

Sunny Corner, Walberton

Design & Access Statement

August 2026



Introduction

Helyer Davies Architects have been instructed by a private client to undertake a new build project at Sunny Corner, Copse Lane, Walberton, Arundel, BN18 0QH. Situated to the north-western side of Walberton, the site sits on an east-west axis.

The existing dwelling is a detached 6 bedroom property with boundaries consisting of fencing, high trees and bushes. Surrounding dwellings vary in both scale and style and there is a precedent for development to neighbouring properties.

The key aim for the proposal is to create a new self sufficient & low maintenance dwelling that is required as part of downsizing due to the applicant's ill health.

The client's aspirations are to create open plan living areas that utilises the notion of indoor/outdoor living.

The proposals will seek to blend in harmoniously with the local context and respect the character of the surrounding landscape.

SITE LOCATION MAPS



Figure 1: Site location. Map retrieved from - <https://www.google.com/maps>.



Figure 2: Property location- Map retrieved from - <https://www.google.com/maps>.

Site Constraints

Conservation Area

The property does not lie within a conservation area and is not a listed building. The property lies over 250m to the North of the nearest conservation area and does not visually impact any listed buildings.

Trees

There is large TPO area situated within the overall confines of the site. Mark Welby Consulting Arborists have been appointed to carry out a tree survey and produce a subsequent report that has been submitted as part of this planning application.

Relevant Planning History

The most recent planning applications for the application site were;

WA/100/25/PL Sunny Corner, Copse Lane, Walberton, BN18 0QH

Proposal: 1 No. self build dwelling, garage and outbuilding with associated landscaping.

Decision date: 27/01/2026; Refused, further tree, drainage and ecological information required.

WA/75/17/PL Land adjacent to Sunny Corner, Copse Lane, Walberton, BN18 0QH

Proposal: 9 no. dwellings with associated car parking, bin storage & landscaping and creation of new access road from existing access onto West Walberton Lane.

Decision date: 12/07/2018; Refused, later approved following appeal

WA/64/12 Sunny Corner, Copse Lane, Walberton, BN18 0QH

Proposal: Construction of two storey extension.

Decision date: 10/01/2013; Approved

Relevant applications to neighboring properties:

WA/104/21/HH Woodend Cottage, Copse Lane, Walberton, BN18 0QH

Proposal: Two storey extension on either side, single storey porch extension following demolition of existing conservatory, garage & porch.

Decision date: 22/12/2021; Approved

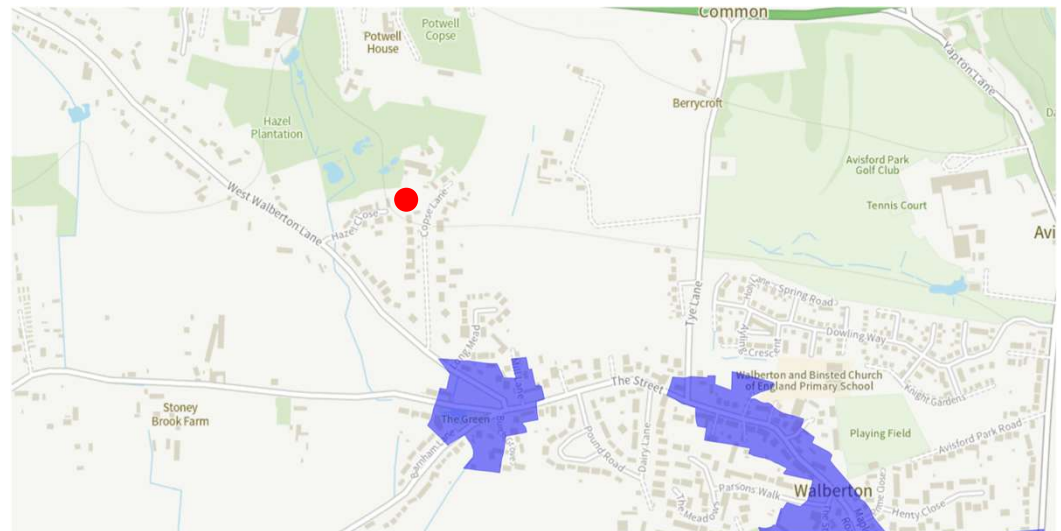


Figure 3: Conservation Area Map retrieved from – arun.cloud.cadcorp.com/webmapping/en-gb/PublicMap/

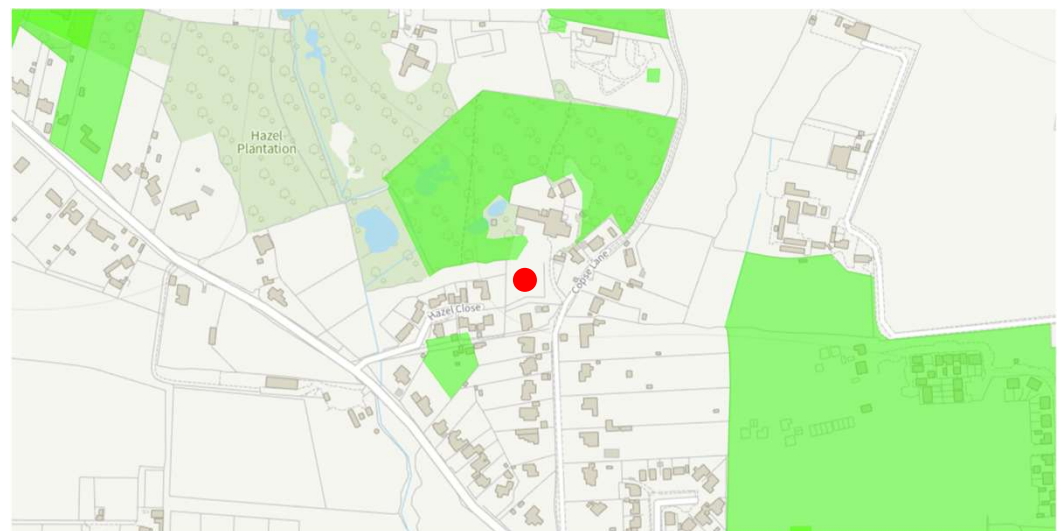


Figure 4: TPO Map retrieved from – arun.cloud.cadcorp.com/webmapping/en-gb/PublicMap/

Site Constraints

HELAA (The Housing and Economic Land Availability Assessment)

The Housing and Economic Land Availability Assessment (HELAA) is a technical report used by Arun District Council to inform the planning considerations and preparation of their Local Plan.

The site has been identified under reference ‘94’ (figures 5 & 7) and ‘94A’ (figures 6 & 8). The site has been identified as a deliverable site with an area of 1.21ha in the period 2020-21 for an originally suggested total of 29 dwellings. The site has been considered as viable and achievable to reach the conclusion of it being deliverable.

Site ‘94’ includes the development site in question which was deemed suitable as it is considered to ‘maintain separation between Walberton and the neighbouring village’. According to the Arun Local Viability Study 2016 the site was ‘viable and achievable’. Application ref. WA/75/17/PL was approved via appeal to allow the construction of 9 no. dwellings with associated car parking, bin storage & landscaping and creation of new access road from existing access onto West Walberton Lane. The application site for this application is the remaining land contained within HELAA site 94.

Site ‘94A’ includes the application site to the south as well as a wider site area to the north. The application site does not lie within the extent of the ancient woodland (and has no impact on this) and lies within the ‘deliverable’ site boundary. As noted within the HELAA Assessment Summary Table for 94A (figure 8), limited parts of the HELAA site lie within Flood Zones 2 & 3a, but these are not within the proposed development site. Flood risk for the site is analysed further on the following pages.

In conclusion, the proposed development site effectively lies as an extension to the deliverable plot that has already been built on.



Figure 5: Site Reference 94

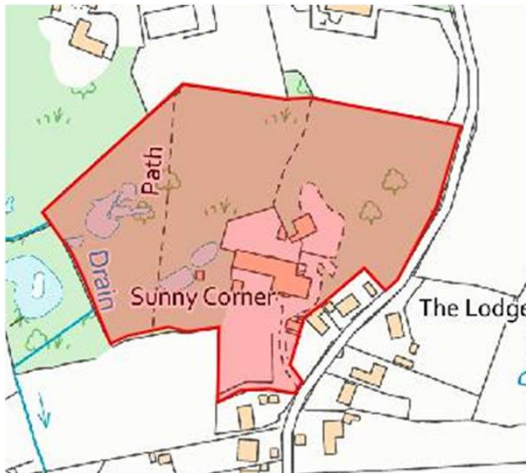


Figure 6: Site Reference 94A

Reference	94
Site Location	Land at Sunny Corner, West Walberton Lane
Parish	Walberton
Grid Reference	496421 - 106456
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1.21
Net Developable Area	0.97
Viability Typologies	A-MG26
Description of Site and Existing Use	Large plot including large house and grounds in rural setting. Residential Woodland
Settlement	Walberton
Local Plan Area	Inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Lidsey treatment catchment; groundwater flooding; small area of site in flood zone 2 & 3a
Suitability Summary	The site is considered suitable in principle, it is outside the built up area and forms part of a larger site. Development of this type is considered to maintain separation between and the Walberton and the neighbouring village. The site was previously considered for inclusion within the Walberton Neighbourhood Plan.
Availability Summary	The site was promoted as part of the May 2016 call for sites exercise.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Figure 7: HELAA Assessment Summary Table (Ref. 94)

Reference	94A
Site Location	Sunny Corner, Cope Lane Walberton
Parish	Walberton
Grid Reference	494470 - 106583
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area (ha)	3.47ha
Net Developable Area (ha)	2.429ha
Viability Typologies	2-LG75
Site Description/Existing Use	Residential dwelling and gardens. Woods. Access from Cope Lane.
Settlement	Walberton.
Local Plan Area	Inland Arun Area
Existing Use	Residential
Constraints	Outside Built-Up Area, Ancient Woodland, Ground Water Flood Risk, limited part falls in Flood Zone 2 and 3a, which remains with climate change but does not worsen, HRA Buffers (SD10) Singleton and Cocking Tunnels SAC (12000m) covers whole site with recent bat siting's recorded. Within Lidsey Drainage Catchment, TPO bounds the commitment site to the south
Potential use for evaluation	Residential.
Suitability	The site is Outside BUAB and covered by approximately 65-70% ancient woodland and so would contravene policy and so would not be suitable.
Availability Summary	The site is that portion that remains of 94 once the existing commitment has been removed. However as this is a recent amendment there has been no contact over this site and so it is unknown if it is available for development.
Achievability Summary	Due to the extent of the ancient woodland, along with the site being within the open countryside and in the Lidsey drainage catchment area and having some flooding issues, these issues would have to be overcome issues before the site becomes achievable. Further the TPO bounding the neighbouring site plus the woodlands existing designation suggests that the trees would have a high arboricultural and biodiversity value.
Deliverability Summary	This site has not been directly promoted and due to its constraints would currently contravene policy, which would have to be strongly overcome before this site could be considered deliverable.
Current Status	Not Currently Developable

Figure 8: HELAA Assessment Summary Table (Ref. 94A)



Flood Risk

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Summary:

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

The Environment Agency data suggests that there is a very low risk of flooding on the site (Zone 1) from both sea & rivers and surface water. A Flood Risk Assessment and Drainage Strategy have been produced by Bright Plan Ltd and submitted as part of this application.

Surface water

More about your surface water flood risk

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

Rivers and the sea

More about your rivers and sea flood risk

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

Retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>

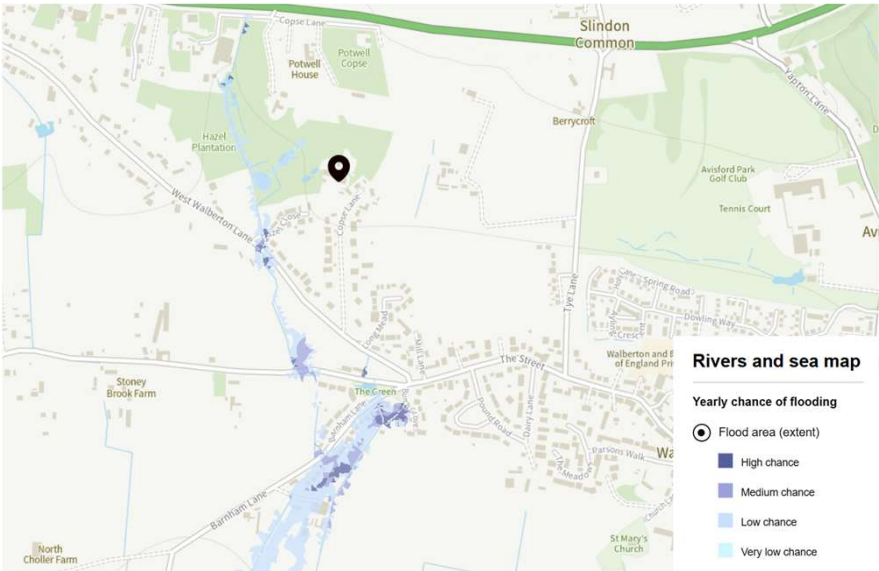


Figure 8: Extent of Flooding from Rivers & Sea.

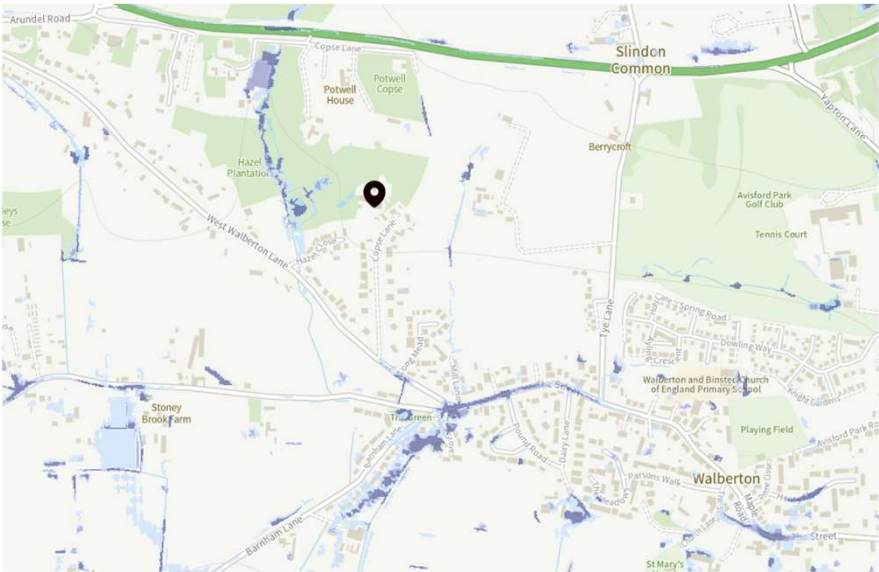
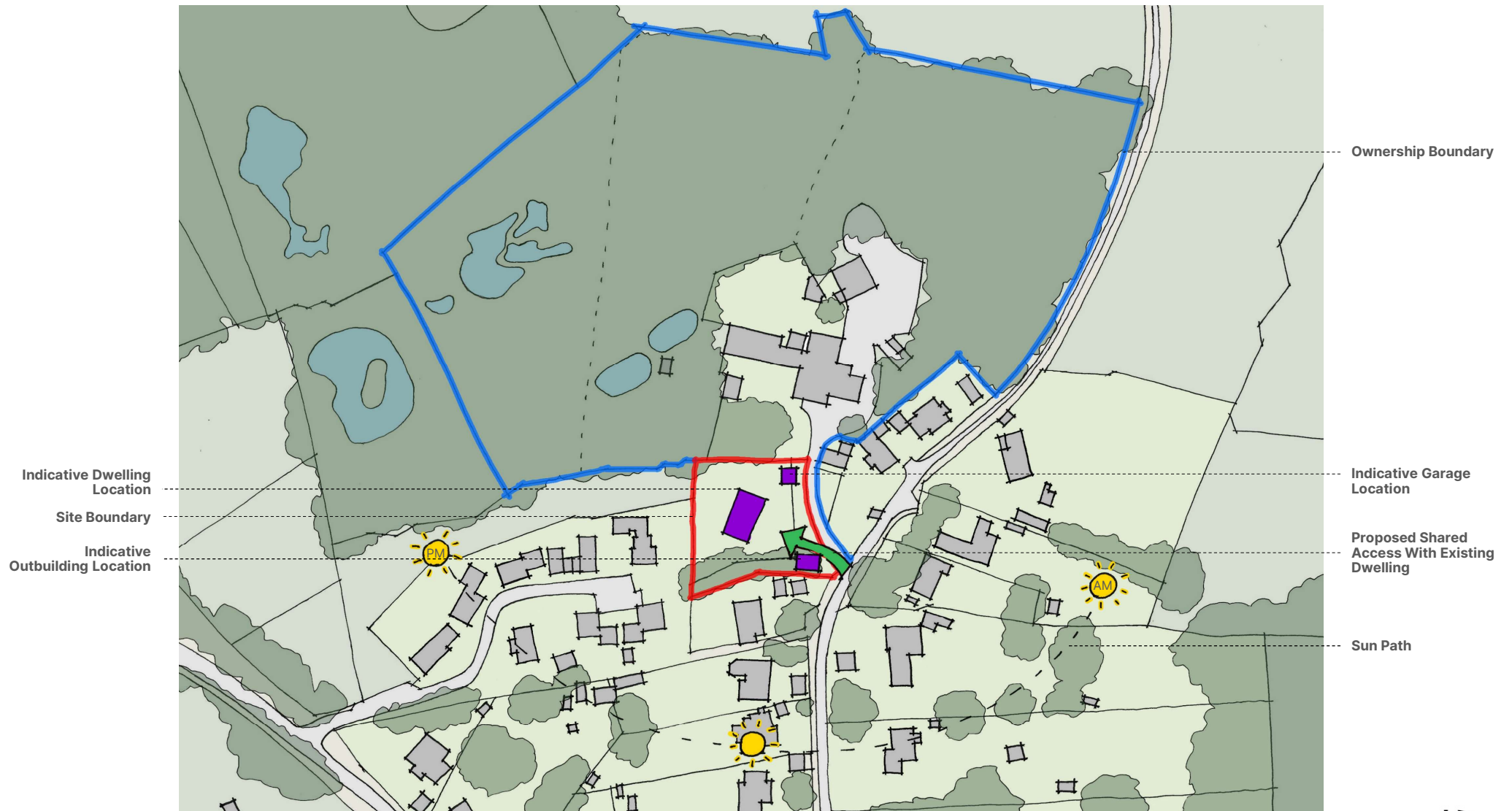


Figure 9: Extent of Flooding from Surface water. Retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>



Site Analysis

The site sits on an east-west axis within a rural setting with a large wooded area to the north, within the overall ownership boundary. The property is accessed via Copse Lane which connects to West Walberton Road to the South. Slightly to the North of the site is the A27 which connects the local town of Walberton and other areas to the rest of the South.



Proposal

The key aim for the proposal is to create a new self sufficient & low maintenance dwelling whilst also being sympathetic to the nature of its context, as well as considering the neighbouring dwellings and local vernacular. Scale and materiality are the key considerations within the proposals.

Access

Access to the site branches off from the existing driveway to the original dwelling to the north, Sunny Corner. The driveway is proposed to be shared to allow access to the new dwelling, and then will turn private as both dwellings are gated.

Parking

The proposal includes provisions for 2no. 2.4m x 4.8m parking spaces, situated on the driveway in front of the garage, along with a third alongside the workshop to the south. There are an additional two spaces within the garage itself, taking the total to 5, well above the required amount for a dwelling of this scale. Due to the design of the driveway/hard landscaping, further spaces can also be accommodated on the site. At least one parking space will have the provision for EV charging.

There is ample space for bicycle parking in both the workshop and double garage.

Amount & Scale

Proposed Building Footprint Areas:

House: 205.9m²

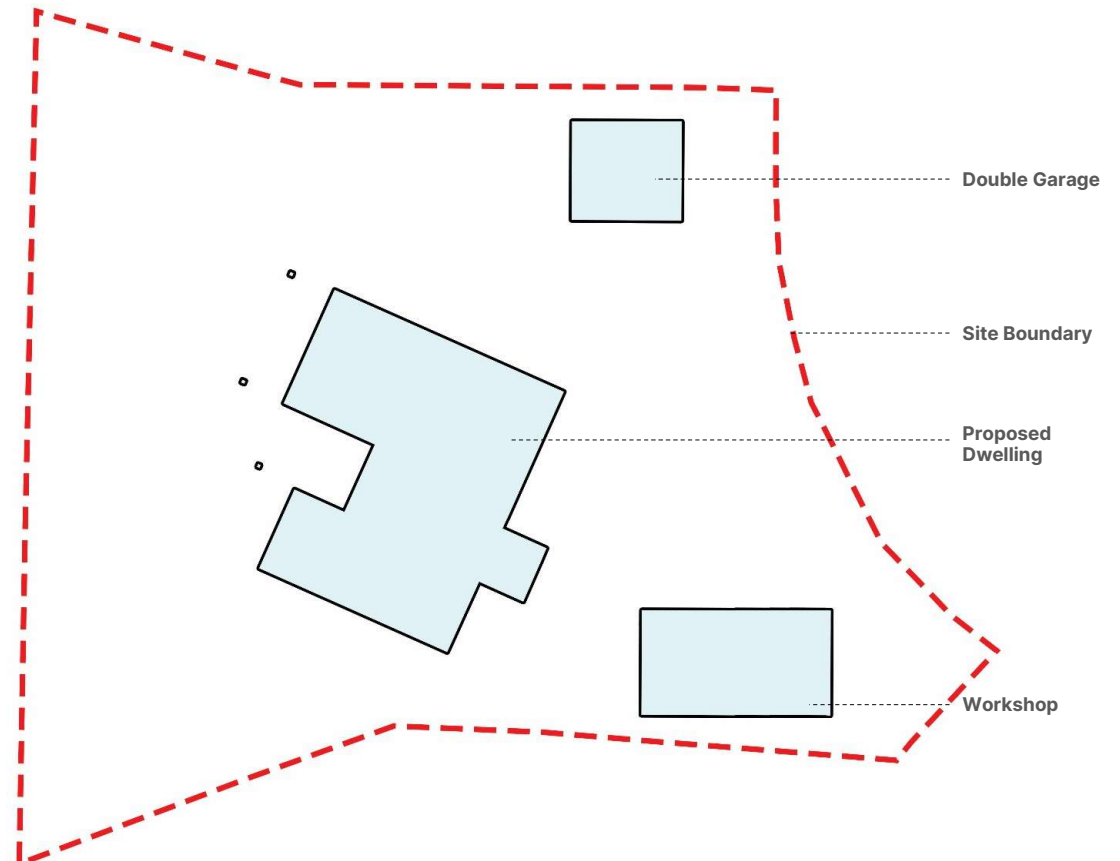
Garage: 38.4m²

Outbuilding: 66.8m²

Total Footprint Area: 311.1m²

Total Site Area: 1890.8m²

Based on the above information, the proposed house, garage and outbuilding footprint take up **16.5%** of the overall area of the site. This leaves plenty of free space/curtilage left to soft and hard landscaping. The proposal is of sensible proportion to the overall site.

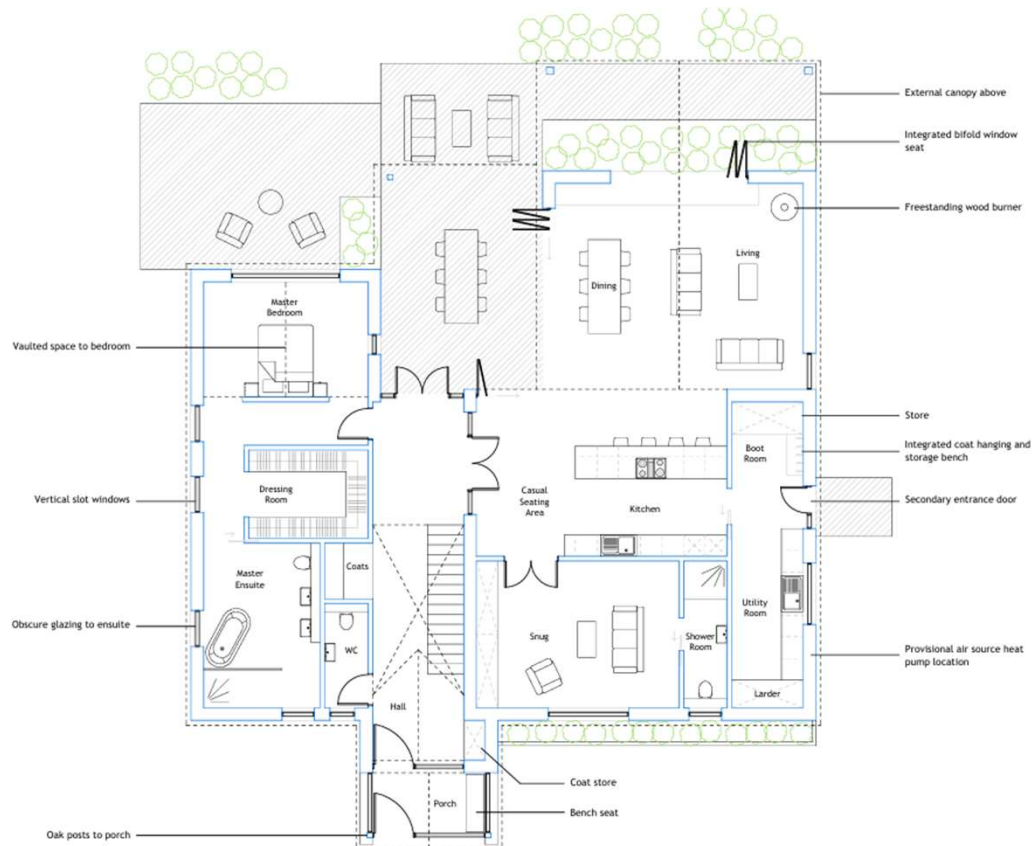


Design & Layout

The proposal consists of a 3 bedroom chalet bungalow with associated external landscaping, double garage & workshop outbuilding. Due to the applicant's ill health, the dwelling has the capacity to serve as a single storey dwelling if required.

The client's aspirations are to create a self sufficient, low maintenance and high quality place of residence.

The staircase has been positioned within a vaulted double height entrance hall, creating a grand sense of arrival. The left hand wing of the plan is dedicated to the master bedroom which features views over the landscaped garden alongside a dedicated dressing room area and accessible ensuite. The remainder of the ground floor features a dedicated open plan kitchen/living/ dining area, again with views over the garden, and large openable glazed areas to create a sense of indoor/outdoor living. There is also a small snug to the front of the property and large utility/boot area, creating a secondary and more private entrance to the side.



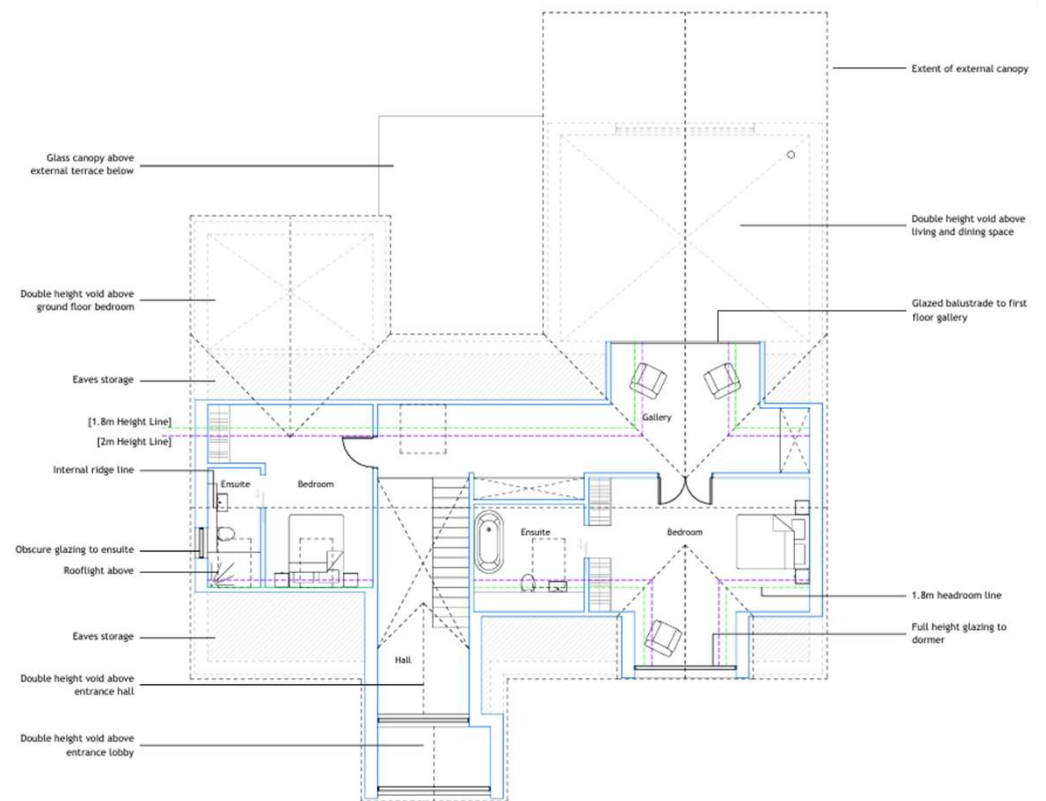
Ground Floor Plan

On the first floor, there are two double bedrooms concealed within the proposed roof space, each with their own ensuite and dressing/storage area. The staircase leads to a spacious hallway which features a small seated gallery area, overlooking the social space below.

A series of roof overhangs/projections, as well as other forms of façade articulation are introduced, particularly to the rear of the property (west facing) to avoid overheating and solar gain.

The materiality of the dwelling has been carefully chosen to blend harmoniously with the surrounding context, whilst also creating high quality design and interesting design features.

Solar panning has also been introduced to the roof where feasible, aiding the dwelling's aim to become as self-sufficient as possible.



First Floor Plan

Proposed Material Palette



Brick Plinths & Detailing



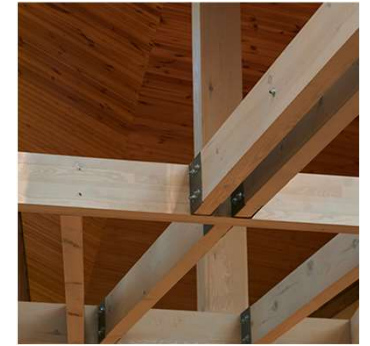
Clay Tiles



Black Timber Cladding



Powder Coated
Aluminium Glazing



Timber Structural Elements



Indicative Rear 3D Visual

Appearance & Impact

The proposal is to create a new self sufficient & low maintenance dwelling whilst being sympathetic to the site and its surrounding area.

The proposal has a high level of detail in both the glazing and built elements, while the material palette helps the new structure to blend in with the existing dwelling and the wider surrounding context. The overall quality of the site will increase through the introduction of a carefully construed dwelling that sits harmoniously with the adjacent neighbouring development.

There are multiple examples of extensions and wider developments within the local area and the proposals set out within this application show an appropriate sized dwelling for the size of the site, as set out on the previous pages.



Site Boundary –
South of Sunny
Corner, Copse
Lane, Walberton

Materials

The proposed dwelling is to be constructed of high-quality materials that are of the local vernacular and in keeping with the existing dwelling and surrounding context.

Where possible, materials will be locally sourced and have low embodied carbon. The use of local and natural materials also enriches the way in which the house relates to its context and improves its sense of place.

The proposed external material palette is to include:

Roof: The roof is proposed to be clad in a plain tile to match the local vernacular. Small dormers & gabled elements protrude from the main roof and solar panels are to be utilised where possible.

Windows: The proposed glazed elements are proposed to be powder coated. These include rooflights, windows and patio doors.

Walls: The majority of the proposal is to be finished in brickwork with small areas of brick detailing, including a perimeter plinth. The facias and soffits are proposed to match the colour of the glazed elements. Small areas of black timber cladding and tile hanging are proposed to add articulation and curated variety to the facades.

Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport. The proposed materials are also designed to be low maintenance and have long life spans.

The proposals incorporate areas of double or triple glazing to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the dwelling. All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-Values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Solar panels and associated battery storage are to be installed where feasible along with the provision of an air source heat pump. A rainwater harvesting tank forms a part of the drainage design strategy and will allow for rainwater to be stored and used in the garden during drier spells. The recycling of greywater for domestic use (flushing toilets etc) has also been considered.

Previous Planning Application Ref. WA/100/25/PL

A decision to refuse the previous application was issued on 27th January 2026. The grounds for refusal have been highlighted in *italics*, along with responses in red that outline how these concerns have been addressed through this subsequent application.

Character & Design

The proposals would retain sufficient intervening and surrounding grounds such that the site would not appear overly cluttered, and there would remain a clear sense of spaciousness to the plot, reflective of the low-density plots in the surrounding area.

The proposal is a well-thought-out scheme in terms of design, layout, materiality, and scale, and would be commensurate to the character of existing residential development within the area. It is in infill development with multiple components but maintains a relatively low building height and sits comfortably within its plot, with ultimately acceptable separation distances from neighbouring buildings.

The design of the proposed dwelling and associated buildings remains consistent with the previous application. The dwelling has been repositioned on the site to lie outside of the designated buffer to the ancient woodland. The proposed location plan demonstrates that the proposed buildings sit at appropriate distances to Woodend Cottage to the north and Oakleigh Cottage to the south, in line with the current distances situated between neighbouring properties along Copse Lane.

While the proposal lies outside of the Built-up Area Boundary and is in conflict with ALP policies SD SP2 and C SP1 as a result, it is material that the development is met by residential development to all direction, a dense woodland to the northwest, and makes use of an existing residential access. The proposal would not result in any unacceptable harms to the character of the area or the spatial strategy in this location, despite the policy conflict.

Quality of Accommodation

The proposed dwelling is of two storeys for the purposes of considering the Nationally Described Space Standards (NDSS). The proposal has an internal floorspace of approx. 316sqm and has three double bedrooms with sufficient widths, areas, and access to natural light. The dwelling is well in excess of the minimums outlined within the NDSS and as such, is in accordance with ALP policy D DM2.

The proposal includes a large private amenity space well in excess of the minimum 10.5m depth outlined within Section H.04 of the Arun Design Guide and that provides ample residential amenity. The proposal is in accordance with ALP policies D DM2 and QE SP1 in these respects.

The internal space remains unchanged from the previous application. The positioning of the main dwelling further south has retained the ample residential amenity space previously acknowledged.

Neighbouring Residential Amenity

The proposed garage and dwelling are sufficiently separated from neighbouring properties such that they would have no adverse overbearing or overshadowing impacts. The proposed workshop outbuilding is immediately adjacent the southern boundary shared with 'Oakleigh Cottage'. The cottage is sited further southwest within the plot, but it does feature two outbuildings in proximity to the shared boundary and the proposed workshop outbuilding. The existing outbuildings at 'Oakleigh Cottage' do not appear to be habitable spaces, and in any event, are single storey ancillary structures to the main house. They are also situated a short distance from the shared boundary. The proposed outbuilding would not result in any unacceptable overbearing or overshadowing impacts on 'Oakleigh Cottage'.

The revised proposal has rotated the workshop outbuilding but moved the footprint further away from the southern boundary to Oakleigh Cottage, diminishing the proposal's impact on the neighbouring property further still.

The proposal would introduce first-floor viewpoints. The window to the side elevation (south) serves an ensuite bathroom and would, therefore, likely be obscure glazed. It would not be necessary to condition this window to be obscure glazed despite facing toward 'Oakleigh Cottage' given the sufficient separation distance to the boundary (this may change if the dwelling was relocated in a further submission).

The window on the first floor of the side (south) elevation will be obscure glazed due to it serving an ensuite.

The front rooflights and dormer would look out to the front of the site and the street which would not impact neighbouring amenity.

First-floor views facing west would be available from the rear rooflight, and at mezzanine level from deeper within the dwelling, through the shrouding gable ended feature to the rear and its louvres. These views are directed more to the northwest at the woodland rather than the neighbouring property to the west. As a result, there would be no unacceptable overlooking impacts.

The proposals would not give rise to any unacceptable adverse impacts on neighbouring residential amenity in accordance with ALP policies QE SP1 and D DM1.

Although the main dwelling has been positioned further south on the site, the building has been rotated so that the rear rooflight and shrouded gable end face northwest as much as is feasibly possible to provide the applicants with the desired view to the woodland. This revised siting faces further towards the woodland than the previous proposal.

Trees, Ecology & Biodiversity, Drainage & Flood Risk

Tree, drainage and ecology comments are addressed in the accompanying reports produced by Mark Welby Consulting Arborists, Bright Plan Ltd and The Ecology Co-op respectively.

Energy Efficiency

The proposal has identified solar panels to the roof slope and a provisional location for an air-source heat pump at the garage which are both positive. To ensure that adequate decentralised, renewable, and low carbon energy supply systems would be provided, a condition would have been attached to this decision.

Solar panels and an air source heat pump are proposed still, along with the allowance for modern building standards to be implemented to create a thermally efficient envelope to the dwelling. Rain water harvesting is also proposed, with the potential for grey water to be recycled for domestic use.

Transport and Parking

The proposal makes use of an existing residential access onto a non-adopted road. There are no highways safety concerns with the reuse of the existing access and the proposal would not materially intensify its use. WSCC Highways have been consulted and have raised no objections to the proposal or the connection of the non-adopted road (Copse Lane) to the public highway West Walberton Lane.

The proposal includes sufficient car parking (minimum of two spaces), adequate space for onsite manoeuvrability, and includes a double garage and outbuilding in which sufficient cycle parking provisions (two spaces) could be secured by way of condition. One EV charger could also be secured by way of condition, for which a provisional location has been annotated on the proposed site plan. All of which would result in compliance with the Arun Parking Standards and ALP policy T SP1.

Previous Planning Application Ref. WA/100/25/PL (cont.)

All access methods and parking provisions have been retained on this revised proposal to accommodate the needs of the proposed new build dwelling.

Waste

The proposal includes a designated area for refuse bins to the front of the site and kerbside collection would be feasible in accordance with ALP policy WM DM1.

Waste collection remain unchanged from the previous application.

The Decision Notice for the previously refused application stated the reasons for refusal below:

1. *There is evidence that protected species may be present on site and the proposal has not been supported by sufficient protected species surveys to confirm their absence or to identify any mitigation measures required in order to prevent loss of the protected species in conflict with ALP policy ENV DM5.*

Updated information has been produced by The Ecology Co-op to support this application.

2. *The proposal has not been supported by an adequate site-specific flood risk assessment that considers the high potential for groundwater flood risk on site, and has not, therefore, confirmed whether the site is subject to this flood risk, nor, demonstrated that the development would be safe for its lifetime in conflict with ALP policy W DM2 and NPPF Paragraph 170.*

An updated flood risk assessment has been subsequently produced by Bright Plan Ltd to support this application alongside a developed drainage strategy that accounts for the lifetime of the proposed development.

3. *It has not been demonstrated that the development can be viably and sustainably drained in accordance with the National Standards for SUDS without increasing flood risk on site or elsewhere. The proposal is, therefore, in conflict with ALP policies W DM1, W DM2, and W DM3, WNDP policy HP2, and paragraphs 181, 182 and 187(e) of the NPPF.*

The updated flood risk assessment produced by Bright Plan Civils demonstrates the proposal's compliance for SUDs without increasing the flood risk on site or elsewhere.

4. *The proposal has not been supported by sufficient arboricultural and ecological evidence relating to the potential impacts of the development on an irreplaceable habitat (Ancient Woodland) and Trees subject to a Tree Preservation Order. It has an unacceptable risk of harm and deterioration to these features in conflict with ALP policies ENV DM4 and ENV DM5, WNDP policy HP2, and NPPF paragraph 193(c).*

Mark Welby Consulting Arborists have carried out a tree survey to inform their impact assessment and method statement to support the proposal. The outcome of their surveys have informed the relocation of the proposed dwelling on the site so that it sits outside of the Ancient Woodland buffer.

5. *The proposal will impact part of the 'Potwell Copse' Ancient Woodland, and no management plan for ensuring the long-term protection or enhancement of this part of the biodiversity rich habitat has been provided in conflict with WNDP policy VE10.*

As above, the tree survey and subsequent reports produced by Mark Welby Consulting Arborists have sought to address this issue and inform the relocation of the proposed dwelling on the site.

 Helyer Davies Architects