



Seaward — Homes —

BONHAMS FIELD

REVISED PLANNING APPLICATION



Your comments needed by midnight
Thursday 10th September 2020



Dear Resident

We are acting on behalf of Seaward Properties to seek the views of Yapton residents on an amendment to the approved application at Bonhams Field to bring the total from 56 to 75 new homes within the consented footprint. The additional homes proposed by us will aim to reflect local housing need as shown by local market trends and advice. An increase in smaller homes is vital to meeting such local need within the parish.

By the efficient use of land, it will reduce pressure on other greenfield sites in Yapton Parish and deliver sustainable development with the district.

Please see www.seawardproperties.co.uk/planning/bonhamsfield to view the proposed revised application and to make your **comments by midnight Thursday 10th September 2020.**

Our thanks for your anticipated participation.

Yours sincerely

Lisa Griffiths
Bee Community Consulting

LAND AT BONHAMS FIELD, YAPTON

AMENDMENT TO APPROVED PLANNING APPLICATION

Seaward Homes will be seeking an amendment to the approved application at Bonhams Field to increase the number of houses on the site to 75 homes. This amendment will contribute towards the additional homes requirement for Arun District.

By the efficient use of land it will reduce pressure on other greenfields in Yapton Parish and help towards meeting the market demand for additional smaller homes.

On this basis, we set out on the following pages the changes made compared to the approved application – giving you the data from the approved 2019 scheme and the newly proposed 2020 scheme. You will note that the ‘footprint’ of the homes do not encroach any further than the original plan, thus continuing to adhere to the approved external impact. The layout changes in a very minimal way, with the most sensitive areas (those closest to the conservation area) being unchanged, and the footpath link is safeguarded.

The key issues on the original scheme were :

- Impact on Main Road and Church Lane Conservation Area & associated listed buildings
- Flooding and drainage
- Vehicle movements
- Ecology and trees
- Provision of public open space
- Sustainability

We would like your views on the proposed increase from 56 to 75 homes on the site **by midnight Thursday 10th September 2020**, and will submit a planning application to Arun District Council shortly thereafter.

A questionnaire link is attached at the end of this document for you to submit your views.

We thank you in anticipation of your comments.



IMPACT ON THE CONSERVATION AREA & ASSOCIATED LISTED BUILDINGS

The site is located within the setting of the Main Road and Church Lane Conservation Area. There are a number of Listed Buildings which under the previous planning applications for the 56 unit scheme were given careful consideration and the layout prepared to be sympathetic to them in terms of materials, scale and appearance.

The principle of development at Bonhams Field has been determined, however knowing the importance of such designated heritage assets, we do not propose making any amendments to the scheme where the barn style accommodation and row of affordable homes (and all other units shown as green on the plan above) are concerned. The detail of these homes in particular were shaped by discussions with, and accepted by, Yapton Parish Council in late 2019.

The scheme we now present to you works with those elements of the layout to be kept and therefore aims to develop new homes in a sensitive way towards the Conservation Area and its associated listed buildings.

Are you moving the homes closer to existing properties in order to accommodate these additional homes?

No, the homes remain within the original footprint, and no changes are occurring adjacent to the Conservation Area - see the previous layout comparisons. The houses shown green on the new layout remain as the Consented Scheme, but changes have been made to the remaining (uncoloured) properties which addresses the market demand mix. The amount of green space, including the Community Orchard which serves as a buffer to the Conservation Area is also unchanged.

Why are you changing the housing mix?

Earlier in 2020, during consultation with Arun District Council, Seaward Homes were advised “the greatest need is for 2 bed accommodation, preferably houses, followed by 1 bed (apartments/houses) and 3 bed houses ... the overwhelming need is for rented, preferably social rented.” The current 56 unit scheme offers a mix whereby more larger homes are included and this no longer provides for the local housing need as indicated by the Local Authority. The density of homes on a site considered acceptable by the Local Authority is around 30 dwellings per hectare. This 75 home scheme offers up a density of around 23 dwellings per hectare and therefore is still not as dense as many of the other developments taking place in the local area.

What is being removed from the approved plan to accommodate these additional homes and the required parking?

We are reducing the number of 4 bed homes, each with double garages, and 3 bed detached homes and replacing them with 2 and 3 bed semi-detached and terraced homes. Parking is compliant with the design guide and parking calculator published by West Sussex County Council.

What is the overall housing mix being proposed now?

This table compares the approved plan with the new proposal, providing a wider variety to meet the demand being sought in the open market and affordable homes market.

	AFFORDABLE		OPEN MARKET		TOTAL	
	2019	2020	2019	2020	2019	2020
1 bed house	2	3	0	0	2	3
2 bed house	7	10	15	26	22	36
3 bed house	3	3	16	24	19	27
4 bed house	2	2	9	2	11	4
1 bed flat	2	2	0	0	2	2
2 bed flat	0	0	0	1	0	1
1 bed maisonette	0	2	0	0	0	2
TOTAL	16	22	40	53	56	75

What materials are being used for these additional homes to ensure it enhances the conservation area?

We are using the same pallet of materials as were approved for the Consented Scheme. This is in line with discussions held with the Parish Council late in 2019 during the determination of the reserved matters planning application for the 56 unit scheme.

FLOODING & DRAINAGE

Yapton already experiences flooding problems in this area, what additional mitigation measures are planned with these additional homes?

A drainage scheme will be agreed with Arun District Council. The use of permeable surfaces will allow water to drain to acceptable standards, and to allow an additional level to account for predicted effects of increased rainfall intensity due to future climate change. In addition, drainage strategies will be designed to ensure an unsaturated depth of at least 1m of unsaturated material between the infiltration surface and the maximum likely ground water level.

As with the Consented Scheme, foul drainage will be discharged by gravity to the existing public foul sewer located beneath the B2233 Yapton Road to the southwest of the site.

VEHICLE MOVEMENTS

How much additional traffic will be generated from the additional homes?

There will be a small intensification of traffic, however this has been assessed in the updated transport technical work which shall accompany the new planning application.

Will the junction to enter the site be amended to cope with the additional traffic?

It is not necessary to amend the junction for the increase in numbers.

How many additional parking spaces will be added to the site and where are they accommodated?

Parking is shown on the plans at the beginning of this document. The table below sets out the difference between the Consented Scheme and the new proposal. All new parking additions are accommodated within the existing approved footprint.



	2019	2020
Garages	36	20
Parking Spaces	96	135
Covered Car Barns	-	6
TOTAL	132	161

ECOLOGY AND TREE PRESERVATION

How are you protecting and enhancing the ecology of the site and protecting trees?

The previous measures – such as the community orchard, ensuring the safety of those trees with Tree Protection Orders, additional planting of trees and shrubs on site – will all contribute to the enhancement of site ecology. An ecological enhancement and mitigation scheme will be applied to the site to allow for any ecology to be considered and planned for within the scheme.

How does the new proposal affect the planned landscaping compared to the original plan?

Landscaping is unaffected and is as per the approved plan.

PROVISION OF PUBLIC OPEN SPACES

What changes will be made to the public open spaces?

Landscaping density on site is unaffected, however there may be minor alterations in the location of planting due to additional parking requirements.

SUSTAINABILITY

How will the site remain sustainable given the extra homes?

This is a highly sustainable location being sited close the village centre, school and other local services enabling residents to walk to these amenities. The safeguarding of land for a footpath, will provide an opportunity for the village to create a new link with other footpaths, to bring additional recreational benefit to both existing and future residents.

An increased number of electric vehicle charging points, planting, housing layout designed to maximise solar gain, with the use of enduring building materials will all contribute to achieving a high quality development and raise the sustainability too.

We hope to have answered questions you may have, and would ask you to please respond to the questionnaire

www.seawardproperties.co.uk/planning/bonhamsfield **by midnight Thursday 10th September 2020** to provide your views on the proposed application.