



LAND & PLANNING
SERVICES LIMITED

Planning Design and Access Statement

Little Meadows, Bilsham Road, Yapton BN18 0JY

JUNE 2026

Replacement dwelling to be recited at the front of the site. Existing mobile home to be demolished.

Susan Leeson

S & L LAND AND PLANNING SERVICES LIMITED

1.0 Introduction

- 1.1 S & L Land and Planning Services Ltd have been commissioned by Ross Hyams to submit a full planning application for a replacement dwelling following the Certificate of Lawfulness of a mobile home ref Y/28/25/CLE at Little Meadows Bilsham Road, Yapton BN18 0JY
- Drainage Strategy
 - Transport Assessment
 - Ecology PEA.

2.0 Site Assessment

- 2.1 The site is accessed directly from Bilsham Road. Little Meadow is a dwelling with a mobile home to the side which this application seeks to replace with a permanent dwelling to the south of the existing house.
- 2.2 Directly to the rear of the mobile home is the commercial site for Hyams Forklift
- 2.3 To the west of the site is a Listed Building Hobbs Farmhouse. The wider area is farmland.
- 2.4 The site area is 0.08 hectares.

3.0 History of the Site

Relevant History

Application	Description	Decision
Y/28/25/CLE	Lawful Development certificate for the existing use of 1 no caravan adjacent to Little Meadows as a single dwelling house	Granted 3/6/2025

4.0 Planning Policy Relevant to the Application

- 4.1 National Planning Policy Framework 2024
- 4.2 The objective of this policy framework is to a presumption for sustainable development. This is focused as follows;
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at



the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Delivering Sufficient Homes

Paragraph 63 states, establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children²⁶; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers.

- 4.3 This application is in accordance with this policy in that it is for a replacement dwelling, replacing a mobile home with a permanent dwelling.

Making Effective Use of Land

Paragraph 124 seeks to *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. And d) promote and support the development of under-utilised land.*

- d) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
- 4.4 The present mobile home is placed in a tight corner of the land adjacent to the main dwelling Little Meadows. The applicant wishes to have a family, which requires a slightly larger dwelling with amenity garden land. The proposed site is to the front of the site, which is currently underutilised.



Arun District Local Plan

Arun District Local Plan adopted 2028

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

- 4.5 The proposed development is a sustainable development relocating a mobile home to a viable location to provide a family home.

Policy D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

- 4.6 The demolition of the existing mobile home and replacement with a permanent dwelling in a slightly different location is in accordance with this policy. The relocation represents an efficient use of the land on the site, utilising the front of the site. The replacement dwelling is at size viable for a permanent dwelling for the applicant as a family home. The design of the dwelling is fully contextual with full consideration of the adjacent Hobbs Farmhouse Listed building.

Policy D DM1 Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects: character, appearance, impact, adaptability, crime prevention, trees and woodland, solar gain, layout, density and scale.

- 4.7 The proposed dwelling is a barn style dwelling to reflect the character of barns at the adjacent Hobbs Farm converted barns. The dwelling is adaptable to living requirements.

Policy D DM2 Internal space standards

The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

- 4.8 The proposal fully accords with this policy.





Policy ENV DM4 Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development: a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

- 4.9 The proposal is sited to avoid any impact on trees. The Preliminary Ecology Assessment makes an assessment of trees.

Policy ENV DM5 Development and biodiversity

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

- 4.10 A Preliminary Ecological Assessment has been submitted with this application.

Policy T SP1 Transport and Development

The Council will support transport and development which: Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy; e. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable

- 4.11 A Transport Assessment has been submitted with this application in accordance with this application.

Policy ECC SP1 Adapting to Climate Change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity. In order to achieve this, development must be designed to take



account of the following issues: a. Location (in relation to flood risk and vulnerability to coastal erosion); b. Water efficiency; c. Shade, cooling, ventilation, solar gain; d. Connectivity to the green infrastructure network; e. Layout and massing; f. Resilience of buildings and building materials to extreme weather events; and g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

- 4.12 A Drainage Strategy has been submitted with this application. Concerning climate change, a mobile home would float away, therefore this is part of the reasoning for the application for a permanent dwelling.

Yapton Neighbourhood Plan made 2021

Policy H4: Quality and Design

- A. As appropriate to their scale, nature and location development proposals should be of high quality and designed to be sympathetic to the local design style as set out in The Yapton Contextual Appraisal and Design Guide 2020 (Appendix 5) and contribute positively to the environment. B. As appropriate to their scale, nature and location proposals for housing development should be well designed to meet local needs and respect the character and heritage of the Parish by: Meeting identified local needs; - Complementing the current character and cultural heritage of the village as outlined in the Yapton Contextual Appraisal and Design Guide 2020 (Appendix 5) - Delivering a density which is appropriate to its location and to its relationship with existing properties in the immediate locality. - Incorporating an outdoor amenity space of adequate size and quality, either as a private garden or balconies and shared amenity area. - Contributing to the provision of local infrastructure and facilities.
- 4.13 The dwelling has been designed to a high quality to be in character with the surrounding area. Designed in low scale, sympathetic to the adjacent Hobbs Farmhouse and converted dwellings. The dwelling to replace an existing mobile home which will be removed meets a local need of a local resident. The proposal will include satisfactory amenity space.

Policy H5: Energy Efficiency/Environmental Sustainability

- A. Developments which meet the highest possible standards of environmental and energy efficiency will be supported provided they are consistent with other development plan policies. Systems that minimise wastage of water, heat and light, as well as energy self-generation through various technologies including biomass and solar capture will be particularly supported.
- 4.14 The development will be in accordance with this policy.

Policy E4: Minimising the environmental impact of development

- A. Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds.
- 4.15 The proposal fully accords with this policy, the siting of the dwelling sits well within the boundary setting and the wider context.



Policy E11: Minimising the impact of flooding from development

- A. Development proposals will be expected to: • be designed and constructed to minimise the overall level of flood risk within the parish; and • provide appropriate surface water drainage; and • open existing culverts where practicable.

- 4.16 As stated above, a drainage strategy has been submitted as part of this application which fully complies with this policy.

5.0 Reason the Proposed Development Should Be Approved

Principle

- 5.1 The principle of development at this location has been established by the granting of consent for a mobile home on the site adjacent to the main dwelling Little Meadows. The applicant requires a more permanent home which would be viable. The proposed location to the front of the site, is a better location as the existing location does not have sufficient space for a dwelling and amenity area.

Proposed Development

- 5.2 The proposal is to provide a two-bed family home for the applicant as a replacement to the existing mobile home. It is proposed to demolish the mobile home and to construct a dwelling to the front of the site in a location which would provide sufficient living and amenity space for the applicant.

Justification

- 5.3 A mobile home has been permitted on the site. This is not a long-term viable dwelling, and the applicant requires a family home with a garden. With climate change, a mobile home could be swept away, a permanent dwelling is necessary. A Drainage Strategy has been submitted with this application which demonstrates that this location is a sustainable location.
- 5.4 Due to the close proximity to the existing dwelling, it would not be possible or satisfactory for residential amenity to replace the mobile home with a permanent dwelling on the site, It has therefore been relocated to the front of the site in character with other dwellings in the locality, particularly Hobbs Barns.

Layout, Design and Materials

- 5.5 The layout of the dwelling is at the front of the site with a distance from the main dwelling Little Meadow and Hobbs Farm. The design of the dwelling is in character with the surrounding farmland character and reflect that of the converted barns at Hobbs Farm.
- 5.6 The elevational materials are a mix of timber cladding and flint and brick with clay tiled roof.



Access and Parking

- 5.7 A transport statement has been submitted with this application. A swept path analysis demonstrates the proposed access arrangements are satisfactory for highway safety. The site provides 3 car parking spaces and 2 cycle spaces in accordance with parking standards.

Bin Collection

- 5.8 Refuse collection will be from Bisham Road as existing for Little Meadows.

Landscaping

- 5.9 The site is within the curtilage of Little Meadow with mature hedgerow and trees which will remain. A small soft landscaping area of grass will be around the proposed dwelling.

Ecology and BNG

- 5.10 A Preliminary Ecological Assessment has been submitted with this application. The report states, *the main body of the site is dominated by modified grassland, a habitat of low ecological value. A total of 5 no. individual trees were found to the north of the site; these are of higher ecological value and shall be retained, where actionable, within the scheme.*

The site is within the Impact Risk Zone of Climping Beach, Felpham, Bognor Reef and Pagham Harbour SSSIs; however, the scope and scale of the development do not meet any of the criteria requiring consultation with Natural England.

The site also offers some suitable habitat for reptiles, badgers, hedgehogs, foraging / commuting bats and low assemblages of invertebrates. Avoidance and mitigation measures have been built into the design of the scheme in accordance with the mitigation hierarchy and BS42020: 2013.

Once avoidance, mitigation and compensation measures have been taken into account, the impacts of the planned development upon biodiversity will be negligible and non-significant.

- 5.11 The site area is 0.08 hectares which is below the threshold for BNG as this is a self-build dwelling.

Drainage

- 5.12 The site is within Flood Zone 1. A flood Risk Assessment and Drainage Strategy has been submitted with this application. The site is at a very low risk of flooding. There are shallow groundwater levels on the site and therefore infiltration is not viable.

- 5.13 Attenuation will be provided in the form of a tanked permeable paving for the hardstanding area.

- 5.14 Surface water drainage has been designed to accommodate a 1 in 100 year storm event and includes allowance for climate change and urban creep.

- 5.15 Foul sewerage will be dealt with by a treatment plant to serve the whole site. The FRA concludes that the proposed development will not increase flood risk on or off site and the site is suitable with regards to flood risk and surface water drainage.





Sustainability

- 5.16 The proposed dwelling will be constructed in sustainable materials and energy saving.

6.0 Conclusion

- 6.1 Following the granting of consent for the existing mobile home, the applicant wishes to have a permanent dwelling. There is insufficient space on the existing site as it would be too close to the existing dwelling. It has been re-sited to the front of the site with its own amenity garden space.
- 6.2 The proposed site is in character with other dwellings in this location.
- 6.3 The proposal is to replace the existing mobile home with a small 2 bed dwelling to the front of the site to allow development in character with the surrounding area and to provide satisfactory residential amenity.
- 6.4 The existing mobile home will be demolished or removed from the site.
- 6.5 The submitted technical reports demonstrates that the proposed development accords with national and local plan policies and provides a public benefit of a permanent home to replace a mobile home for a local family.
- 6.6 The proposed development is a sustainable form of development and should be approved as soon as possible.