

Planning Statement

September 2025

**Address:**

Jaybelle Grange Lodge Park
Yapton Road
Climping
Little Hampton
West Sussex
BN17 5RU

Applicant:

Frankham Homes

Proposal:

Section 73, Variation/Removal of Planning Condition No.8 On planing permission Ref:CM/12/07 and the discharging of a Section 106 Legal Agreement Dated:20 July 2007 under Section 106A

Application Ref: CM/12/07

Validated Date: 1st March 2007

Decision Date: 20th July 2007

Planning Condition No.8

The caravans hereby approved shall be occupied solely for holiday purposes only and shall not be occupied as a persons sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of owners/occupiers of individual caravans on the site and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Section 106 Legal Agreement

6.2 For the avoidance of doubt the caravans placed on the land under the Future Planning Permission shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place or residence. The owners and operators of the Caravan Site on the Land shall maintain an up to date register containing the names or owners and occupiers of individual caravans on the Land and their sole or main place of residence being home addresses and this information shall be available at all reasonable times to the Council.

Site Description

Jaybelle Grange Lodge Holiday Park is a static caravan park located at the rear of the Oyster Catcher Public House on the Yapton Road, Climping.

The lodges are clad and comply with the legislative definition of a twin unit static caravan in terms of the size, construction method and movability, but it should be noted that they are built to a higher standard and finish akin to that which is seen in conventional bricks and mortar housing, especially in regard to the insulation and finish material quality.



The lodges are owned by private individuals who are responsible for marketing and managing their own rentals and or use of their lodges for the purposes of holiday accommodation.

The upkeep and maintenance of the communal park areas are managed by the freehold park owners Frankham Homes.

Planning History

There is an extensive planning history covering the application site as shown below.

PLANNING & BUILDING CONTROL SITE SEARCH

Reference	Location	Applicant	Accepted	Proposal	Type	Status
CM/31/21/CLP	Jaybelle Grange Lodge Park Yapton Road BN17 5RU	Frankham Homes Limited	21-06-21	Lawful development certificate to confirm use of land as a static caravan park for 39 caravans for 12 months a year, except that the caravans shall not be occupied as a persons sole or main place of residence & where the owners/operators shall maintain an up to date register of the names of owners/occupiers of individual caravans on the site & of their main home addresses, & shall make this information available at all reasonable times to the local planning authority; save that one caravan on the site shall be used for warden purposes only in connection with this site only & be inhabited all year round.	Planning Cert Prosd Use	PP Not Required
CM/7/16/PL	Jaybelle Grange Lodge Park Yapton Road Climping BN17 5RU	Jaybelle Grange Lodge Park	27-04-16	Erection of 2 No. brick walls, one to boundary on Yapton Road the other to boundary on Crookthorn Lane.	Planning Plan Application	ApproveConditionally
CM/17/07/	Land forming part of Jaybell Grange Yapton Road Climping	D A Finnamore	25-05-07	Erection of 2m high acoustic fence (Resubmission following CM/5/07)	Planning Plan Application	Withdrawn
CM/12/07/	Land rear of The Oystercatcher (Jaybelle Grange) Yapton Road	Mr D Finnamore	01-03-07	Application for variation of condition 9 imposed on Planning Permission CM/13/04 to extend length of holiday season to 12 months subject to conditions.	Planning Plan Application	App Cond with S106
CM/5/07/	Land forming part of Jaybell Grange Yapton Road Climping	David Finnamore	30-01-07	Erection of 3m acoustic fence to boundaries facing A259.	Planning Plan Application	Refused
CM/2/07/	Jaybell Grange Yapton Road Climping	David Finnamore	04-01-07	New highway access off Yapton Road.	Planning Plan Application	Refused
CM/20/05/IN	Vintage Inn Oystercatcher Yapton Road		30-08-05	Initial notice for extension to trade area and car park including additional external dining areas	Building Initial Notice	Accepted
CM/19/05/	The Oystercatcher Public House Yapton Road Climping	Mitchells & Butlers Retail Ltd	02-08-05	Single storey extension to south west of public house, provision of 20 additional car parking spaces, new access road to additional car parking (within existing curtilage), a new paved area and lampposts with twin floods.	Planning Plan Application	ApproveConditionally
CM/13/04/	Land rear of The Oystercatcher Yapton Road Climping	Wilsco 294 Limited	10-05-04	Variation of Condition No 9 imposed on planning permission CM/9/99 to extend the length of holiday season from 1st March to the following 15th January and provide permanent warden's lodge.	Planning Plan Application	App Cond with S106
CM/11/01/	The Oystercatcher Public House Yapton Road Climping	Bass Taverns Ltd	27-04-01	Proposed car park extension.	Planning Plan Application	ApproveConditionally
CM/9/99/	Land to rear of corner site PH Yapton Road Climping	Wilsco Limited	20-04-99	Change of use of vacant land to site for 59 caravan spaces with associated roads, parking facilities and office	Planning Plan Application	App Cond with S106
CM/7/99/A	The Vintage Inn Yapton Road Climping	Bass Taverns PLC	29-03-99	Various externally illuminated and non-illuminated signage	Planning Advertisement	Apprvd/Cond ADV
CM/29/98/BR	Jaybelle Grange Yapton Road Climping		01-12-98	Demolition of existing building and erection of new bar/restaurant (re-submission of CM/8/98/B)	Building Bldg Regs Subm	Passed Condi'tn
CM/27/98/	Jaybelle Grange Yapton Road Climping	Bass Taverns Limited	20-11-98	Demolition of existing buildings & replacement with a new 'Vintage Inn' public house, with car parking, new access & associated works - Resubmission following CM/7/98. (This application is a departure from the development plan)	Planning Plan Application	ApproveConditionally
CM/24/98/	Land adjoining Jaybelle Grange Yapton Road	Wilsco 244 Ltd.	05-10-98	Use of land for temporary storage of holiday caravans (This application does not accord with the provisions of the development plan)	Planning Plan Application	ApproveConditionally
CM/19/98/	Jaybelle Grange Yapton Road Climping	Bass Taverns Ltd	16-09-98	Extension, renovation and change of use of existing derelict dwelling to a 'Vintage Inn' public house with car parking, new access and associated works.	Planning Plan Application	ApproveConditionally
CM/8/98/B	Jaybelle Grange Yapton Road Climping		06-04-98	Demolition of existing building and erection of new bar/restaurant	Building Bldg Regs-Ex Of Time	Rejected
CM/7/98	Jaybelle Grange Yapton Road Climping	Bass Taverns Ltd	05-03-98	Demolition of existing buildings and replacement with a new 'Vintage Inn' public house, with car parking, new access and associated works	Planning Plan Application	Appealed
CM/9/96	Jaybelle Grange Yapton Road Climping	Mr M Bokhari	18-04-96	Change of use and proposed extensions and internal alterations to form private health care clinic	Planning Plan Application	ApproveConditionally

Background

The current park owners purchased the site with the benefit of the Lodges all having been sold and individually owned by the current owners. The site has operated as a Holiday park for approaching 25 years, with minor variations to the length of the permitted season to reflect the change in demand.

The last meaningful change occurring in 2007, showing that the owners have actively managed and engaged with operating the site as a holiday park for a considerable time and not simply sought to abuse the planning process.

It has come to the attention of the park owners during the course of their business and record keeping, that a significant proportion of the lodge owners are unable to presently demonstrate that they comply with the holiday use and primary residence planning condition.

Once Frankham Homes became aware of the extent of the breach, and how many lodges were in breach, they instructed the services of White Planning to carry out a planning review and to advise them accordingly.

Part of our initial investigation work comprised an extensive written interview process with each lodge owner asking a series of pertinent questions to enable us to understand their personal circumstances, living arrangements and any issues they were experiencing, be it personal, financial or letting of the lodges.

Following the completion of this written evidence gathering exercise, a site owners meeting was held on March 26th at the Climping Village Hall at the request of Frankham Homes.

During this meeting, White Planning representatives made a formal presentation to the Lodge Owners setting out the facts in relation to the significant number of Lodge owners who were breaching planning occupancy conditions at the site and the ways in which to this could be resolved and or what needed to be done by them.

Following this meeting, the Lodge Owners resolved that they wish for the Park owners, Frankham Homes, to submit an application to Arun District Council, to vary the planning condition and the Section 106 agreement, seeking to remove the holiday restriction use.

Viability Evidence

Following the residents resolution and the park owners instruction, White Planning utilising all of the available data gathered from the interview process, set about preparing a feasibility study, to examine and scrutinise the evidence, to see if it aligned with the residents submission.

The 57 page Confidential feasibility study is submitted in full for the Case Officers benefit, but due to the personal or business sensitivity of the information contained within it, it should not be shown on the public planning portal.

The executive summary on page 3 of the feasibility study clearly sets out;

1. The Lodge owners have considerable efforts to market the site as a holiday destination over the years
2. That holiday bookings have significantly and dramatically declined despite their best efforts
3. That the resale value of the Lodges as holiday homes has declined leaving owners in negative equity
4. That personal circumstances combined with the economic factors affecting the site, has meant that a large proportion of the Lodge Owners now live in the Lodges.

The summary being that the economic viability for this site and the Lodge owners, lies in the permanent residential use of the Lodges.

National Planning Policy Framework Dec 2024 (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹

Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

5 Year Housing Land Supply

The Council released its Authority monitoring report oil January 2025 for the period April 2023 - March 2024, setting out that they are unable to demonstrate a 5 year supply of housing land. This is considered to be a material factor in the determination of this application and the NPPF guidance pertaining to the presumption in favour of sustainable development.

5-Year Housing Land Supply Table

5YHLS based on the new Standard Method – Large sites commitments, Neighbourhood Plan allocations and HELAA sites all include a 10% slippage reduction in accordance with best practice.

A	Standard Method annualised figure for Arun housing need 2024/25 – 2029/30 (1,476 x 5)	7,380
B	Plus 20% Buffer (A x 0.2)	1,476
C	Total need 2024/25 – 2029/30 (A+B)	8,856
D	Large Site Commitments (as at 31 March 2024 from WSCC RLA data – Appendix 3)	4,914
E	Small Site Commitments (as at 31 March 2024 from WSCC RLA data – Appendix 8)	297
F	Windfall allowance (as at 31 March 2024 from WSCC RLA data – Appendix 7)	173
G	Made Neighbourhood Plan Allocations without planning permission as at 31 March 2024 from HELAA – Appendix 6)	87
H	Deliverable HELAA Sites within built up area – Appendix 5	145
I	Strategic Site Allocations (without PP as at 31 March 2024 or committed after 31 March 2024 – Appendix 4)	419
J	Total Supply (D+E+F+G+H+I)	6,035
K	5-Year Supply in years (J/C x 5)	3.41

Note: The SM figure for Arun includes a nominal element of need for the SDNP.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

Policy SD SP1

Policy SD SP1

Sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

The key points to consider from Policy SD SP1

Secure development that will contribute to the, Social, Economic and environmental conditions.

It is clear that with the Holiday Park demonstrating that it is no longer economically viable as a holiday destination combined with the personal circumstances of owners living on site, that there is a social and economic element to this application.

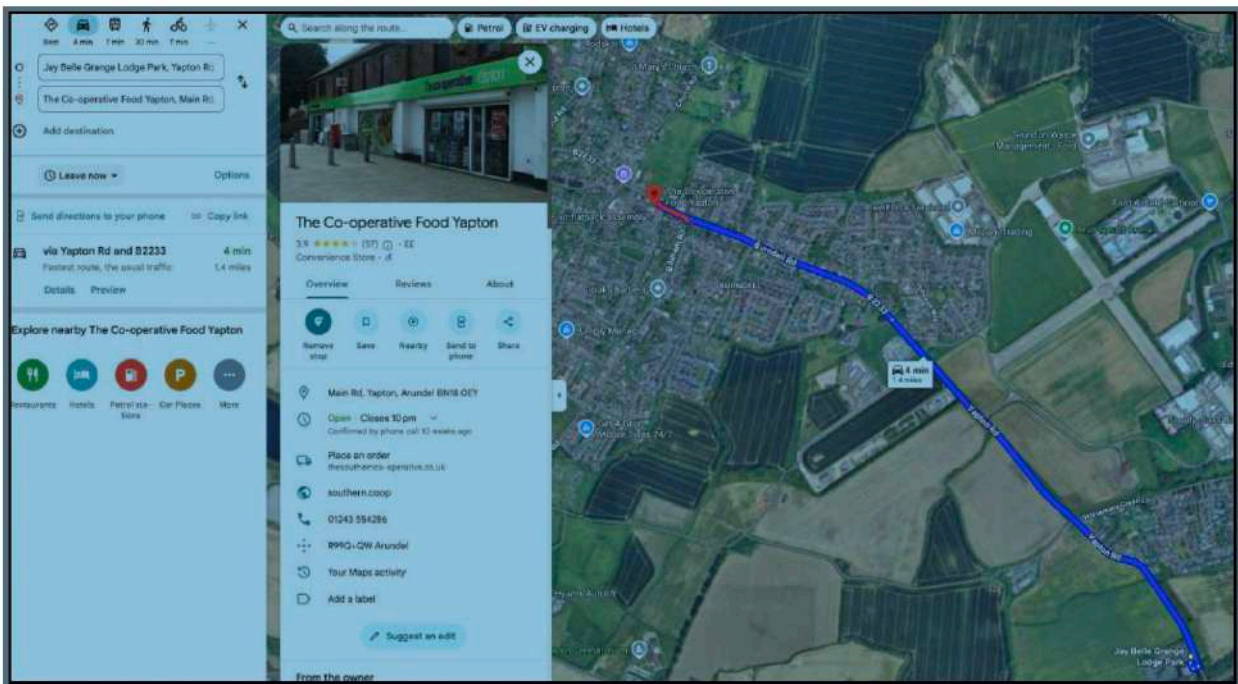
Sustainability of the Location

In order to understand the sites sustainability and access to services and goods, I set out information on the following pages to demonstrate the availability and distances involved to access them.

It should be noted that the NPPF does not contain distances to shops and services as a material consideration in regard to the sustainability of a location, but it is often used as a measuring indicator by Inspectors in appeal decisions.

Convenience Stores

The nearest convenience store to the site is Co-op, found on: Main Road, Yapton, Arundel, BN18 0EY. It is 1.4 miles away; a 4 minute drive/30 minute walk:



This shop offers all daily essentials required - including groceries, medication and all day to day essentials. It is open 24/7; This ensures that access to essentials and household top-ups, are available at any hour of the day, 7 days a week.

There is also an in-store post office available at this shop (circled below as evidence):

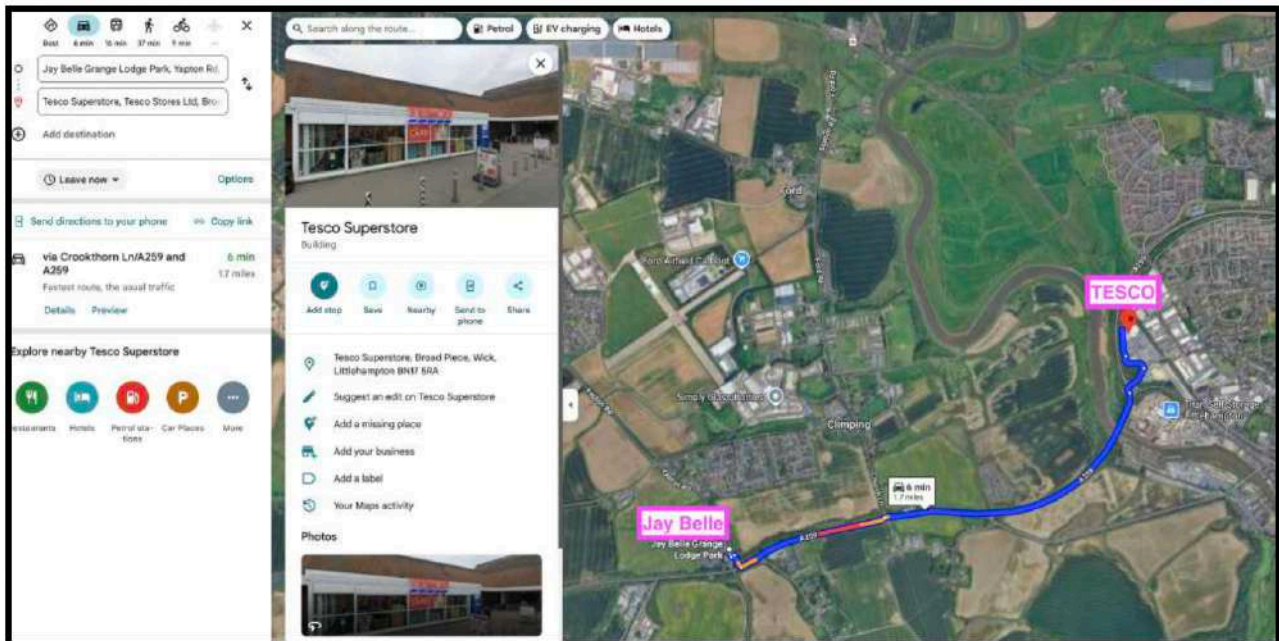


Alternative convenience Stores:

Type of Amenity	Destination	Distance from site	Drive Time	Walk Time
Convenience	Bilsam Stores, Bilsham Road, Yapton	1.5 miles	4 mins	53 mins
Convenience	Shop n Drive, Woodlands Park, Yapton	1.5 miles	5 mins	50 mins

Supermarkets

The nearest supermarket to the site is Tesco Superstore, Broad Piece, Wick, Littlehampton BN17 5RA. It is 1.7 miles away; a 6 minute drive *(average, with traffic in consideration)*:



This shop offers all household essentials - offering a broad range of food and non-food goods for main weekly shopping needs.

The supermarket is open 6am-11pm Monday-Saturday, and 10am-4pm on Sunday - offering availability to goods at any reasonable time. It is also home to an in-store Pharmacy amongst other services, making a sustainable trip due to its multiple offerings and purposes:



Home Delivery Service

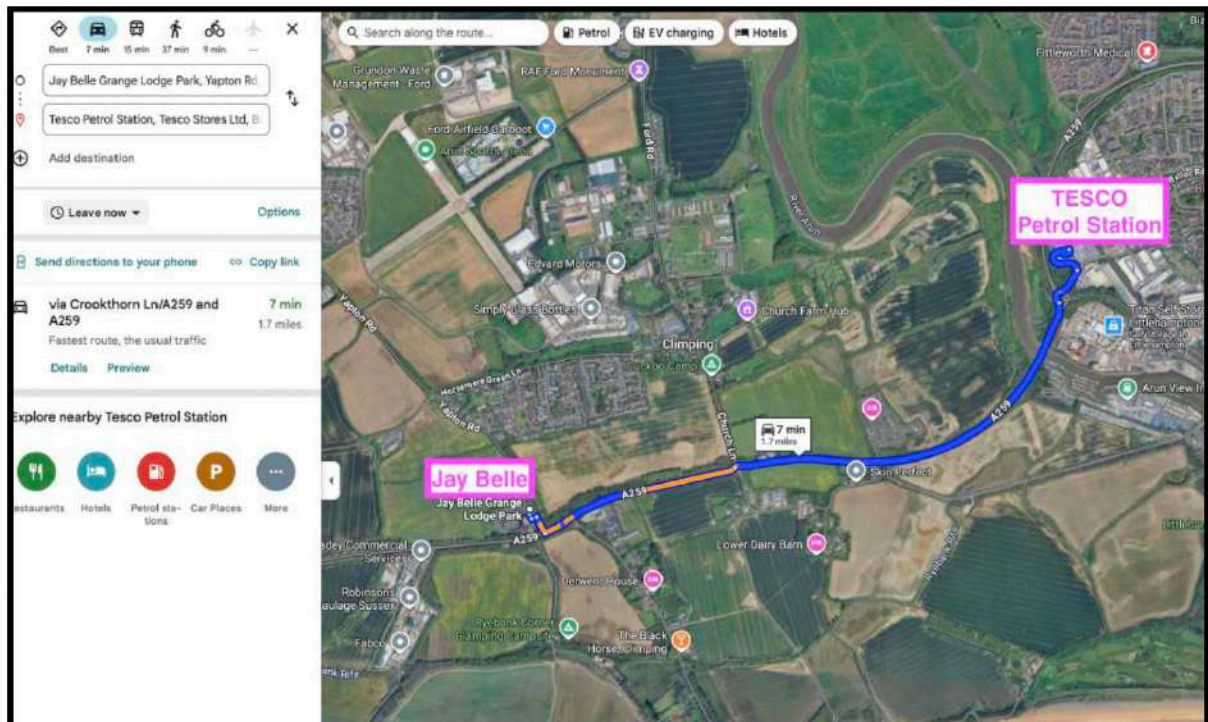
Available



Jay Belle - Jaybelle Grange Lodge Park, Yapton Road, Climping, Littlehampton, BN17 5RU, United Kingdom							
Standard				New 4-hour			
Sep	Thu 11	Fri 12	Sat 13	Sun 14	Mon 15	Tue 16	Wed 17
Morning							
5:30-6:30am	-	-	-	-	-	-	-
6:00-7:00am	-	-	£0	£0	£0	£0	£0
6:30-7:30am	-	£0	£0	£0	£0	£0	£0
7:00-8:00am	-	£0	£0	£0	£0	£0	£0
7:30-8:30am	-	£0	-	£0	-	£0	£0
8:00-9:00am	-	-	£0	£0	£0	£0	£0
8:30-9:30am	-	£0	£0	£0	£0	£0	£0
9:00-10:00am	-	£0	£0	£0	£0	£0	£0
9:30-10:30am	£0	£0	£0	£0	£0	£0	£0
10:00-11:00am	£0	£0	£0	£0	£0	£0	£0
10:30-11:30am	£0	£0	£0	£0	£0	£0	£0
11:00-12:00pm	-	£0	£0	£0	£0	£0	£0
11:30-12:30pm	-	£0	£0	£0	£0	£0	£0
Afternoon							
12:00-1:00pm	-	£0	£0	£0	£0	£0	£0
12:30-1:30pm	£0	£0	£0	£0	£0	£0	£0
1:00-2:00pm	£0	£0	£0	£0	£0	£0	£0
2:00-3:00pm	£0	£0	£0	£0	£0	£0	£0
3:00-4:00pm	-	-	£0	£0	£0	£0	£0
4:00-5:00pm	£0	-	£0	£0	£0	£0	£0
4:30-5:30pm	-	-	£0	£0	£0	£0	£0
5:00-6:00pm	-	£0	£0	£0	£0	£0	£0
5:30-6:30pm	-	£0	£0	£0	£0	£0	£0
Evening							
6:00-7:00pm	-	£0	£0	£0	£0	£0	£0
6:30-7:30pm	-	£0	£0	£0	£0	£0	£0
7:00-8:00pm	-	£0	£0	£0	£0	£0	£0
7:30-8:30pm	£0	£0	£0	£0	£0	£0	£0
8:00-9:00pm	£0	£0	£0	£0	£0	£0	£0
8:30-9:30pm	£0	£0	£0	£0	£0	£0	£0
9:00-10:00pm	£0	£0	£0	£0	£0	£0	£0
9:30-10:30pm	£0	£0	£0	£0	£0	£0	£0
10:00-11:00pm	£0	£0	£0	£0	£0	£0	£0
10:30-11:30pm	£0	£0	£0	-	£0	£0	£0
11:00-11:59pm	-	-	-	-	-	-	-
These little vans show our greener delivery slots. Learn more							
Orders under £75.00 include a £1.00 charge Learn more							

Petrol Stations

The nearest petrol station to the site is Tesco Petrol Station, Broad Piece, Wick, Littlehampton BN17 5RA. It is 1.7 miles away; a 7 minute drive (average, with traffic in consideration):



The petrol station is open 6am - 11pm. This garage is home to petrol, diesel, and also daily essentials found within the garage.

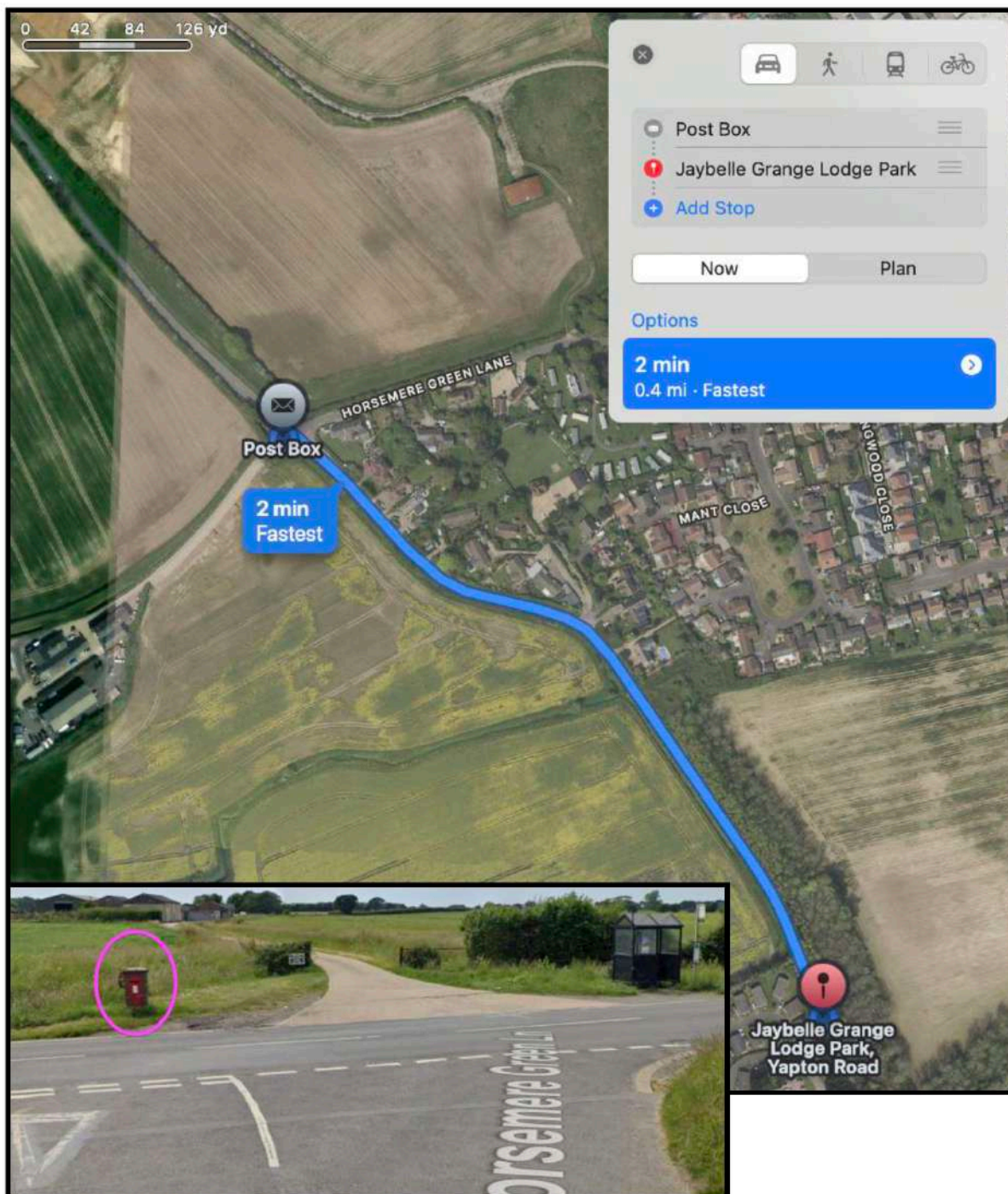


Alternative Petrol Stations:

Type of Amenity	Destination	Distance from site	Drive Time
Petrol Station	Morrisons Petrol Station, Hawthorn Rd, Wick,	2.6 miles	6 mins
Petrol Station	Esso, Felpham Way, Bognor Regis	3 miles	6 mins

Postal Services

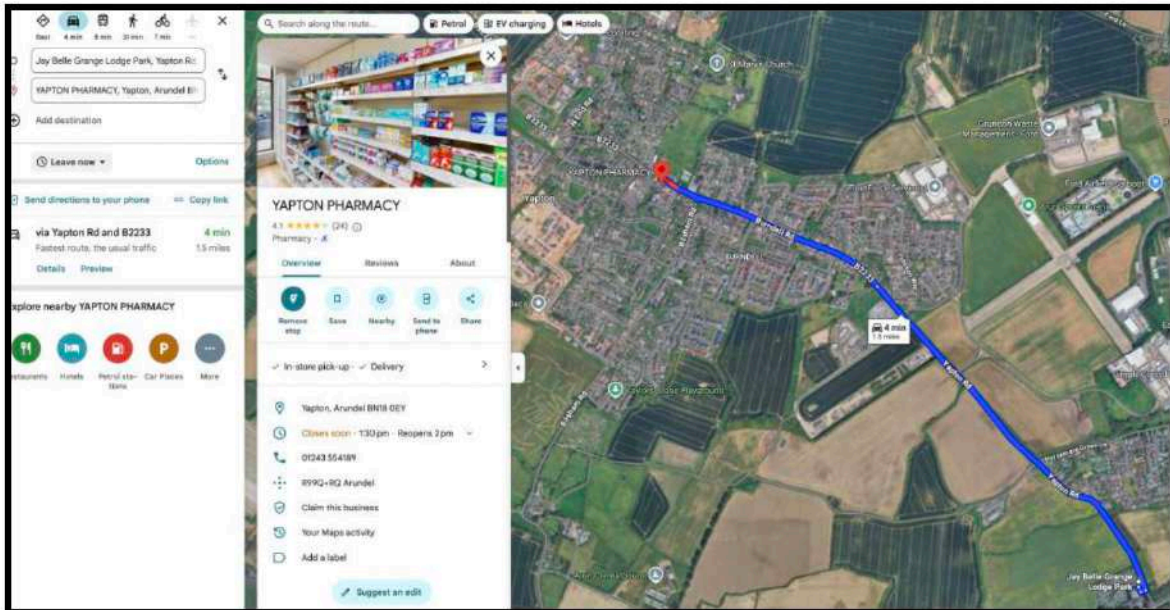
The nearest post box to the site, is found on Yapton Road, opposite the junction to Horsemere Green Lane - this is 0.4 miles away. It is a 2 minute drive/25 minute walk.



The nearest **Post Office** to the site, which is staffed and offering wider postal and banking services and products, is the Post Office found within Co-op, Main Road, Yapton, Arundel, BN18 0EY. As established within the “convenience stores” section, it is 1.4 miles away; a 4 minute drive/30 minute walk.

Pharmacy

The nearest pharmacy to the site, is Yapton Pharmacy, found at Main Rd, Yapton, Arundel BN18 0EY. It is 1.5 miles away, being a 4 minute drive/31 minute walk.



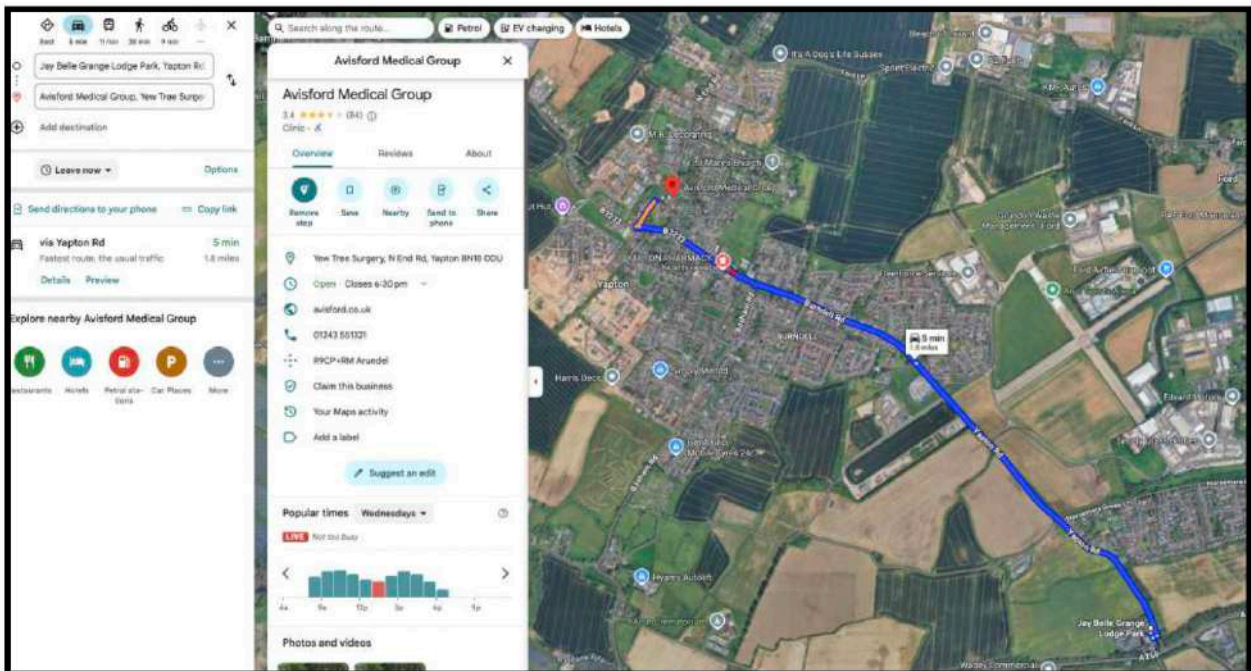
It offers traditional pharmacy products, and allows customers to pick up prescriptions and purchase medical goods you'd expect from a traditional pharmacy. It is open Monday to Friday, between the hours of 9am-5:30pm, and 9am-12pm on Saturday.



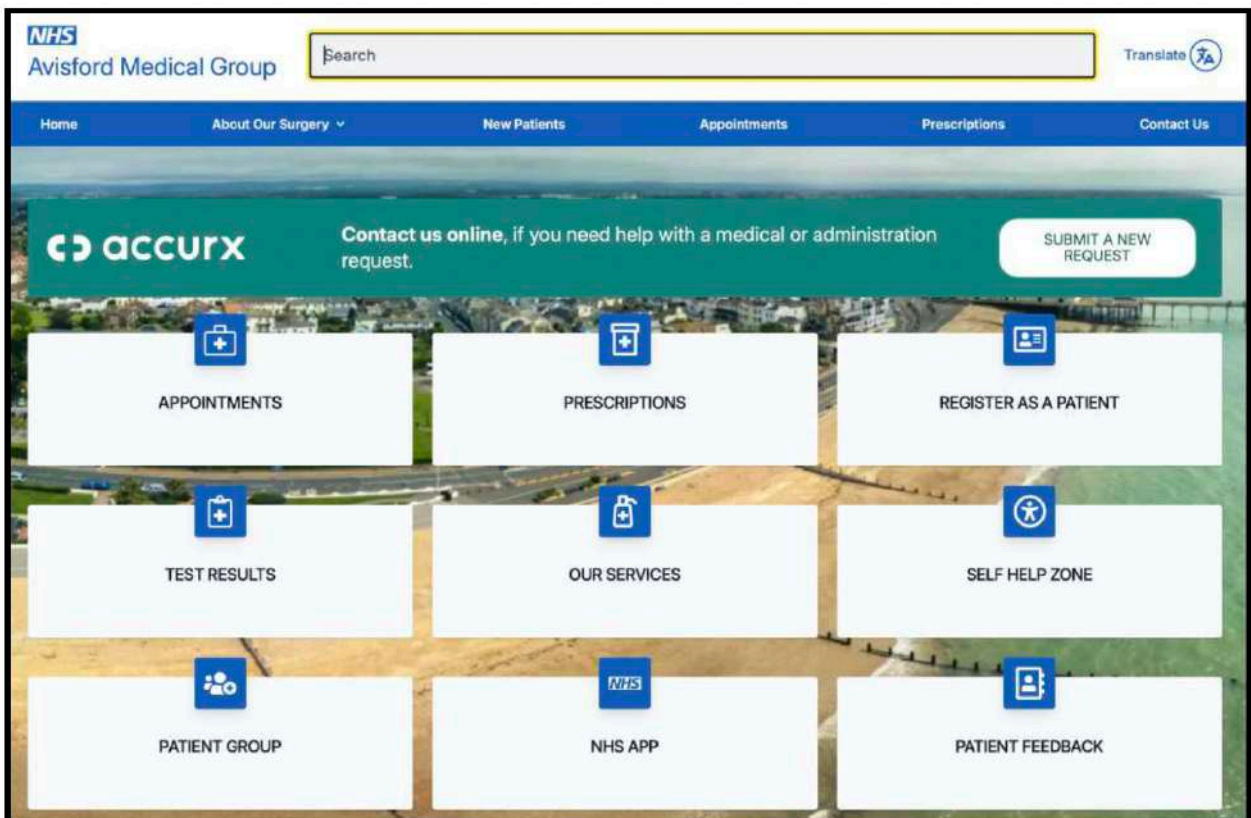
As established previously, it is worth noting that there is also a Pharmacy located within Tesco Superstore, Broad Piece, Wick, Littlehampton BN17 5RA, which is just 1.7 miles away; a 6 minute drive. This trip would be more sustainable and leave a better carbon footprint due to its ability to serve as a "trip for multiple purposes"

Doctors/Hospital

The nearest surgery to the site, is Avisford Medical Group, Yew Tree Surgery, N End Rd, Yapton BN18 0DU; this is 1.8 miles away. It is a 5 minute drive/38 minute walk.



The Surgery offers the following services, and is run by the NHS:



The nearest hospital, with **A&E services** is St Richards hospital, Spitalfield Lane, Chichester, West Sussex, PO19 6SE; This is a 22 minute drive away.

Accident and emergency (A&E) services near BN17 5RU

Accident and emergency is for severe problems like broken bones, deep wounds and anything else that is threatening your life. If this is not what you need [use NHS 111](#).

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Plan your journey

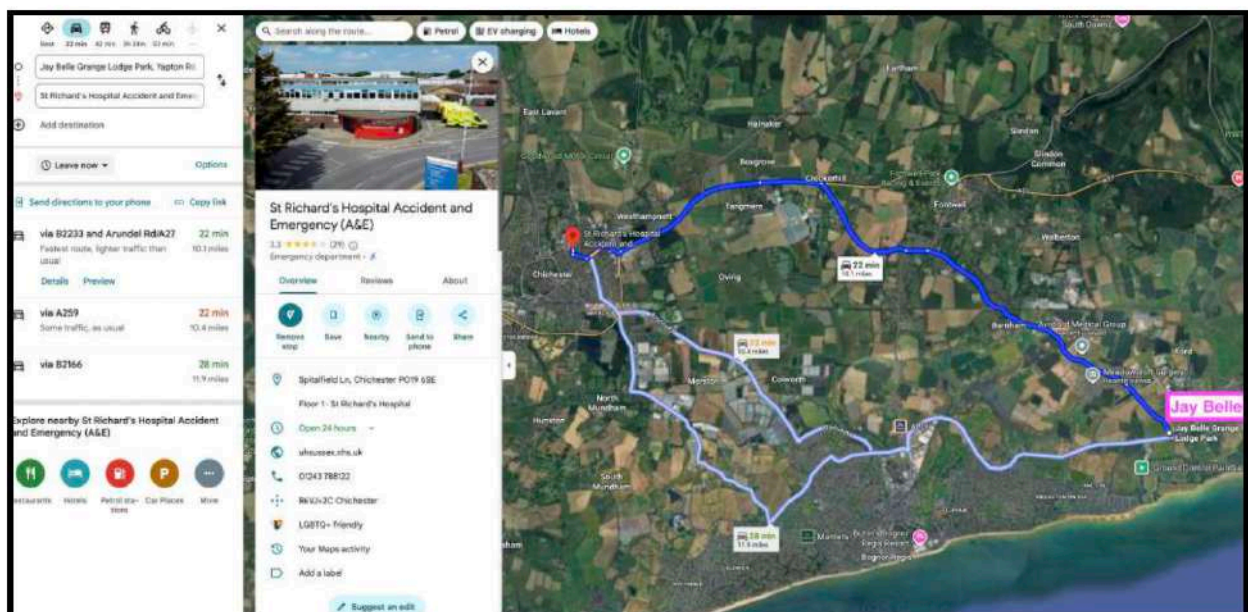
The closest services are listed first. Distances to services are measured in a straight line. Plan your journey to account for travel time.

8.2 miles away

[St Richard's Hospital](#)

Open for people of all ages

Opening times:
Open 24 hours
Spitalfield Lane, Chichester, West Sussex, PO19 6SE
Phone: [01243 788122](tel:01243788122)
[Get directions \(opens in Google Maps\)](#)



Schooling/Education

Type of Amenity	Destination	Distance from site	Drive Time	Walk Time
Nursery/Pre-School	Blossom and Bloom Day Nursery, 5 Woodlands Park Main Road Yapton	1.4 miles	3 mins	50 mins
Nursery/Pre-School	Yapton Pre-School, North End Road Yapton	1.9 miles	9 mins	55 mins
Primary School	St Mary's C of E Primary School	0.7 miles	3 mins	14 mins
Secondary School	The Littlehampton Academy, Fitzalan Road Littlehampton BN17 6FE	2.7 miles	9 mins	59 mins

There is proven to be a range of educational options available at all stages; pre-school, primary, and secondary, within close proximity to the site.

Public Transport

Its public transport routes are excellent, with bus stops located at the junction of Yapton Road; a 3 minute walk away from the entrance of Jay Belle

There are bus stops located on both sides of the road, providing direct routes into and out of Chichester and Littlehampton, in as little as 45 minutes (from Chichester all the way to Littlehampton). Routes from Jay Belle to Littlehampton are roughly 15 minutes, whereas Jay Belle to Chichester (worth noting that Chichester is home to a train station with fast links to London and other main cities) is roughly 40 minutes.

It is worth noting that there are designated footpaths running all the way from the entrance of Jay Belle, to these bus stops. Also, for precautionary and extra safety measures, there is an island in the middle of the carriageway, should the pedestrian be required to stop.

Please refer to the below extracts and images, on the following pages, for further evidence on these discussed points:

Bus timetable from Jay Belle to Chichester

500

Littlehampton to Chichester

via Yapton • Barnham • Fontwell • Tangmere • St Richard's Hospital

Stagecoach

Monday to Friday excluding Public Holidays

valid from 1st June 2025

Littlehampton Anchor Springs [B]	0530	0555	0625	0650	0710	0730	0750	0830	0905	0935	then every 30 mins at	05	35	until	1405	1440	1515	1545	1615	1645
Yapton Village Hall	0541	0606	0636	0703	0725	0745	0805	0844	0916	0946		16	46		1416	1455	1530	1600	1630	1700
Barnham Railway Station	0546	0611	0641	0709	0731	0751	0811	0849	0921	0951		21	51		1421	1501	1536	1606	1636	1706
Eastergate Collins Close	0550	0615	0645	0713	0736	0756	0816	0853	0925	0955		25	55		1425	1505	1540	1610	1640	1710
Tangmere Nettleton Avenue	0600	0625	0655	0723	0747	0807	0827	0903	0935	1005		35	05		1435	1515	1550	1620	1650	1720
Shopwhyke Western Road	0605	0630	0700	0730	0754	0814	0834	0910	0940	1010		40	10		1440	1521	1556	1626	1656	1726
Chichester St Richard's Hospital*	0612	0637	0707	0737	0803	0823	0843	0917	0947	1017		47	17		1447	1528	1603	1633	1703	1733
Chichester Cathedral [P]	0618	0643	0713	0743	0813	0833	0853	0923	0953	1023		53	23		1453	1538	1613	1643	1713	1743
Chichester Bus Station [6]	0624	0649	0721	0751	0821	0839	0901	0931	1001	1031		01	31		1501	1546	1621	1651	1721	1751

School Days only

Yapton Rollaston Park

0725

Yapton Village Hall

0729

Barnham Railway Station

0735

Ormiston Six Villages Academy

0743

*times shown at St Richard's Hospital are estimated times of arrival/departure

Saturdays

Littlehampton Anchor Springs [B]	0605	0635	then every 30 mins at	05	35	until	1705	1735	1805	1835	1905	1935	2005	2105	2205	2305	0005
Yapton Village Hall	0616	0646		16	46		1716	1746	1815	1845	1915	1945	2015	2115	2215	2315	0015
Barnham Railway Station	0621	0651		21	51		1721	1751	1820	1850	1920	1950	2020	2120	2220	2320	0020
Eastergate Collins Close	0625	0655		25	55		1725	1755	1824	1854	1924	1954	2024	2124	2224	2324	0024
Tangmere Nettleton Avenue	0635	0705		35	05		1735	1805	1832	1902	1932	2002	2032	2132	2232	2332	0032
Shopwhyke Western Road	0640	0710		40	10		1740	1810	1837	1907	1937	2007	2037	2137	2237	2337	0037
Chichester St Richard's Hospital	0647	0717		47	17		1747	1817	1841	1911	1941	2011	2041	2141	2241	2341	0041
Chichester Cathedral [P]	0653	0723		53	23		1753	1823	1845	1915	1945	2015	2045	2145	2245	2345	0045
Chichester Bus Station [6]	0701	0731		01	31		1801	1831	1850	1920	1950	2020	2050	2150	2250	2350	0050

*times shown at St Richard's Hospital are estimated times of arrival/departure

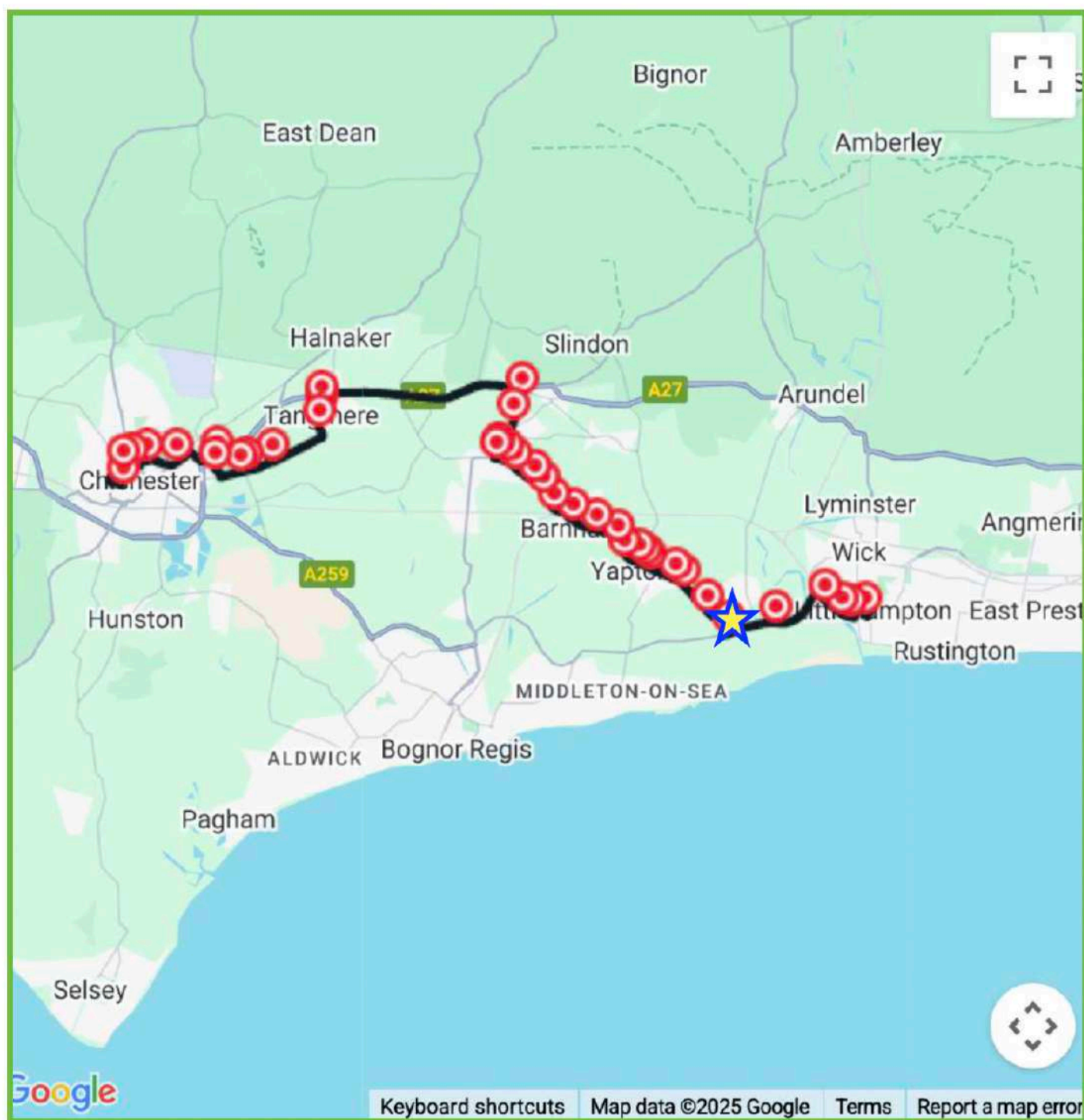
Sundays & Public Holidays

Littlehampton Anchor Springs [B]	0705	0805	then every hour at	05	until	1705	1805	1905	2005	2105	2205	2305	0005
Yapton Village Hall	0716	0816		16		1716	1815	1915	2015	2115	2215	2315	0015
Barnham Railway Station	0721	0821		21		1721	1820	1920	2020	2120	2220	2320	0020
Eastergate Collins Close	0725	0825		25		1725	1824	1924	2024	2124	2224	2324	0024
Tangmere Nettleton Avenue	0735	0835		35		1735	1832	1932	2032	2132	2232	2332	0032
Shopwhyke Western Road	0740	0840		40		1740	1837	1937	2037	2137	2237	2337	0037
Chichester St Richard's Hospital	0747	0847		47		1747	1841	1941	2041	2141	2241	2341	0041
Chichester Cathedral [P]	0753	0853		53		1753	1845	1945	2045	2145	2245	2345	0045
Chichester Bus Station [6]	0801	0901		01		1801	1850	1950	2050	2150	2250	2350	0050

*times shown at St Richard's Hospital are estimated times of arrival/departure

500 Chichester to Littlehampton via St Richard's Hospital • Tangmere • Fontwell • Barnham • Yapton			
Monday to Friday excluding Public Holidays		valid from 1st June 2025	
Chichester Cathedral [P]	- - - 0620 0645 0715 0745 0815 0855	25 55	1325 1355 1425 1455 1520 1540
Chichester Bus Station [6]	0500 0530 0600 0628 0653 0725 0800 0830 0905	35 05	1335 1405 1435 1505 1535 1555
Chichester St Richard's Hospital	0505 0535 0605 0633 0658 0731 0806 0836 0911	41 11	1341 1412 1442 1512 1542 1602
Shopwhyke Western Road	0510 0540 0610 0639 0704 0737 0812 0842 0917	47 17	1347 1419 1451 1521 1551 1611
Tangmere Tamar Way	0515 0545 0615 0644 0710 0743 0818 0848 0923	53 23	1353 1425 1457 1527 1557 1617
Eastergate War Memorial	0525 0555 0625 0653 0720 0755 0830 0900 0933	03 33	1403 1437 1509 1539 1609 1629
Barnham Railway Station	0530 0600 0630 0658 0725 0800 0835 0905 0938	08 38	1408 1443 1515 1545 1615 1635
Yapton Village Hall	0535 0605 0635 0703 0731 0806 0841 0911 0943	13 43	1413 1448 1520 1550 1620 1640
Littlehampton Anchor Springs [B]	0545 0615 0645 0715 0745 0820 0855 0925 0955	25 55	1425 1500 1535 1605 1635 1655
		then every 30 mins at	until
Chichester Cathedral [P]	1615 1645 1715 1745 1815 1845 1925 - - - -	School Days only	
Chichester Bus Station [6]	1625 1655 1725 1755 1825 1855 1935 2020 2120 2220 2320	Ormiston Six Villages Academy 1458	
Chichester St Richard's Hospital	1632 1702 1732 1802 1832 1902 1941 2025 2125 2225 2325	Barnham Railway Station 1504	
Shopwhyke Western Road	1641 1711 1740 1808 1838 1908 1946 2030 2130 2230 2330	Yapton Village Hall 1509	
Tangmere Tamar Way	1647 1717 1746 1814 1844 1914 1951 2035 2135 2235 2335	Yapton Rollaston Park 1512	
Eastergate War Memorial	1659 1729 1756 1823 1853 1923 1959 2043 2143 2243 2343		
Barnham Railway Station	1705 1735 1802 1828 1858 1928 2003 2048 2148 2248 2348		
Yapton Village Hall	1710 1740 1807 1833 1903 1933 2008 2053 2153 2253 2353		
Littlehampton Anchor Springs [B]	1725 1755 1820 1845 1915 1945 2018 2103 2203 2303 0003		
Saturdays			
Chichester Cathedral [P]	- - - 0655	25 55	1825 - - - - -
Chichester Bus Station [6]	0610 0640 0705	35 05	1835 1915 2020 2120 2220 2320
Chichester St Richard's Hospital	0615 0645 0711	41 11	1841 1921 2025 2125 2225 2325
Shopwhyke Western Road	0621 0651 0717	47 17	1847 1927 2030 2130 2230 2330
Tangmere Tamar Way	0626 0656 0723	53 23	1853 1933 2035 2135 2235 2335
Eastergate War Memorial	0635 0705 0733	03 33	1903 1942 2043 2143 2243 2343
Barnham Railway Station	0640 0710 0738	08 38	1908 1947 2048 2148 2248 2348
Yapton Village Hall	0645 0715 0743	13 43	1913 1952 2053 2153 2253 2353
Littlehampton Anchor Springs [B]	0655 0725 0755	25 55	1925 2003 2103 2203 2303 0003
		then every 30 mins at	until
Sundays & Public Holidays			
Chichester Cathedral [P]	- 0755	55	1655 1755 - - - - -
Chichester Bus Station [6]	0705 0805	05	1705 1810 1915 2020 2120 2220 2320
Chichester St Richard's Hospital	0711 0811	11	1711 1816 1921 2025 2125 2225 2325
Shopwhyke Western Road	0717 0817	17	1717 1822 1927 2030 2130 2230 2330
Tangmere Tamar Way	0723 0823	23	1723 1828 1933 2035 2135 2235 2335
Eastergate War Memorial	0733 0833	33	1733 1838 1942 2043 2143 2243 2343
Barnham Railway Station	0738 0838	38	1738 1843 1947 2048 2148 2248 2348
Yapton Village Hall	0743 0843	43	1743 1848 1952 2053 2153 2253 2353
Littlehampton Anchor Springs [B]	0755 0855	55	1755 1900 2003 2103 2203 2303 0003
		then every hour at	until

Bus Route (500): Littlehampton <-> Chichester



 = OUR CLOSEST BUS STOP ; *"Climping, The Oystercatcher"*

Safe Crossing for pedestrians at the Yapton Road junction, in order to get to the other bus stop



Bus stop Locations



Tourism Policy TOU DM1

This local plan policy sets out criteria upon which the Council will consider a change of use for existing Holiday Parks and attractions.

Excepting Permitted Development Rights or Local / Neighbourhood Development Orders, existing visitor attractions, facilities and accommodation (except camping and caravan sites), will not be granted planning permission for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate these requirements, the Council will require:

- e. that alternative visitor uses have been fully explored;
- f. an appraisal indicating that the use is no longer viable;
- g. evidence that the site has not been made deliberately unviable; and
- h. evidence of the suitability of the site to accommodate the alternative use.

Change of use of camping and caravan sites to other uses, including permanent residential use, will not be permitted, unless the site is allocated for other development within the Local Plan.

Summary

Criteria e. The site is a fully developed (boundary to boundary) caravan park containing static caravans, described as lodges through their appearance. The individually owned lodges 39 in number, hold a significant value in their own right, which would act as a barrier to demolition and redevelopment of the site for an alternative visitor use. The site is that of an accommodation site for the purposes of visitor use, and there are no other viable alternative uses for the site considering all of the facts.

Criteria f. The feasibility study is included which clearly sets out the findings in support of this application.

Criteria g. The site remains in very good condition with both Lodge owners and the park owners maintaining the property to a high standard. There has been no evidence uncovered during the extensive interview and research period that leads White Planning to consider that any intent to make the park unviable as a holiday destination has occurred at anytime.

Criteria h. The Static homes are not substandard holiday caravans, having been built to a high standard. There is no further work required across the site to accommodate the proposed change from tourist accommodation to residential accommodation.

The application proposal complies with the criteria principles of the policy.

It is important to note that the Policy does not ban the change of use or removal of visitor accommodation, just a criteria needs to be met.

ARUN LOCAL PLAN REVIEW

Tourism Hospitality & Visitor Economy Study

Final Report

Prepared by:
Hotel Solutions & Tourism South East

May 2022



TOURISM SOUTH EAST

In May 2022 Hotel Solutions on the Instruction of Arun District Council released their report and findings on the Arun Local Plan Review - Tourism Hospitality and Visitor Economy Study.

I submit this document in full in support of the Applicants case and application.

It is notable throughout this report, that the type of accommodation with the largest offering in the District is similar to the Jaybelle offering, namely static caravans on caravan parks, with an identified growth need for budget hotels and eco or high end 'cool' properties.

The fact that Jaybelle is competing in the most saturated of the visitor accommodation offerings without any other on site offerings or without being in close our walking proximity to other destination attractions such as the beach or Butlins, and without onsite activities or features suitable for families, contributes to the findings as set out in the feasibility study.

Principle of Development

The planning policies and principle of the sites development is considered to have been fully explored, assessed and established through previous applications and the subsequent decision and approvals.

I have included the planning officers reports from each of the relevant planning decisions in a merged file submission for ease of reference.

Impact on Character

The site is accessed through the car park entrance of the next door pub restaurant, the Oyster Catcher, with limited inward views from Yapton Road, although it is considered that further planting could enhance the visual amenities in this regard.



The site is located within the Countryside beyond the settlement boundary, but I take the opportunity to remind the case officer, that the Council are unable to demonstrate a 5 year housing land supply and the presumption in favour of sustainable development under Para 11d of the NPPF, often referred to as the 'Tilted Balance' applies.



National Planning Policy Framework

5. Delivering a sufficient supply of homes

61. 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. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

At Para 82 onwards in the National Planning Policy Framework, we see the Governments guidance pertaining to rural housing, although the Jaybelle site is not rural, it is within the Countryside beyond the settlement boundary.

Rural housing

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

The government goes onto set out that isolated homes should be avoided at Para 84, unless it meets a qualifying criteria, however Jaybelle as evidenced, is not isolated.

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
 - a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or
 - e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

At Chapter 11 we can clearly see the importance placed on bringing forward development to meet the housing needs.

11. Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁹.
125. Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
 - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
 - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and
 - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.
126. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by

The NPPF refers to 'Brownfield Land' which when one looks to the Annex Glossary, refers you to Previously Developed Land.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

The Jaybelle static caravan park with its existing infrastructure and hardstanding combined with the more permanent static caravans, meets the definition of previously developed land.

Arun District Council Local Plan

12.1 Housing allocations

Arun's Local Plan strategic objective for Housing Delivery is to:

"Plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities."

It is clear that the change of use at Jaybelle to a permanent residential site, will provide a housing type in a location that meets the needs of the residents, at an affordable level, aligning with the objectives of the Council's local plan.

The provision of 39 homes at an affordable level, being substantially lower in cost than a traditional 2 bedroom bungalow of comparative size in the area, will help the Council to meet the unmet housing land supply.

Conclusion

The applicant has carried out extensive review and surveying of the resident owners at Jaybelle Lodge Holiday Park, to fully understand the issues surrounding the sites planning consent, tourist booking numbers and any background data which has lead to the decisions that have been taken.

It is clear through the evidence of the feasibility study that the sight is no longer viable as a holiday park.

It fails to meet the identified needs of the tourist visitors to the area as evidenced by the decline in bookings.

The sight has no available room on which to enhance its visitor offering and would overtime decline from its current maintained position, as inward revenue declined further.

The personal financial situations of the residents and a decline in the resale value of the Lodges, has lead to difficult situations and decisions being taken by the owners to manage their property and financial well being, that has ultimately lead to a breach of planning condition in a large number of the lodges, where owners are left with no viable alternative.

The proposal to remove the restrictive planning condition and section 106 agreement to retain its use as a Holiday Park, complies with the relevant plan policies and the National Planning Policy Framework.

The proposal will deliver housing to meet the Councils unmet 5 year housing land supply.

The titled planning balance and presumption in favour of sustainable development applies.

The Council are accordingly invited to grant the application.