assessment (FRA) has been undertaken by CEP and submitted as part of this application for planning permission. The proposed development will incorporate a sustainable drainage system which will discharge surface water by infiltration to ground via an infiltration blanket and provide sufficient onsite storage for all storm periods up to and including 1:100 year rainfall event with 40% allowance for climate change. The FRA specifies that the proposed development will not increase flood risk elsewhere. Water quality improvement will be provided in the drainage system to mitigate any risks to receiving waterbodies. In consideration of the above, the development is considered to be in accordance with Policies W SP1, DM1, DM2, DM3 and ECC SP1 which seeks development to have FRAs, and incorporate sustainable urban drainage systems whilst also adapting to climate change. The proposal is also considered to be in accordance with Policy E11 of the Yapton Neighbourhood Plan which requires development to have appropriate surface water drainage whilst demonstrating a reduction in flood risk in the parish.

An assessment has also been undertaken at the proposed development site for potable and foul water, electricity, gas and BT Openreach connections. It is considered that there is sufficient capacity within existing infrastructure adjacent to the site to serve the proposed development. Foul water drainage and potable water supplies are available within the vicinity of the site, whilst electricity supplies are provided under the opposite carriageway of Main Road. BT Openreach telecommunication connections are also provided within the area of the proposed site, as well as

Virgin Media apparatus. LP gas mains are also within the vicinity. It is therefore considered the proposed development at the site can be accommodated through existing utilities infrastructure in line with Paragraph 72 of the National Planning Policy Framework.



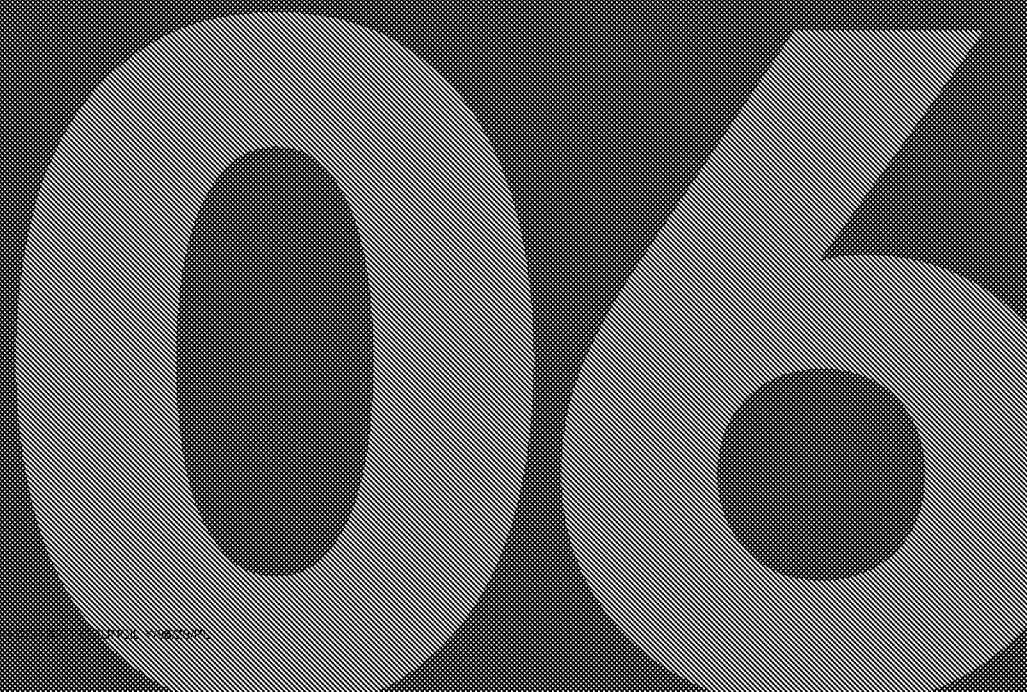
Conclusions

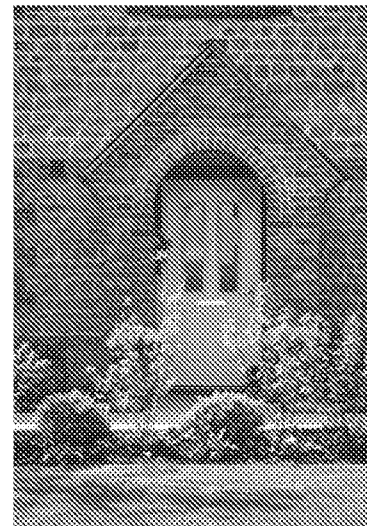
Development at Bonhams Field has already been approved at Outline and Reserved Matters stages in the past, and this full application follows these key design principles and landscape framework previously established. It seeks to respond to the changing housing needs in Arun District for smaller family homes containing two and three bedroom properties making better use of land whilst still balancing the need to be sympathetic to the setting of heritage assets and its edge of village location. This proposal will see a net increase of 19 dwellings, whilst retaining important features such as the landscape buffer and barn style single storey dwellings that will preserve and enhance the setting of the conservation area. The proposed development provides a mix of housing tenures, with 22 affordable homes, and a housing mix that reflects current housing demand including the provision of family sized dwellings. The proposals incorporate 1 bed and 2 bed flats and houses and 3 and 4 bed houses, with 18 dwellings built to M4 (2) Category 2 Accessible and Adaptable Homes standards.

Access to the development will be provided from the B2233 Main Road as approved by previous planning permissions. The layout and design of the development will minimise the impact of the proposed development on the character and appearance of the locality and the Main Road and Church Road Conservation Area, the amenity of neighbours and the setting of listed buildings in the surrounds. The proposed houses will be predominantly two storeys and traditional in design and external appearance. Exceptions to this are the single storey ranges of terraced barn-style dwellings towards the eastern part of the site, designed and orientated to reduce the impact on the Conservation Area and neighbouring dwellings along North End Road. The proposed development includes a substantial area of

open space towards Main Road and wrapping around the Bonhams Farm complex which reflects the previous layout approvals.

In consideration of the above, the proposals discussed within this planning, design and access statement have had regard to a number of requirements set out in both National Planning Policy, the Arun Local Development Framework and the Yapton Neighbourhood Plan. The proposals maximise the use of the site which has already been approved for residential development and comprise a thoughtfully designed scheme which reflects its historic context and setting, as well as responding to the views and comments of the community as the proposals have evolved.





About Seaward Properties

Seaward Properties has been a creative and innovative property developer at the forefront of design and construction of both commercial and residential developments in the South and South East of England since 1972. Since then we have established a reputation for building homes with distinctive character where people really want to live, as well as contemporary commercial developments where people really want to work.

The Seaward ethos is to ensure that all their projects, whether family homes or business parks, are sympathetically designed in line with the existing surrounding architecture, but with an individual twist to give each Seaward property its unique appeal. Locally based in Chichester, with a drive to create sustainable developments, Seaward have built over 1,600 homes which in excess of 600 have been built within Chichester District. Seaward have also built approximately 600,000sq feet of commercial space including business parks, retail parks, offices and light industrial units.

Seaward aims to secure ambitious but deliverable and implementable planning permissions and is actively promoting land for redevelopment across the South. Homes built by Seaward Properties use modern technologies and construction techniques and range from one bedroom apartments to substantial detached houses, with a host of character homes between. We pride ourselves on the quality of our homes and, unlike volume house builders, do not have a standardised house type. Our designs have a one off appeal as they are designed to blend with the individual characteristics of the area.

Seaward Properties have an excellent track record for delivering innovatively designed residential developments to outstanding specifications, creating quality homes where people really want to live. Our sensitive and sympathetic approach to landscaping and integration with the existing environment has earned us a reputation as a home builder of flair and great imagination.



Luken Beck

This document has been prepared by Luken Beck mdp on behalf of our client Seaward Properties Ltd.

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