



Community
Consulting

BONHAMS FIELD, YAPTON

STATEMENT OF COMMUNITY INVOLVEMENT

SEPTEMBER 2020



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Executive Summary

Seaward Properties Ltd (Seawards) have a Consented Scheme for 56 homes, with reserved matters approved in February 2020, for the land at Bonhams Field, Yapton, and this new proposal relates to increasing the site capacity to 75 homes.

Prior to finalising the details of the development, Arun District Council, the Planning Authority for Yapton, made Seawards aware of a local need for smaller properties. The amended scheme is designed to address this demand by providing more 2-3 bed properties, plus additional 1 bed apartments. This will increase the provision for local homes in Yapton, both affordable and open market housing.

Seawards established a strong relationship with Yapton Parish Council and local residents when designing the Consented Scheme, and have re-consulted on the amended scheme presented. They have taken care to retain the measures put in place to respect the Conservation Area and associated listed buildings adjacent to the site.

In August 2020, Yapton Parish Council were approached to advise them of the proposal to increase the number of homes on Bonhams Field, and distributed an information leaflet to local residents which abut or are in close proximity to the land concerned. Due to Covid-19 restrictions, public consultation meetings could not be held, however consultees were directed to the Seawards website where a Questions & Answers document was provided for residents to compare the approved and proposed schemes.

This document details the actions, comments received and Seawards' responses to comments made on the proposed amendment to the 2019 Consented Scheme.

Introduction

Seawards is an award-winning developer, committed to providing high-quality homes and environments where people love to live.

Based in Chichester, they have been established since 1972, and have won a number of prestigious awards in the South East for their work.

Seawards has put forward proposals for an increase from 56 to 75 high-quality homes on Bonhams Field, Yapton.

This document provides a chronological account of consultation, along with the detail of comments raised and responses to those comments to clearly establish how Seawards have addressed matters raised by consultees.

Bee Community Consulting was appointed to undertake the community consultation role for this new proposal.



Background

Amended Proposal for Bonhams Field, Yapton

Since Consent (reserved matters) was received in February 2020, Seawards have continued to work closely with the Planning Authority, Arun District Council, to deliver the scheme.

In June 2020, an email exchange with a Housing Officer stated, “The greatest need is for 2 bed (4 person) accommodation, preferably houses, followed by 1 bed (apartments/houses) and 3 bed houses.” This information led to a review of the Consented Scheme to seek a way for Seawards to address this highlighted need and to assist Yapton with the requirement to provide additional homes. Thus also contributing to the Arun District Council Local Plan requirement to provide an increased number of homes. The addition of 19 more dwellings in this location adheres to all the principles of the Consented Scheme and prevents more widespread loss of greenfields around Yapton in the future.

Seawards were highly aware, when designing the February 2020 Consented Scheme, of the key issues raised by residents and the need to ensure any amendments for the new proposal took the following into account:

- Impact on the conservation area and associated listed buildings
- Flooding and drainage
- Vehicle movements
- Ecology and tree preservation orders
- Provision of public open space
- Sustainability

The following points should be noted when reading the new proposal against the Consented Scheme:

- The amended scheme retains all buildings within the consented footprint and are constructed using the same high quality traditional materials, including heritage brick and hung clay tiles.
- Homes proposed closest to the conservation area and associated listed buildings are retained as the Consented Scheme.
- A continued and increased use of permeable surfaces is designed into the scheme to support the original drainage strategy in relation to flooding and water run-off.
- A small increase in vehicle movements will be experienced but this has no effect on the agreed entrance display to the site.
- The ecology and trees are, although slightly repositioned in some cases to take into account the new house design, and seek to enhance the ecology and protect existing trees on site.
- The originally proposed public open spaces are retained as in the Consented Scheme.
- An increased number of electric vehicle charging points, planting, a 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.



Community Involvement

From Arun District Council Statement of Community Involvement 2018-2021, dated November 2018.

“Developer/Agent/Promoter Consultation

The Council recommends that developers adopt at least one of the consultation methods listed in Table 5 below in advance of submitting planning applications for both minor and major applications. The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed. The appropriate level of consultation will be discussed with the applicant at the pre-application meeting.

It should be noted that the Council can only request that applicants carry out pre-application consultation. The Council cannot refuse to accept planning applications because an applicant has not to undertaken pre-application consultations. However the submission of a planning application following pre-application advice will ensure that it receives priority checking. Detailed pre-application guidance notes are available for viewing on the Council’s website at www.arun.gov.uk.

Table 5 Pre Application consultation methods		
Approach	Major Applications	Minor Applications
<i>Public meetings – on more controversial schemes, a wider audience can debate and discuss proposals</i>	✓	
<i>Public exhibitions – exhibitions held locally to the proposal can provide information and raise interest</i>	✓	
<i>Workshops – allow stakeholders and community groups to discuss in detail particular issues at an early stage of a development proposal. Professional independent facilitators may be considered as part of this process.</i>	✓	
<i>Planning for Real – uses simple models as a focus for people to put forward and prioritise ideas on how their area can be improved</i>	✓	
<i>Town & Parish Councils – important way of raising interest locally and provides access to a network of local community groups</i>	✓	✓



<i>Media – radio and local press can enable a wide audience to be reached. Documents and processes can be explained in simple, appropriate language</i>	✓	✓
<i>Mail drop – this would provide communities with information on proposed future involvement events</i>	✓	
<i>Street survey questionnaires – important method of obtaining the views of individuals or groups that would otherwise be difficult to obtain e.g. full time employed at transport nodes and leisure centres</i>	✓	
<i>Specialist community involvement consultant - this should be considered in order to devise overall strategy and run specific events</i>	✓	
<i>Notify neighbours – this can address concerns early on in the process and applications may be revised having regard to legitimate concerns raised</i>	✓	✓
<i>Website – all relevant documents can be provided online through dedicated web pages facilitated by the Council or applicant, keeping residents informed of consultation events etc. This method may also include web based questionnaires</i>	✓	✓

It is envisaged that any legitimate concerns raised as part of the undertaking of the pre-application consultation methods outlined above would then inform planning applications. “

In light of Covid-19, Arun District Council issued a Statement of Community Involvement Temporary Suspensions in June 2020. A number of Community Involvement actions were suspended due to the need to protect individuals but continue to keep them informed on planning applications.

Seawards were unable to hold a public meeting or leave proposal materials in public places for interested parties to read.

On this basis, an A5 leaflet was hand distributed to households abutting the site and most likely to be affected by the increased housing numbers. An email was sent to the Parish Council, Councillors and District Councillors introducing the new proposal and providing a link to Seaward website. A Question & Answer page could be found on the website along with a questionnaire for interested parties to provide their thoughts on the new proposal. An offer was made to The Council and District Councillors to hold an on-line meeting. In the on-line questionnaire, there was the provision of freeform responses and both telephone and email of responders was requested, stating that they would only be used in respect of the application on this site and provided us with the opportunity of discussing matters further with individuals should that be deemed necessary.



Stakeholder Engagement

Wednesday 19 August 2020

An email (see Appendix A) was sent to Yapton Parish Council and Yapton Ward District Councillors to introduce the new proposal to increase the site capacity from 56 to 75 new homes. This email provided a link to the Seawards website providing a Question & Answer format (see Appendix B) comparing the Consented Scheme and the new proposal, and also a Have Your Say (see Appendix C). The email offered the opportunity for an on-line meeting and/or telephone conversations with Councillors at their convenience prior to the Consultation closing date of midnight Thursday 10th September 2020.

Thursday 20/Friday 21 August 2020

An A5 leaflet (first 2 pages of Appendix B) was delivered to the homes highlighted on the map (Appendix D). These were homes in close proximity and/or abutting Bonhams Field and most likely to be affected by the increased housing density. The leaflet explained the reason for the proposed increase in housing numbers and invited recipients to view and comment on the documentation on Seaward Homes website. A telephone number was provided for those who do not have internet access, so they could request a printed copy be posted to them.

Tuesday 8 September 2020

Cllr Amanda Worne hosted a Zoom meeting with 10 attendees to raise questions on the proposed application. Attendees were from Arun District Council, West Sussex County Council, Yapton Parish Council, Seaward Properties, Luken Beck, Bee Community Consulting and residents neighbouring the site. The concerns raised by residents related to flooding, pedestrians using narrow footpath, cyclists, additional vehicle generation, cleaning of road surfaces from farming, repair of flint wall on site, materials for social housing, removal of hedging, halting all development until existing poor infrastructure is brought up to standard and requesting a delay in application submission. We were advised during this meeting that a petition was to be sent to Seawards.

Thursday 10 September 2020

Seawards received the petition signed by residents in 105 local households, 9 of those households had already responded online to the Have Your Say document via Seawards website. A number were not local residents and therefore not included in the number of households. The reasons objecting to the proposed amendment are included within the section on Resident Comments and Seaward Response later in this document.

Monday 14 September 2020

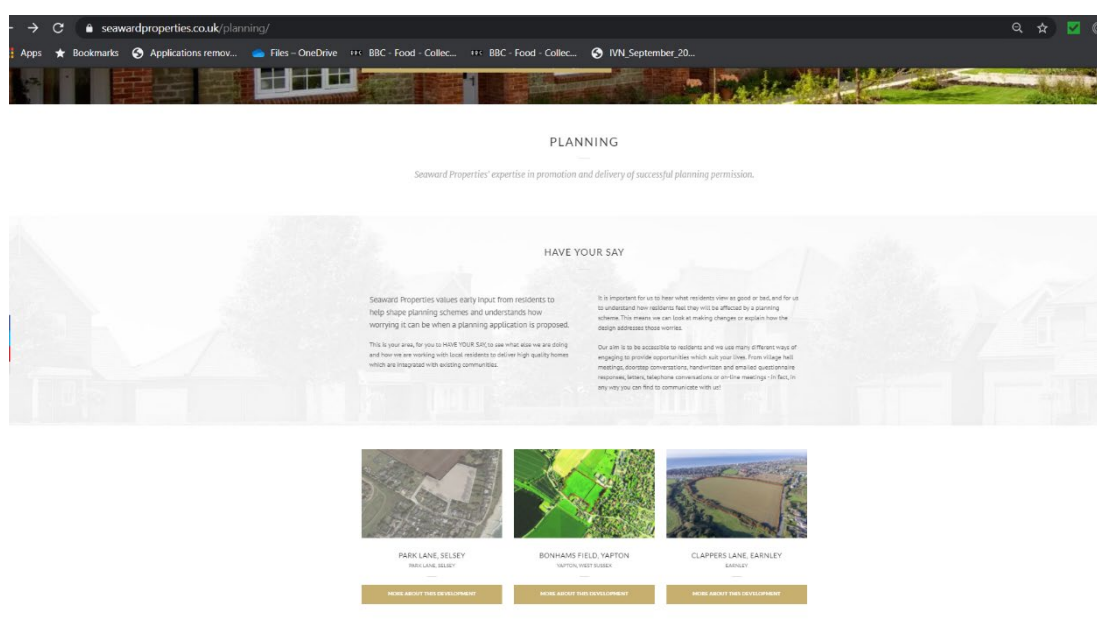
Seawards, Luken Beck and Bee Community Consulting attended the Yapton Parish Council Planning Meeting on MS Teams to respond to questions from local residents and Parish Councillors on the proposed amendment to Bonhams Field. Luken Beck provided a brief presentation (Appendix E). Matters covered during the meeting were linking of the site to land north of Bonhams Field, traffic, parking provision, housing mix, materials, flooding, removal of hedgerow, unequipped play



area/community orchard and flint wall, consultation and existing Yapton infrastructure. Points raised and responses are covered within the section on Residents Comments and Seaward Response later in this document.

Dedicated website

An area dedicated to this new proposal is on the Seawards website (www.seawardproperties.co.uk/planning/bonhamsfield/). This also allows residents to view other developments Seaward are working on, but also those completed to demonstrate their high-quality build and approach to designing schemes which relate to the surrounding area in which they are set.



Ongoing stakeholder engagement

Seawards will continue to actively respond to queries raised by residents and interested parties as the project progresses. It is the intention to provide a link to residents as the scheme progresses through links to the website to ensure residents are aware of progress and development works at Bonhams Field.





Residents comments:

17 responses were received:

- 14 responses through Have Your Say on the website (only 4 of these households had not signed the petition mentioned below)
- 1 petition signed by 105 households
- 1 email
- 1 paper copy via the post.

We received 2 responses in **support** of the proposed planning application, and 109 households **objected**. Of those who responded through Have Your Say, 9 expressed support for a number of aspects in the new proposal. All comments, whether through online submission or in the petition, are summarised below.

Responses in **support** of the proposal stated the following reasons:

- Change in mix to include more smaller houses
- Additional affordable housing in the village
- Inclusion of the strip of land for future non-vehicular route for the Parish Council to bring into use
- Covered parking barns
- Electric vehicle charging
- Accessible parking for all accessible homes within the site

Responses **objecting** to the proposal stated the following reason:

- Impact on the conservation area and listed buildings
- Loss of rural setting
- Outside of the agreed Yapton Neighbourhood Plan 2014-2029
- Design and layout
- Housing mix is related to developer profit
- Impact on wildlife
- Materials to be used on site
- Materials for social housing
- Lack of bungalows/less able individuals
- Additional traffic
- Overdevelopment of the village
- Flooding
- Narrow footpath from the site to local amenities.
- Halting ALL development due to infrastructure inadequacies
- Removal of hedging
- Noise
- Air pollution
- It does not meet the Yapton Neighbourhood Plan parking guidelines
- Protection in the open space area from verge parking
- Does the site link to the land to the north of Bonhams Field?



A number of other **comments** were made regarding the following issues:

- Sustainability – materials, energy saving initiatives, encouraging wildlife (hedgehog highways, bricks for nesting birds, planting to feed them all year round, planting and structures to encourage bees , insects etc
- Impact on water and sewage suppliers
- The importance of residents access to a green and spacious outside environment
- Impact on local infrastructure, such as schools and doctors
- Danger of flint wall adjacent to play area.
- Lack of consultation
- Anti social behaviour being created by the community orchard putting pressure on local policing.




Response from Seawards following review of feedback:

- Seawards note that whilst residents were not supportive of increased housing numbers, some acknowledged the mix was an improvement and there was support for the covered parking barns. The change of housing mix derives from comments made by the Housing Officer at ADC. The new mix improves the opportunities for individuals, couples and older downsizers.
- The proposal retains the homes closest to the conservation area and listed buildings, as per the Consented Scheme and Seaward Homes believe there is no further impact visually on the conservation area and listed buildings compared to the Consented Scheme.
- A Consented Scheme has already been granted by Arun District Council for this site and thus the loss of a rural setting has already been addressed. The site is within the Settlement Boundary and although not included in the Yapton Neighbourhood Plan 2014-2029, Bonhams Field has consent for 56 dwellings. Neighbourhood Plans, like Local Plans, are required to be reviewed and updated every 5 years to ensure they continue to meet local needs. The YNP was due for review in 2019 and is out of date.
- The design and layout follows the Consented Scheme with adjustments being made reducing the number of 4 bedroom homes with double garages and 3 bedroom detached homes to replace them with additional 1/2/3 bedroom dwellings. This meets with the identified need advised by Arun District Council.
- The green spaces and wildlife measures will be as the Consented Scheme and therefore does not create further impact.
- A small uplift in vehicular movements are shown in the updated Transport Assessment to be considered by West Sussex County Council. The impact will not affect the junction to the site.
- The Council are under growing pressure to deliver additional housing in light of an under supply over the last few years in order to meet local needs. The latest Monitoring Report (2018-2019) states a 5 year housing land supply in the District of 3.7 years. In a more recent appeal decision at Hoe Lane, Flansham (February 2020)¹ the Inspector considered the Council could only demonstrate 2.9 years supply. Making best use of sites with outline consent, such as this site, will be preferable to releasing additional greenfield sites, subject to meeting local planning policy requirements and mitigation of impacts.
- Through providing an increased number of identified housing types the market is demanding, Seawards is supporting the District Council, as the planning authority, to ensure homes delivery.
- 18 of the proposed homes are M4(2) Category 2 Accessible and Adaptable dwellings. This equates to 24% of the scheme being accessible out of a total of 75 units. This includes 4 affordable dwellings, and the remainder being the single storey market dwellings which have a barn aesthetic. These dwellings are aimed at potential downsizers, which could free up larger family houses elsewhere in the District. The design of these properties include a degree of access and adaptability enabling the elderly or frail to stay in their own home for longer (depending on the mobility and degree of need of each resident). These will include suitable parking provision for vehicles needing additional space for disability parking requirements.
- The Flood Risk Assessment accompanies the submission and measures to address flooding and on-site water run-off will be agreed with Arun District Council. The WSCC Councillor has

¹ APP/C3810/W/19/3236911



commented that existing flooding problems emanate from farmers fields, rather than new development which are dealt with by ADC through SuDS.

- Materials are of the same high quality agreed in the Consented Scheme and will be a range across affordable and open market homes.
- Seawards build high-quality, environmentally friendly homes to meet Adopted planning policy requirements and local and national design standards.
- Hedgehog highways and swift and bat boxes are to be included.
- Planting and structures on site are designed to support wildlife. An orchard is also included to further enhance the ecology of the site and provide a naturalised play space, as agreed with the Parish Council.
- Southern Water are being consulted in respect of water and sewage supply.
- All dwellings benefit from outside space, including 1 bedroom properties which are often provided without outdoor amenity by other developers. Seawards recognises the importance of indoor and outdoor space for residents of their properties.
- As with the Consented Scheme, Seawards will make a financial contribution to local community infrastructure. This will be made through the District Council's Community Infrastructure Levy (CIL).
- The narrow footpath, cleaning of road surfaces and the historic nature of infrastructure repair or development are a matter for West Sussex County Council and not this application. Seawards will make a contribution to alleviate any extra burden its development may cause through CIL.
- The parking allocation on site is above the required number when calculated against Arun District Council Policy. The concerns of residents regarding parking on verges by the open space area is addressed through the existing agreement where low level parking (downward pointing and compliant with dark skies policies) and low level fencing will be provided to deter parking.
- Land to the north of the site has been preserved, as per the Consented Scheme, to provide the opportunity for the Parish Council to create a walk/cycle route around Yapton should neighbouring land become available. This land will be under the control of the Parish Council in the future with respect to any connectivity.
- A small section of hedgerow is permitted to be removed under the Consented 56 unit scheme. This will be applied to the new scheme as well in order to open up the flow of the area of public open space. The public open space and community orchard together form the unequipped play area and also serve as a buffer to the conservation area. The existing flint wall, under the ownership of a different landowner, will be kept in good order with any maintenance required being carried out. 
- During preparation of this proposed amendment Seawards delivered literature to residents abutting the site to invite their comments at the appropriate time for consideration by the local community, prior to submitting the application to Arun District Council. During recent months during the Covid-19 pandemic, changes have occurred in emerging housing trends for Local Plans and proposed changing Government legislation, and it has not been possible to hold public meetings in local venues as residents may prefer. Seawards circulated information to residents most closely affected (as seen in Appendix B) to illustrate the Consented Scheme and the Proposed Amendment, inviting residents to request a paper copy if required or to respond at www.seawardproperties.co.uk/bonhamsfield
- The community orchard was agreed in the Consented Scheme but was not a material requirement. A Community Orchard was agreed with the Parish Council during meetings in



December 2019 and it was felt would provide a community asset which would be valued by local residents, as well as enhancing the ecology of the site.



Summary

The majority of responses from local residents have objected to the revised application, however Seawards believe this revision is necessary to provide additional local housing. With the calculation of land supply in the District meeting approximately 2.9 – 3.7 years, approval of an additional 19 homes on this site will support Arun District council in meeting their housing need and reduce pressure on further local greenfields in the future.

This proposal is the same as the Consented Scheme in that it:

- protects homes adjacent to the conservation area and listed buildings in the same form,
- positions buildings within the consented footprint,
- materials are of the same high quality as previously agreed and will be applied consistently across affordable and open market homes,
- retains the density of planting, and
- makes no change to the agreed public open space.

By careful re-design, Seawards have retained the quality and layout in the new design by removing a number of large homes, to create 19 additional smaller dwellings to bring the total number on site to 75 homes. The proposal includes 18 homes which are accessible and adaptable, suitable for older and frail residents or individuals with disability needs. Additional parking is provided on site to meet Arun District Council's Parking Policy by removing double garages from larger homes and the use of covered barns in some locations to retain and build on the character of the development.

Seawards understands the concerns of local residents by the addition of 19 homes on this site, but include technical reports with this submission to support the case for the Council to approve the revised application.

List of Appendices

Appendix A	Email to Parish & District Councillors 19-8-2020
Appendix B	Question & Answer document <ul style="list-style-type: none">- Pages 1-2 comprise A5 leaflet- Page 3-8 Consented Scheme v new proposal
Appendix C	Have Your Say
Appendix D	A5 flyer distribution map
Appendix E	Luken Beck Presentation to Yapton Parish Council 14-9-2020

APPENDIX A

From: Lisa Griffiths

Sent: 19 August 2020 12:25

To: stephen.haymes@yaptonpc.gov.uk; derek.ambler@yaptonpc.gov.uk;
peter.dunkley@yaptonpc.gov.uk; philippa.greenan@yaptonpc.gov.uk;
graham.holden@yaptonpc.gov.uk; doug.maw@yaptonpc.gov.uk; vicky.newman@yaptonpc.gov.uk;
amanda.worne@yaptonpc.gov.uk; clerk@yaptonpc.gov.uk

Cc: jhenryj@outlook.com; amanda.worne@hotmail.co.uk

Subject: BONHAMS FIELD, YAPTON – PROPOSED AMENDMENT

Forgive the late and short notice, but we all continue to work in strange times!

I am writing to let you know about a consultation Bee Community Consulting are undertaking regarding an amended planning application that Seaward Properties intend to submit to Arun District Council in September in respect of Bonhams Field, Yapton.

Dear Councillors and Clerk to the Council

As you know, planning is already approved for 56 homes under a scheme which you supported as a result of late stage engagement by the development team at Seawards during late 2019 to ensure that the layout and design met the requirements of the parish, something the developer is very grateful for. This process proved very valuable indeed as the scheme was able to be shaped to what you were seeking in terms of development at this site at that time.

The housing market changes rapidly however and Seaward Properties needs to respond to changes in the local housing market and overall local need which requires the delivery of smaller homes, both market and affordable. Seaward Properties have liaised with the Housing Officer at Arun District Council to ensure that the scheme as approved is meeting the local need. The outcome of this, is that the scheme as approved simply doesn't achieve this due to the number of larger homes versus smaller homes on the site.

As you are all too aware, land within Yapton parish is quickly being developed, and so it would be more efficient to ensure additional housing need is met on existing housing sites with planning consent and where the principle of development is already established, rather than seeking additional greenfield land to accommodate the local housing need. By the efficient use of land which is contained within the settlement boundary of Yapton village, the proposed changes will help towards meeting the market demand and reduce the pressure on other greenfield sites in Yapton. I appreciate that the parish council can easily become overwhelmed at the thought of even more land coming forward, when it would perhaps be more preferable to look at the current sites with planning consent and assess how well they can respond to additional homes required locally.

To accommodate the increased demand for more 1, 2 and 3 bed homes, Seaward Properties has taken the time to review Bonhams Field and has amended the layout to provide 75 homes, rather than 56, on the site. The core layout changes in a very minimal way, retaining the footprint of the 56 unit scheme, with the most sensitive areas previously discussed with you (those closest to the conservation area and listed buildings) being unchanged and the footpath link on the northern boundary remaining safeguarded. We hope increasing the site capacity will, on balance, be

considered a useful mechanism for the parish council who, we appreciate, is under considerable pressure with new sites increasingly coming forward for the development of new homes and associated infrastructure.

This [link](#) takes you to the approved 56 unit scheme masterplan alongside the new proposed layout, and other details on the changes, which we believe answers most questions that might be raised at this early stage of the decision making process. We would appreciate you considering the proposal and providing us with your comments by **midnight Thursday 10th September 2020** if at all possible.

We will also be delivering a leaflet to homes close to the site in the coming days; this provides the same link for local residents to view the new proposal and give their views. I also have some printed copies available which residents may request if they do not have access to a computer.

From your website, I note that your next Council meeting is not until after our deadline for responses, however I would be very happy to either receive a telephone call, or join an on-line meeting if you wish to discuss this in more detail before submitting a view from the Parish Council.

As an update on the existing approval, Seaward Properties are continuing to discharge the pre-commencement conditions in order to have an implementable 56 unit scheme (as the access, general internal road layout, community orchard, barn style units and affordable homes adjacent to the conservation area will remain as approved) prior to February 2021 as the extant planning permission requires.

I look forward to hearing from you in due course.

With best regards

Lisa

--

Lisa Griffiths

07545 375632

Community Consulting


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. Arun District Council have allocated land within Yapton Parish to meet their revised Local Plan housing requirements, with more smaller homes being vital to their Plan.

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 local housing need within the area.

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 Council Local Plan.

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 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 below) 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 following 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.

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.

LAND AT BONHAMS FIELD, YAPTON - HAVE YOUR SAY

Bee Community Consulting are working with Seaward Properties to inform their proposed amendments to Bonhams Field, Yapton, to increase the number from 56 to 75 homes. By the efficient use of land at Bonhams Field, it will help reduce the pressure on greenfields in Yapton and help meet the need for more smaller homes.

A revised application will be submitted, taking into account your comments, to Arun District Council in early September 2020 and we would therefore ask for your responses **by midnight Thursday 10th September 2020**.

CONTACT DETAILS

Name: _____

Address: _____

Postcode: _____

Email: _____

Gender: _____

Telephone Number: _____

Age ranges within your household

under 18 18-24 25-34 35-44 45-54 55-64 65+

How would you like us to contact you (This will only be used for the purposes of keeping you informed in respect of future consultation on this application)

Writing Email Telephone

CONSERVATION AREA

The current approved scheme was designed with impact on the Main Road and Church Lane Conservation Area in mind and was considered acceptable by the Heritage Officer. The areas of the site with the highest potential for impact have been kept exactly the same with this new layout. Do you think the new proposal will increase the impact on the Conservation Area and associated listed buildings?

Yes No

If you answered 'Yes' what do you think are the main impacts:

Setting of listed buildings Scale Design & layout Materials proposed Other

HOUSING AND DENSITY

The approved scheme allows for the development of 56 new homes. The proposed scheme seeks an increase of an additional 19 new homes to bring the total across the site to 75 because we now understand that the local housing market requires more 1, 2 and 3 bed homes. The layout has been amended to accommodate this increase, whilst keeping the same spirit of the approved layout.

The housing density generally accepted by the Local Authority is around 30 dwellings per hectare; the new scheme is proposing 23 dwellings per hectare. We aim to keep density as low as possible whilst also providing for the local housing need.

Do you think more houses should be proposed? Yes No

Do you think less homes should be proposed? Yes No

Do you think the mix of housing - being more smaller homes both open market and affordable - is better for the community? Yes No

Is this a better housing use than previously proposed? Yes No

What benefits do you see to increasing homes on this site?

- a) More affordable homes for local people Yes No
- b) Sustainable development within reach of the village amenities Yes No
- c) Good location for commuting to places of work Yes No
- d) Puts less pressure on other greenfield sites within the parish Yes No
- e) Other

PARKING

Do you approve of the covered parking barns proposed? Yes No

Do you like that we are providing electric vehicle charging points on a number of new homes within the development? Yes No

We are providing accessible parking spaces for all accessible homes within the site. Do you think this is a good idea? Yes No

Do the locations of parking within the site lend themselves well to the overall layout? Yes No

LANDSCAPING

As the layout of the housing has not changed, do you agree the planned tree planting, including a community orchard, and landscaping meet the needs of the site? Yes No

A strip of land on the north of the site is set aside for a future non-vehicular route for the Parish Council to bring into use. Do you agree this is a good idea? Yes No

GENERAL

If you have any concerns with what we are now proposing, what is your main concern about the increased number of homes to 75, compared to the original application?

Would you support what we are now proposing? Yes No If NO, what can we do better?

We hope you will provide us with your thoughts to make this proposed development successful for your community.

HOW CAN I COMMENT?

You can either complete our online questionnaire which can be found using the following link:
www.seawardproperties.co.uk/planning/bonhams-field-yapton

Or, if you would prefer you can fill out and return the questionnaire attached to this leaflet and return it to the following address:

Community Engagement, Land & Planning Team

Land and Planning Team, Seaward Properties, Metro House, Northgate, Chichester, West Sussex PO19 1BE.

APPENDIX D



APPENDIX E

Luken Beck
MANAGEMENT DEVELOPMENT PLANNING



Bonhams Field, Yapton

Presentation on the Proposed Amended Scheme

14 September 2020

Natalie Fellows MRTPI (Luken Beck)

Today's Presentation

- Brief background of Planning History
- New Proposals - Amended design
- Comparisons to the approved scheme
- Ecology and Trees
- Heritage
- Highway Implications including retention of future footpath connection
- Drainage
- Conclusion



Planning History

- Outline planning permission granted planning reference Y/1/17/OUT for 56 dwellings on 7th December 2017.
- Reserved Matters was subsequently approved planning reference Y/63/19/RES 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 reference Y/59/20/DOC for more details.



The Site



The Site



Approved Scheme



- Outline & Reserved Matters approval for 56 units

Updated Plan Vs Approved



Updated Scheme














- Total of 75 dwellings, with 22 affordable homes for local people
- Access arrangements remain the same
- Retention of trees and hedgerow alongside areas of open space
- 7 x 1-bedroom dwellings
- 37 x 2-bedroom dwellings
- 27 x 3-bedroom dwellings
- 4 x 4-bedroom dwellings

Updated Scheme



- M4 (2) Buildings in purple & Affordable dwellings (including both Shared Ownership and Rent Tenures) highlighted by the coloured dots

Key	
	Proposed Site Boundary.
	M4(2) Building Regulation Compliant.
	Electric Vehicle Charge Points (EVCP).
D1.	Allocated Parking Number.
V.	Visitor parking space.

Affordable Housing Plots	
	1 bed maisonette (Shared Ownership).
	1 bed house (Shared Ownership).
	2 bed house (Shared Ownership).
	4 bed house (Shared Ownership).
	1 bed maisonette (Rent).
	1 bed house (Rent).
	2 bed house (Rent).
	3 bed house (Rent).

Updated elevations



Updated elevations



Tree Retention Plan





Updated Landscape Plan

Questions?

