SUNNY MEAD, NORTH END ROAD, YAPTON

DESIGN, ACCESS & PLANNING STATEMENT
JULY 2025

Above: Aerial View of the Site [nts]

1. INTRODUCTION

1.1 This document has been prepared on behalf of clients, Mr and Mrs A Brazil in support of a Full Planning Application for the creation of a residential caravan site with 3no. plots with associated parking, landscaping and facilities on land at Sunny Mead, North End Road, Yapton.

The Design, Planning and Access Statement [DAS] 'tells the story' of how the proposal has emerged following the iterative analysis and design process, which included the assessment of the site, its context and evaluation of constraints and opportunities. This document demonstrates the way a high quality, sustainable development responds to the site and the local context.

The development proposals set out on the following pages reflect current guidance on creating high quality development.

The DAS should be read in conjunction with the whole planning package, including the supporting information which make up the application suite.

2. THE SITE

2.1 The site is located in the village of Yapton, approximately 0.8miles from the village centre, to the south is the South Coastway level crossing. The site benefits from an existing vehicular access located to the south west corner of the site from North End Road. There are existing gates which are set back from the highway allowing for a car to pull off the road whilst the gates are opened.

Within the site there is an existing detached bungalow situated to the rear of the site with its own garden and parking area accessed via a gravel drive and is separated from the proposed development site by a 1.8m high timber close boarded fence.

There are no trees or landscaping within the development site. There are a number of large trees behind a flint garden wall along the southern boundary to the neighbouring property, Apple Tree Cottage. To the north is overgrown vegetation along the railway embankment with a metal mesh fence. The boundary fronting North End Road is enclosed with a 1.8m timber close boarded fence.

The application site is approximately 2175sqm and lies within the Yapton Neighbourhood Area and within the jurisdiction of Arun District Council.

Opposite: Site Photographs

Existing Access

View Looking Towards the Western Boundary

View Looking Towards the Bungalow

View Looking Towards the Railway Line

3. CHARACTER & AMENITIES

3.1 Character of the Surrounding Area

The site is located between residential development and the South Western Railway Line. The area has a rural feel with mixed styles of development including period cottages, mid 19th Century housing with larger more recent modern housing developments to the south. Dwellings are constructed with a mixture of materials including brick, render, flint and tile hanging with thatched, slate and clay tiled roofs, there is a mix of period and architectural styles none of which are predominant. Boundary treatments include, low flint walls, timber fencing and hedging.

There is a Primary School located in Yapton, Yapton C Of E Primary School which is approximately 850m south of the site and rated 'Good' by Ofsted.

3.2 Local Amenities

Yapton village offers a number of local amenities and services including a pub, post office, convenience stores, Doctors Surgery and a Primary School, Ford is the nearest train station, approximately 1.4 miles away, providing services to Brighton, Bognor Regis, Southampton, Chichester and London Victoria. There is also a bus stop within walking distance of the site [less than 50m], providing access to nearby Bognor Regis and Walberton which provides access to further amenities.

Above: Photographs of the Local Character

4. PLANNING POLICIES

4.1 Planning Policy

Below and on the following page are the key relevant planning policies at both national and local level:

National Planning Policy Framework [NPPF] - December 2024

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

2. Achieving Sustainable Development

The presumption in favour of sustainable development Paragraph 11-

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-date; granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance 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 combination

4. Decision Making

Paragraph 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible

5. Delivering a sufficient supply of homes

Rural Housing

Paragraph 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.

9. Promoting Sustainable Transport

Paragraph 110- The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine

4. PLANNING POLICIES

4.1 Planning Policy cont...

choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

12.Achieving well-designed places

Paragraph 139- Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

14. Meeting the challenge of climate change, flooding and coastal change

Planning & Flood Risk

Paragraph 176- Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments.

Local Level Planning Policy

Arun District Draft Local Plan [2011- 2031] Adopted in July

Relevant Policies that have been considered in relation to this application:

6. Sustainable Development

Policy SD SP1- Paragraph 6.2.5 In addition, the effective use of previously developed land will be encourages, provided that it is not of high environmental value, whilst development will be supported which protects, conserves and enhances built heritage

Policy SD SP1a- To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spacial strategy for Arun District Council:

c] provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.

13. Design

Policy D SP1 - 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, useability, health and wellbeing, climate change mitigation and habitats]; and the influence these objectives have on the form of the development.

4. PLANNING POLICIES

4.1 Planning Policy cont...

Paragraph 13.2.3 - Proposals for new buildings will be expected to demonstrate: a creative design solution specific to the site; attention to quality of materials, methods of construction, finishes and details; visual interest when viewed as a whole and in detail; attention to proportions, massing, form and scale; and integration between the different parts of the building to create a coherent whole.

Character

Paragraph 13.2.7

Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place and are proven to increase community pride. A development scheme based on sensitive understanding of site and context, can exhibit a distinct character and identity, while also belonging to the wider locality. Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, materials and detailing, materials, landscape, history and culture, or where this is absent, use strong ideas absorbed from contemporary society and culture.

Scale

Paragraph 13.2.8

Scale covers a number of areas, including:

- The height, width and length of a building or buildings in relation to its surroundings;
- The size of parts of a building or its details, particularly in relation to the size of a person; and
- The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces ie: its massing,

Crime and Security

Paragraph- 13.2.16

To ensure cohesive and sustainable places it is important that a sense of personal and community safety is present within the built environment. Various measures can be designed into development schemes, that can assist in discouraging crime and antisocial behaviour. Such measures include:

- Places with well defined interconnected routes and spaces;
- Public and private spaces that are clearly defined;
- Natural Surveillance, by fronting buildings eg. play area onto the public realm;
- Ensuring places and buildings have necessary well designed security features, that are not offensive in appearance and integrate into the public realm; and
- Strategically placed effective lighting

4. PLANNING POLICIES

4.1 Planning Policies Cont...

c] Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

21 Quality of the Environment

Policy QE SP1 Quality of the Environment - The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

20. Waste Management

Policy WM DM1 Waste Management - New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

a] It is designed to ensure that kerbside collection is possible for municipal waste vehicles

Supplementary Planning Guidance

SPD 3 - Parking Standards

Yapton Neighbourhood Plan (2014)

Policy D DM1 - Aspects of Form and Design Quality

When considering any application for development the Council will have regard to the following aspects:

1. Character
2. Appearance/Attractiveness
3. Impact
4. Innovation
5. Adaptability
6. Crime Prevention
7. Trees and Woodland
8. Solar Gain
9. Public Realm
10. Layout - movement
11. Layout - legibility
12. Public Art
13. Density

7. Settlement Structure & Green Infrastructure

Policy C SP1 - Countryside - Outside the Built-Up Area Boundaries [as identified on the Policies Maps] and will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

a. for the operational needs of agricultural, horticultural, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Local Plan; or

b] for quiet, informal recreation; or

4. PLANNING POLICIES

4.1 Planning Policy cont...

c] for green infrastructure; or

d] for the diversification of the rural economy; or;

e] for road and/or cycle schemes; or

f] in accordance with other policies in the Plan which refer to a specific use or type of development.

4. Vision & Objectives

Included in the strategic objectives of the Arun Local Plan to be Achieved by 2031 are;

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 re addressed while supporting the creation of integrated communities

Policy HWB SP1 - Health & Wellbeing - All development shall be designed to maximise the impact it can make promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

a] Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities [including outdoor fitness equipment] and safe, well promoted, walking and cycling routes.

b] Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and

c] Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

5. PLANNING HISTORY

5.1 Planning History

There have been two previous planning applications for developing the site with addtional dwellings:

Application Ref: Y/33/20/PL - Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan

The above application was refused on the following grounds:

1. The site lies in a countryside location outside the defined Built-Up Area Boundary of Yapton and the proposal, which would reinforce existing ribbon development and due to its layout appear prominent and incongruous, would erode the existing intrinsic character of the countryside and harm the visual amenity of this semi-rural area. The proposal is contrary to the National Planning Policy Framework, Policies SD SP2, C SP1, D SP1, D DM1 and LAN DM1 of the Arun Local Plan (2018) and Policies H1 and BB1 of the Yapton Neighbourhood Plan (2014).

2. There has been a failure to demonstrate the development would not suffer flood risk or increase flood risk elsewhere, contrary to the requirements of the National Planning Policy Framework (2019), policies W DM2 and W DM3 of the Arun Local Plan (2018) and policy E11 of the Yapton Neighbourhood Plan (2014).

3. There has been a failure to demonstrate protected species would be adequately protected, as required by legislation and policy ENV DM5 of the Arun Local Plan (2018) and policy E5 of the Yapton Neighbourhood Plan (2014) causing harm to biodiversity.

4 There has been a failure to demonstrate trees and hedgerows on the site would be adequately protected from the development, contrary to the requirements of policy ENV DM4 of the Arun Local Plan (2018) and policy E4 of the Yapton Neighbourhood Plan (2014)

Application Ref: Y/57/21/PL - Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses & 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings. This application is a Departure from the Development Plan

The above application was refused on the following grounds:

1 The site lies in a countryside location outside the defined Built-Up Area Boundary of Yapton and the proposal, which would reinforce existing ribbon development and due to its layout would appear prominent and incongruous with the streetscene, would erode the existing intrinsic character of the countryside and harm the visual amenity of this semi-rural area. The proposal is contrary to the National Planning Policy Framework, Policies SD SP2, C SP1, D SP1, D DM1 & LAN DM1 of the Arun Local Plan and Policies H1 & BB1 of the Yapton Neighbourhood Plan.

2 There has been a failure to demonstrate the development would not suffer flood risk or increase flood risk elsewhere thus resulting in harm to human health, contrary to the requirements of the National Planning Policy Framework, policies DM2 & W DM3 of the Arun Local Plan and policy E11 of the Yapton Neighbourhood Plan.

3 There has been a failure to sufficiently survey for bat roosts in the trees shown to be removed by the development and as such there is insufficient information to determine the impact on protected species contrary to policy ENV DM5 of the Arun Local Plan and the National Planning Policy Framework.

5. PLANNING HISTORY

5.2 Planning History

In regards to the most recent planning application ref: Y/57/21/PL the 3 reasons for refusal have been addressed within this current application.

Countryside Location - The proposal for 3no. chalets is a small scale residential development which will have no impact on the current street scene, the existing levels of the site also further minimise any visual impact from the North End Road. It is important to note that a site opposite [The Old Coal Yard ref: was refused by Arun District Council due to its countryside location and said to be out of character of the countryside was subsequently appealed with permission being granted, the inspectorate made the following observations:

6. I appreciate there are some sections of undeveloped road frontage to the south but overall, the locality did not strike me as having a strong rural character. The proximity of established housing to the east, south and north together with the level crossing and new housing estates to the south lend the area a pleasant but nonetheless urban fringe character. This contrasts markedly with the area immediately north of the level crossing which is unmistakeably rural.

7. There are a wide range of building styles in the area. While there are some attractive historic properties on the eastern side of North End Road, there is also a prevalence of higher density, post-war housing to the south. This is not therefore an area that has a particularly sensitive or uniform street scene.

11. I am required to determine this proposal in accordance with the development plan, unless material considerations indicate otherwise, the starting point is therefore the development plan. In this case there would be conflict with LP Policy C SP1 and YNDP Policy BB1. However, in my view, it is not sufficient simply for a proposal to be in conflict with the wording of a development plan policy for it to be necessarily objectionable. For example, if there would be no actual manifestation of harm then there would be no sensible purpose served by rejecting a development.

14. The Courts have recognised that it is not unusual for development plan policies to pull in different directions, and that there may be some points in a plan which support a proposal but there may be some considerations pointing in the opposite direction. The Courts have established that a decision-maker may need to decide which is the dominant policy, and to address matters of relevance and weight. It will be necessary to assess all relevant matters and then decide whether there is accord between the proposal and the plan as a whole. It does not follow that if there is a breach of any one policy a proposal cannot be said to accord.

The Appeal also established that the site is located within a sustainable location therefore complies with LP Policy SD SP1.and is consistent with the NPPF'S definition of sustainable development.

Flood Risk - A flood compensation strategy by Aqua Callidus has been submitted with this application which clearly demonstrates that the proposed development will not increase surface water flood risk within or around the site [it in fact improves the situation] and therefore meet the requirements of the National Planning Policy Framework, policies DM2 & W DM3 of the Arun Local Plan and policy E11 of the Yapton Neighbourhood Plan.

Bats- There are no longer any trees within the site. A preliminary Ecology Survey was carried out by South Coast Ecology and concluded the site in its current state is considered to have negligible ecological value however it is likely previous habitats were at least of site value and had potential to support at least nesting birds with potential for additional species. As a result,compensatory planting will take place on site. It is considered the habitats to be created will reinstate opportunities for wildlife with scope to enhance the site, result in a net gain therefore complying with policy ENV DM5 of the Arun Local Plan and the National Planning Policy Framework.

6. DESIGN & LAYOUT

6.1 The development site

The development site is located to the west of the existing bungalow, which is to be retained and has a separate garden and parking area, separated with a timber close boarded fence and a timber post and rail fence [the extent of the land to be retained for the bungalow is outlined in blue on the location plan shown opposite.

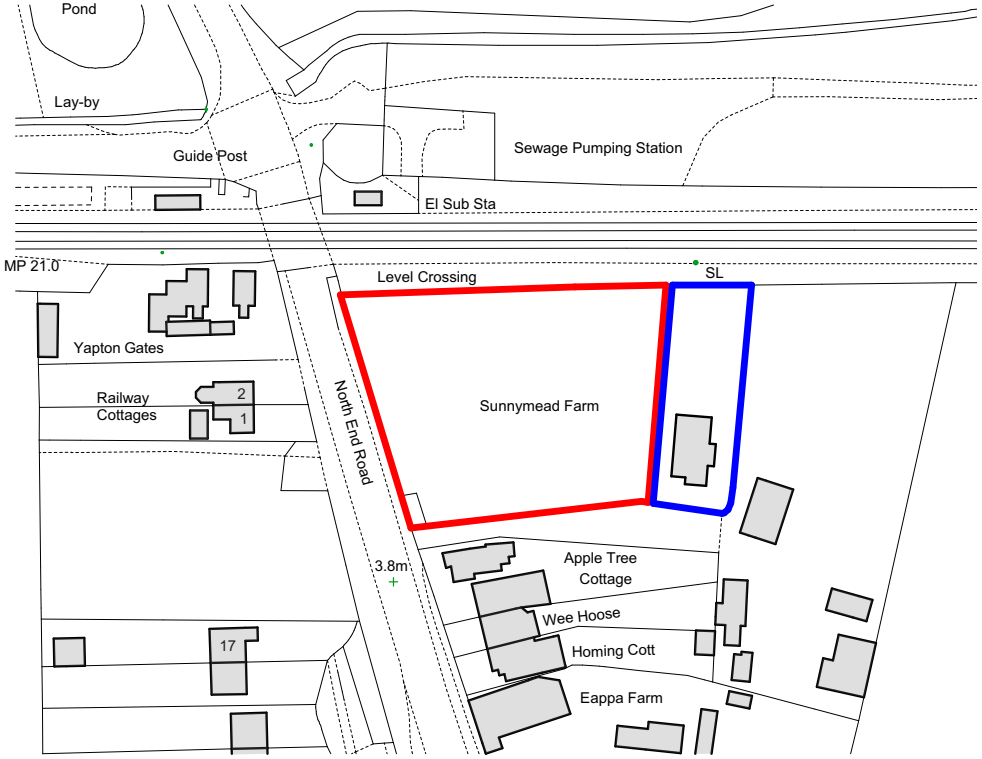
The remainder of the site [outlined in red] is proposed to be developed for 4no. static caravans for residential purposes, with parking, landscaping and refuse storage facilities.

The site is located outside of the built-up area boundary but is classed as previously developed land , this is defined in the NPPF as being land that;

''is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surfaces''

It is proposed that the existing access and driveway will be utilised for the development, shared with the existing bungalow.

There is sewage pipe easement that runs across the site from north to south [see the proposed site layout on the following page].



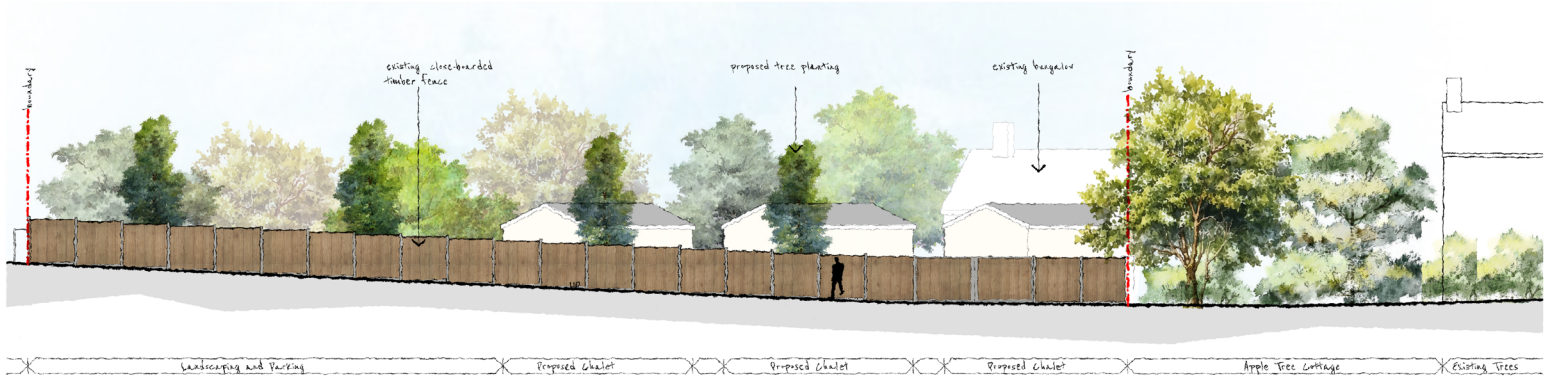
Above: Location Plan [nts]

6. DESIGN & LAYOUT

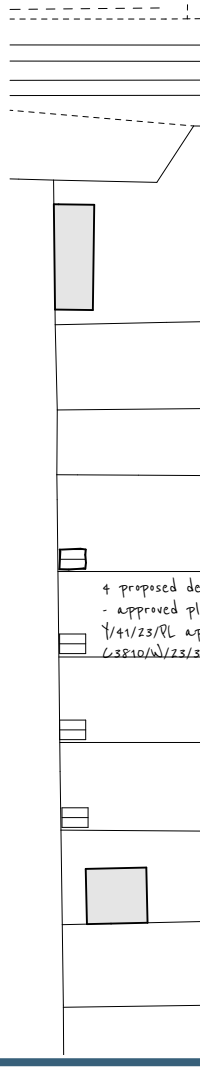
6.2 Scale & Layout

There are three chalets proposed, each with a private garden with secure cycle storage, parking for two vehicles is proposed for each plot located to the west of the chalets, to comply with the SPD 3- Parking Standards, with the addition of a visitor parking space. Hedgerow planting provides privacy between the plots and adjacent bungalow. There is a communal bin store proposed, with bins being moved to the highway [North End Road] on collection day, distances to comply with Policy WM DM1 Waste Management. Separate storage for refuse and recycling will be provided for each chalet.

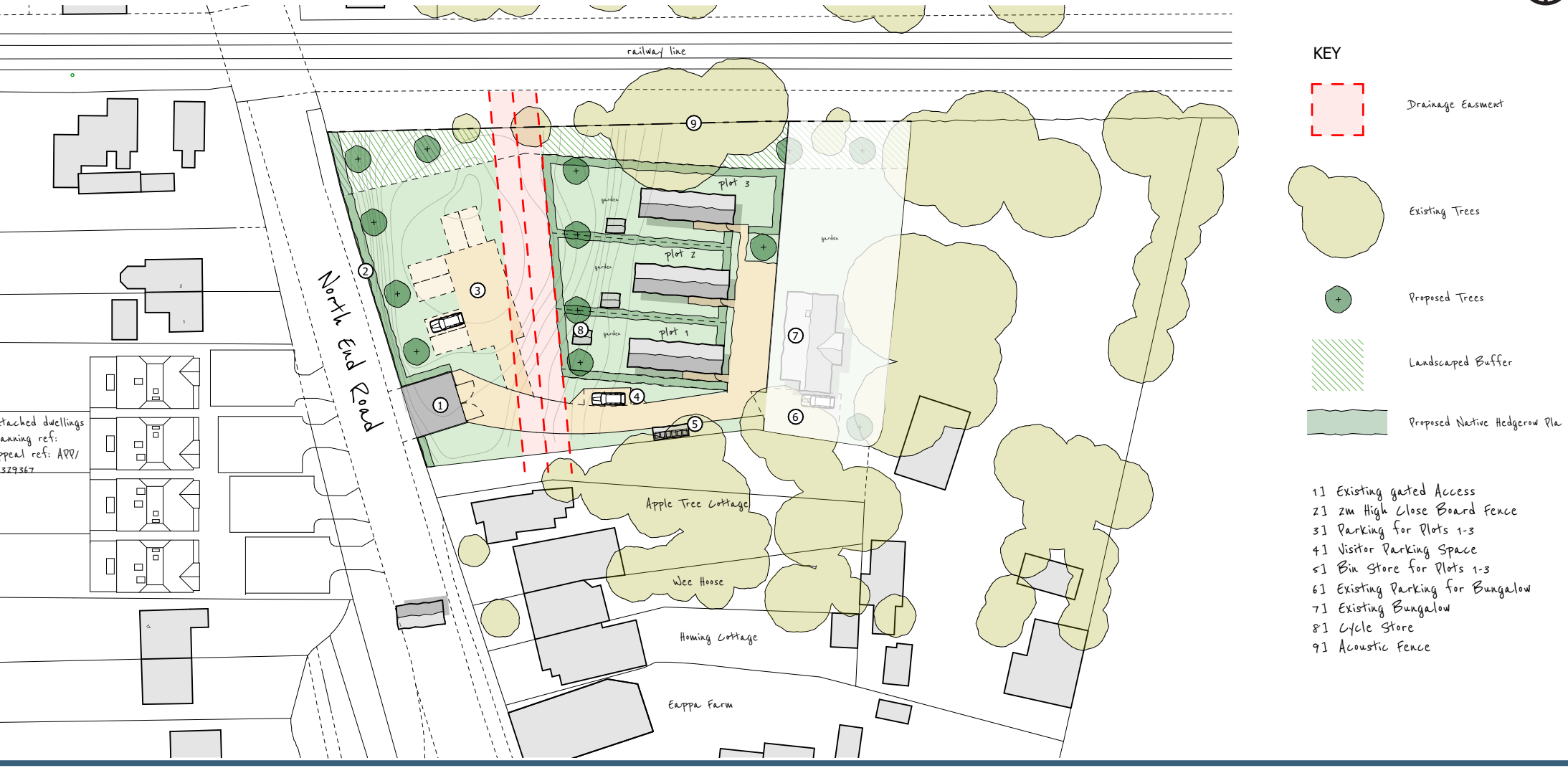
The chalets are a small scale development, set back from the road and will have a minimal impact on the immediate area, whilst providing much needed housing to the local area. Below is a street scene showing the proposed development together with the boundary treatment and landscaping in relation with the existing adjacent dwellings.



Above: Proposed Street Scene [North End Road] nts



6. DESIGN & LAYOUT



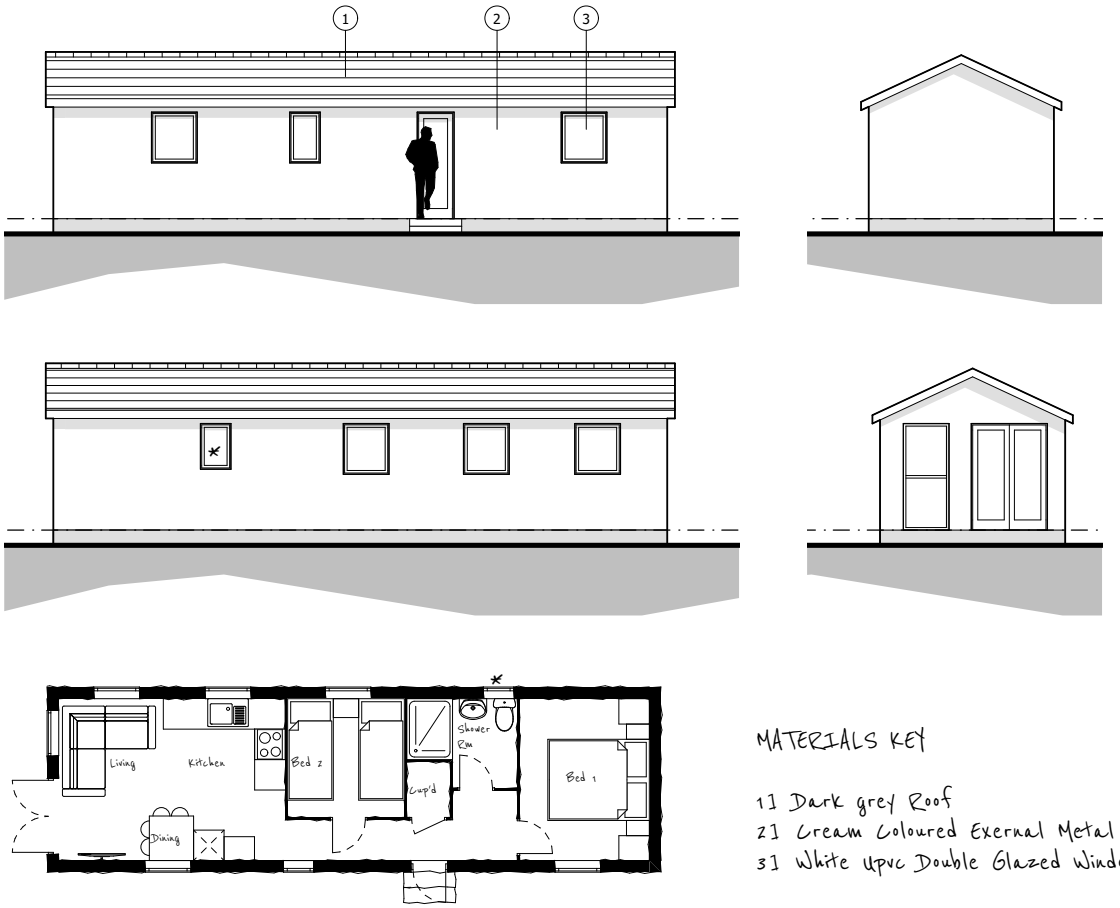
Above: Proposed Site Layout [nts]

6. DESIGN & LAYOUT

6.3 Appearance

The chalets are simple in design with a cream coloured metal finish under a dark grey roof and white Upvc double glazed windows.

The chalets are small scale single storey 2 bedroom homes, providing alternative housing within the area of Yapton. Below is an image of a similar model proposed.



Above: Proposed Plan & Elevations [nts]

7. DRAINAGE

7.1 Surface Water

Arun District Council [ADC] have advised that this planning application is required to address the chalets avoiding surface water food risk and any ground level changes on site to reposition surface water flood storage must reduce the flood storage volume for the design flood, or increase of the design flood.

Aqua Callidus Consulting Ltd have put together a flood storage compensation statement, the steps taken to avoid flood risk from surface water to the chalets is summarised below:

1. The proposed chalets positions avoid the design surface water flood risk

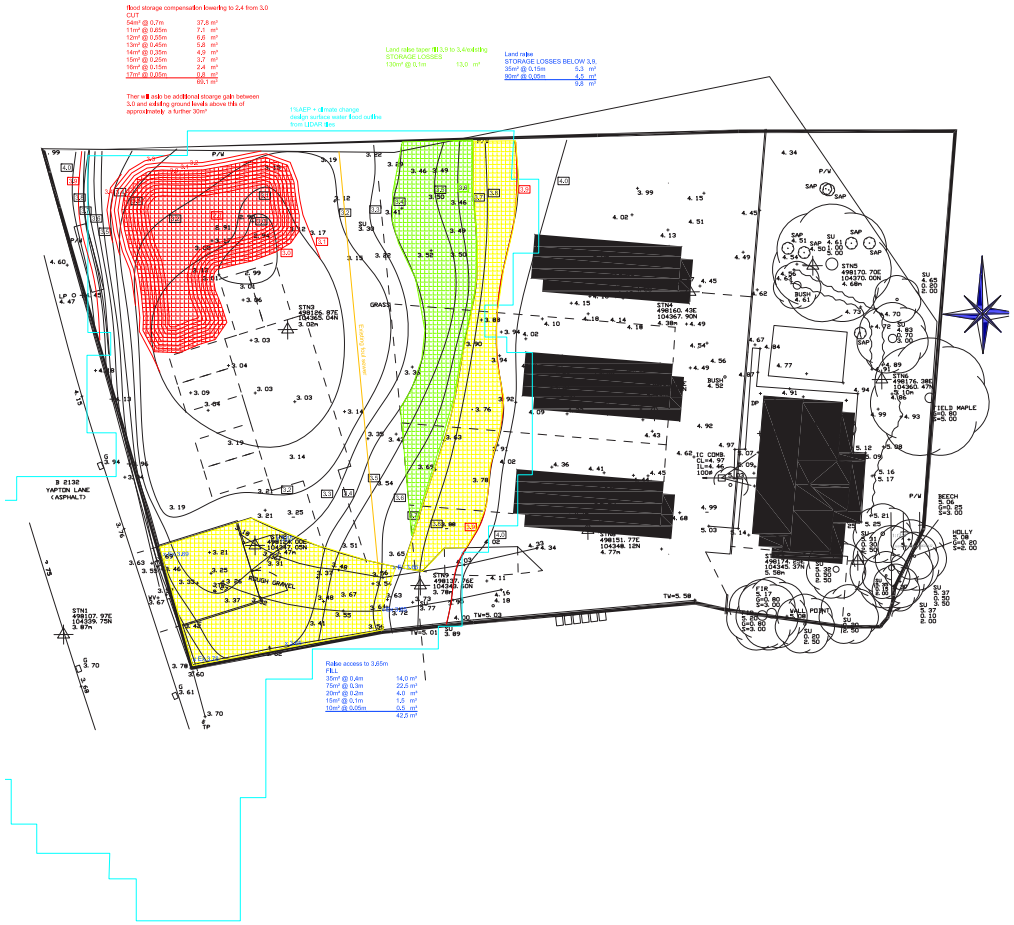
2. Some land raising is necessary for a small part of the access

3. Some land raising has been allowed for to extend the platform area outside the eastern edge of the design surface water flood extents in immediate proximity to the proposed mobile homes

4. The proposed flood storage compensation is more than the minimum required and there will be a net storage gain of some 30m3 and a net design surface water flood level reduction of some 0.02m, which will benefit other nearby properties

5. The issued raised by ADC are addressed and met

6. There is no adverse effect on the public sewer



Above: Proposed Storage Compensation Storage Plan [nts] by Aquallidus Consulting Ltd

8. ECOLOGY & BIODIVERSITY

8.1 Ecology - Preliminary Ecology Survey

A preliminary ecology survey by South Coast Ecology has been carried and is submitted with this application. The survey concluded that the area within the proposed red line boundary was considered to be limited in its ecological value and that it is unlikely roosting bats will be impacted by the proposals. There is potential for commuting and foraging bats, badgers, hedgehogs, nesting birds and reptiles. Mitigation measures have been specified [see report for details] and if these measures are followed and the ecological enhancements are implemented the proposals will result in an increased biodiversity value.

Biodiversity Net Gain

A Habitat Management and Monitoring Plan is also submitted with this application which outlines the proposed site enhancements which include planting native hedgerow [to include Hazel, Blackthorn, Hawthorn and Elder] and 19 native trees, the following species are recommended, Alder, Willow, Birch, Blackthorn, Dogwood, Elder, Elm, Hawthorn, Hazel, Holly, Hornbeam, Field Maple or Rowan, to create the new site boundary.

Three woodcrete bird nest boxes will also be erected on site. An open fronted, 32mm circle entrance and 26mm circle entrance hole will be introduced.

At least two bat boxes be erected within trees within the site ownership. Schwegler 2FN, Schwegler 1FF and the Miramare Bat Box are all recommended. They are constructed from the durable FSC certified material and painted black to absorb heat. The boxes should be sited at least 3-5m off the ground with a clear flight path for access facing south or southwest.

Above: Examples of Native Tree & Hedge Planting

Above: Woodcrete Bird Nest Box and Miramare Bat Box

8. ECOLOGY & BIODIVERSITY

8.2 Pre and Post Development Habitats

Above: Pre Development Habitat Plan taken form the Habitat Management and Monitoring Plan by South Coast Ecology [nts]

Above: Post Development Habitat Plan taken form the Habitat Management and Monitoring Plan by South Coast Ecology [nts]

9. ACOUSTICS

9.1 Acoustics

RF Environmental undertook a Noise Impact Assessment, looking at noise levels from the road and rail traffic noise.

The assessment indicated that provision of a noise barrier along the boundary of the railway line and road, the noise levels in the external amenity areas will not exceed the upper limit set out in BS8233 and therefore a good standard of amenity can be achieved.

The internal noise assessment indicated that the daytime and night-time guideline levels prescribed in BS8233 2014 will be achieved in all chalets with windows closed, with the assumption the façades, including the glazing can provide a sound level difference of at least 30dB.

The assessment concluded that with suitable noise barriers along the boundary with the railway line and road will ensure that noise levels are reduced across the site as far as reasonably practicable and a good standard of amenity achieved. With the recommended measures in place it is therefore concluded that there should be no reason on noise grounds why the application should be refused planning permission.

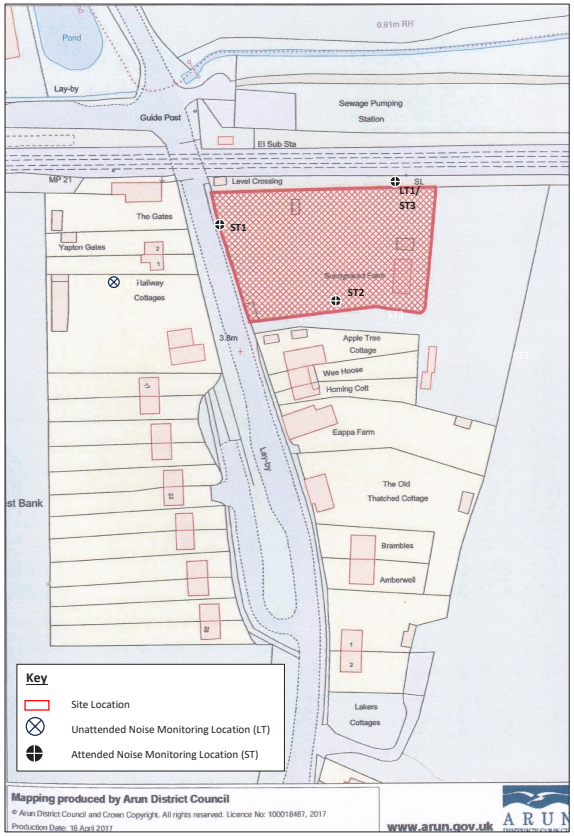


FIGURE A1: LOCATION OF PROPOSED DEVELOPMENT SITE AND NOISE MONITORING LOCATIONS

Above: Map illustrating Location of Noise Monitoring Stations

10. CONCLUSION

9.1 Conclusion

The proposed development for 3no. chalets are located in a sustainable area with access to many local amenities, schools and public transport [providing access to larger towns/cities], all within walking distance of the site.

The external appearance of the chalets are low key and small in scale. The proposed amount of development has been significantly reduced from the previously refused planning applications for housing which were for 7 and 5 dwellings respectively. Also the [see site plans opposite] reasons for refusal for the last application ref: Application Ref: Y/57/21/PL - *Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses & 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings. This application is a Departure from the Development Plan* have been addressed within this application.

This proposed development provides much needed housing within the area of Yapton, which is a sustainable location with access to local amenities, schools and public transport providing access to towns further afield with additional services and employment.

The proposed ecological enhancements of the site improve the biodiversity and creates new habitats.

The issue of surface water flooding has been addressed, negating surface water flooding within the site but also improves the current situation for the adjacent properties.

There are no issue regarding noise levels subject to implementing the recommended mitigations.

The proposal complies with both Local and National policies.