



FW: Y/57/25/PL Sunnymead - SUB PLAN REQUEST

From Simon Davis <Simon.Davis@arun.gov.uk>

Date Fri 10/10/2025 10:12

To [REDACTED]

 3 attachments (5 MB)

638 101 PROPOSED SITE_BLOCK PLAN REV D.pdf; 638 200 PROPOSED PLAN ELEVATIONS and STREET SCENE REV B.pdf; Sunnymead North End rd Yapton TN .pdf;

Hi,

Please can you add the two plans as substitute plans (supersede the previous versions) and add the TN as an additional document ("Sunnymead Transport Note, October 2025"). The TN will need redacting.

Please can you amend the description to say: *Retention of fence at west of site on North End Road (but lowered to 1m with new hedge behind), hardstanding and access track and the creation of a residential caravan site with 3 No plots with associated parking, landscaping and facilities. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.*

And then send Yapton Parish a 21-day Neighbourhood Plan notification. Can you also re-consult WSCC Highways (14 days)

Thanks

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>





From: cheryl wellstea [REDACTED]
Sent: 09 October 2025 19:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Y/57/25/PL Sunnymead

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good evening Simon,

Please see attached the amended plans together with the Highway Engineer's response, I will forward the updated noise impact assessment in the next few days.

Kind Regards

Cheryl

Wellstead
Design

Ashcombe House
Green Lane
Hambleton
PO7 4SX
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 09 October 2025 11:23
To: cheryl wellstea [REDACTED]
Subject: RE: Y/57/25/PL Sunnymead

Dear Cheryl,

Please provide the requested information (noise, highways, amended plan) by 17/10/25 and we will then consider the situation again.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to

<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	--	--

From: cheryl wellstea [REDACTED]

Sent: 08 October 2025 18:12

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: Y/57/25/PL Sunnymead

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon Simon,

We will have a response to the highway concerns by close of play tomorrow and a revised noise impact assessment is currently being completed. It seems very unfair to have to re-submit the application after we only received both the highways and EH comments last Friday, we have no control over your consultees timescales and you also said we had until the 17th October to respond. If you have all the information by this date surely you are able to them determine the application by your deadline? I have already addressed the objections/concerns of the Parish Council.

I can update the plans to reflect the reduced fence and hedge planting and get that to you tomorrow.

I look forward to hearing your thoughts.

Kind Regards

Cheryl



Ashcombe House
Green Lane
Hambleton
PO7 4SX



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 08 October 2025 17:58

To: cheryl wellstea 

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

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to

<https://www1.arun.gov.uk/planning-application-finder>





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

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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



Ashcombe House
Green Lane
Hambleton
PO7 4SX

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
