

From: Simon Davis
Sent: 16 September 2025 16:18
To: Planning Scanning
Subject: FW: Y/57/25/PL Sunnymead

Planning
Planning Correspondence "Applicant Response to Yapton PC Objection"
Redaction Please

From: cheryl wellstead [REDACTED]
Sent: 16 September 2025 16:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/57/25/PL Sunnymead

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Good afternoon Simon,

I have just reviewed the comments/objections from Yapton Parish Council and would like to respond with the following:

The site is located at the northern most entrance into Yapton lying just south of the North End Level crossing. In effect the site marks the 'gateway' into the Parish. YPC therefore place significant public importance on the sensitivity of both the location and site.

I do not agree with the significant importance and sensitivity of the location and site, it was noted by the Inspectorate for the proposed development at the Coal Yard site opposite that the:

"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".

Whilst the site has been made devoid of any vegetation over the last 12 months, it remains a very visible and important parcel of land informing the semi-rural nature of North End Road and its surrounds. YPC view these clearing works as purely cynical. An action intentionally adopted to remove one of the main reasons for refusal for development (loss of habitat and impact on ecology) on this site cited on two past applications Y/57/21/PL and Y33/20/PL.

The clearing of the site was certainly not carried out for this reason, the site is currently for private residential use and the applicant had every right to clear the overgrown site to enable the renovation of the bungalow. Accompanying the application is the BNG metric and Habitat Monitoring and Maintenance Plan demonstrating how the 10% BNG can be achieved partly to be on site and the remainder off site. A preliminary Ecology survey [submitted with the application] was also carried out and concluded the site 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.

The proposal remains a departure from the development plan and the location remains unsuitable for this scale and type of development in terms of access to facilities, environmental impact and highway impact. YPC would therefore seek to see the site restored and enhanced to its past informal biodiverse condition and not be subjected to over development.

The proposed development is small scale residential, single storey; in keeping with the scale of the existing bungalow, and set back from the road frontage, there were no objections on highway or environmental grounds to the previous applications for proposed housing on site. The site is in a highly accessible location as highlighted in the Design, Planning and Access Statement and by the Inspectorates report for the Coal Yard Site which established that the location was sustainable and therefore consistent with LP Policy SP1 and the NPPF's definition of sustainable development.

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.

The site lies outside the BUAB. It is therefore a departure from the development plan. Access and layout YPC has strong concerns relating to the site's access/egress proximity to the North End level crossing (41m south). YPC is of the view that any intensification of traffic entering and exiting North End Road will create a traffic hazard on the level crossing. YPC would expect a full traffic survey to be carried out and presented and 15th September 2025 until such time the application withdrawn or refused.

A stated earlier, there were no objections on highway or environmental grounds to the previous applications for proposed housing on site.

I would also like to highlight that 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 site, whilst not in a conservation area, sits adjacent to a line of historic flint cottages with part of the original farm flint wall fronting North End Road still in place. It also faces the former station and rail cottages, all built structures clearly reflecting Yapton's historic past. YPC insists that should any development be considered at this location careful consideration must be awarded to the design of both permanent and semipermanent structures. Any proposed new building must reflect the vernacular of this section of North End Road as in keeping with the YNP2 Design Guide. The proposed development appears

incongruous and out of keeping with this important semi-rural location and for this reason should be refused or withdrawn until a more sympathetic approach to design can be applied.

The proposal is small scale residential and does not detract from the adjacent buildings, once of which is semi derelict [former station building], the character of the area was considered to be 'urban fringe' by the inspectorate for the Coal Yard Site, also behind the site are a number of static caravans which have lawful use.

YPC would expect substantial landscaping improvements made to the site as recommended by the applicant's own ecology report. The current proposal is wholly inadequate and fails to restore and indeed enhance the biodiversity of the site that was so cynically removed. For this reason alone, the application should be refused. YPC has reservations regarding the boundary treatment of the site. The urban form and scale of the fence is harmful to the character and appearance of the locality and is overtly dominant in the countryside and the street scene of North End Road. As such the fence causes detrimental harm to the character, appearance and visual amenity of the land. It should be reduced in height and soften with the introduction of a native deciduous hedgerow if progressed.

Significant landscaping enhancements are proposed, including tree and native hedgerow planting together with a number of ecological enhancements. In regards to the boundary treatment to the front of the site, the applicant is happy to look at an alternative such as native hedgerow with a lower fence.

Kind Regards

Cheryl

Wellstead

Design



Ashcombe House
Green Lane
Hambleton
P07 4SX