



From: Simon Davis
Sent: 08 October 2025 17:58
To: 'cheryl wellstead' [REDACTED]
Subject: RE: Y/57/25/PL Sunnymead

Dear Cheryl,

If the plans are changed to state that the fence will be lowered to a max of 1m and that a 2m specimen hedge planted behind, then this would alleviate my concerns with the impact of the fence and the mobile homes on character/the streetscene and potentially allow for a positive recommendation. We could impose a condition to require the hedge as part of the landscaping scheme, but it would help if it was also mentioned on the plans. Provided the proposed landscaped buffer is planted as per the plans then there is no need to do the same with the northern boundary.

However, as you are aware we have outstanding concerns from Environmental Health and Highways. Plus, the application has attracted an objection from the Parish. Therefore, any recommendation to approve will need to go to our Planning Committee. The application is due for decision by 23/10/25 and having discussed with my Team Leader today, we would request that you withdraw and resubmit. Otherwise, we will refuse based on insufficient information by the expiry date. I also believe it would be easier to get a decision through the Committee if the application were for houses not mobile homes but I shall leave that decision to your client.

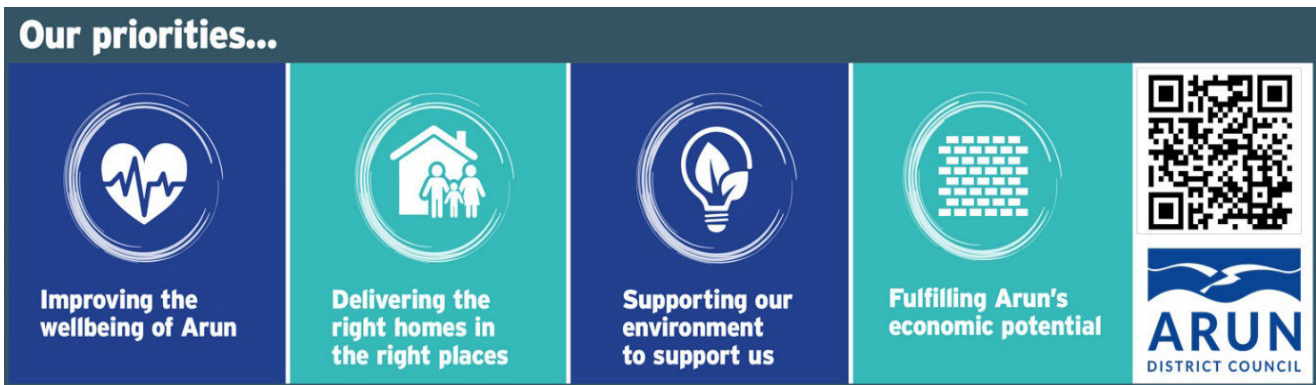
Kind Regards

Simon

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From: cheryl wellstead [REDACTED]
Sent: 07 October 2025 16:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Y/57/25/PL Sunnymead

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Good afternoon Simon,

I understand that you spoke with Mr Brazil regarding the proposed mobile homes at Yapton and the fencing along the frontage. He has confirmed that he is happy to reduce the height of the fence to 1m and plant an 8 ft specimen [ready] hedge behind it, and along the boundary adjacent to the railway line, although this currently is shown as having an acoustic fence. I can update the drawings accordingly. The hedge planting will be reminiscent of the frontage before the renovations of the site and bungalow and soften the appearance.

Also he mentioned you had concerns that that the mobile homes were not in keeping with the character of the area, I think as they are set back from the road and with the addition of a native hedge this will soften the appearance of the development, it is also worth noting that the inspectorate that dealt with The Coal Yard Opposite made the following observations in relation to the character of the area:

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 unmistakably rural.

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

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.

I look forward to hearing your thoughts.

Kind Regards

Cheryl



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