

GENESIS

TOWN PLANNING

PLANNING | REGENERATION | ENVIRONMENT

26 Chapel Street
Chichester
West Sussex
PO19 1DL

Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

NM/17104

1st February 2018

Dear Sirs

Proposed 1-Bed Unit of Holiday Accommodation at The Studio, Main Road, Yapton, BN18 0EA

On behalf of our client Finan Investments Ltd, we submit an application for a 1-bed unit of holiday accommodation at The Studio, Main Road, Yapton, BN18 0EA.

For planning policy purposes the site is within the Built-up Area Boundary of Yapton and within the Main Road/Church Road Conservation Area. In addition the site forms part of the curtilage of The Old Malthouse; a Grade II listed building dating from the 17th Century. The site enjoys a sustainable location close to public transport links with a wide range of facilities nearby and will help meet the economic, environmental and social objectives of the National Planning Policy Framework (NPPF).

With regard to local planning policy the relevant document is the adopted Arun District Local Plan 2003 and emerging Local Plan (Arun Local Plan 2011-2031 Publication Version). The Yapton Neighbourhood Development Plan was "Made" in November 2014 and therefore forms part of the Development Plan.

Relevant policies of the Arun District Local Plan 2003 are GEN2 – Built-Up Area Boundary, where development is acceptable in principle, providing it accords with other policies within the Plan, and DEV34 – Tourist Accommodation & Attractions, where policy states that *'Within the built up area, permission will be granted for the extension of existing or new tourist accommodation and/or tourist attractions provided that proposals are appropriate to the character of their location'*.

Within the emerging Local Plan policy TOU SP1 Sustainable Tourism & the Visitor Economy is particularly relevant. The Local Plan states that *'tourism is a vitally important part of Arun's economy: short breaks, activity holidays, visiting friends and relations and visits by people from abroad'*. Sustainable tourism growth is promoted where it encourages long-term visitor interest/activity; ensures a viable visitor economy;

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provides benefit to local people; extends the visitor season; and protects and enhances the natural and built environment of Arun.

Policy E8 – Conservation Areas is relevant within the Yapton Neighbourhood Plan and states:

Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

- *be suitably designed for the context within which they are set;*
- *ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and*
- *use traditional and vernacular building materials to respect the context of the development concerned.*

Impact on the Conservation Area and Setting of a Listed Building – The application proposes a 1-bed unit of holiday accommodation within an existing two-storey building. No internal or external changes are required to facilitate the development and the appearance of the building would remain unaltered. As such there would be no impact on the character of the conservation area or the setting of the adjacent listed building.

Tourism Use – Tourism provides a significant role in supporting the economy of Arun and benefitting local people in terms of employment opportunities. Short term holiday units such as the one hereby proposed have the benefit of employing local people and allow for visitors through-out year, extending the visitor season and promoting year round tourism. Tourist accommodation is supported in sustainable locations, close to transport links and visitor attractions. The application proposal is ideally located for the beaches and attractions at Bognor Regis and Littlehampton and for the heritage tourism experience at Arundel.

Parking – Due to the limited size of the accommodation only 1 no. car would be required to serve the tourist unit. Limited on-street parking is available to serve the development and surrounding properties. It is considered that the level of use associated with the proposal would be minimal and would not give rise to highway safety concerns.

We trust that the application is complete and look forward to receiving an acknowledgement of receipt at your earliest convenience. If in the meantime you have any queries please do not hesitate to contact us.

Yours faithfully

~~for Canopic Town Planning Ltd~~

Natalie McKellar MA, MRTPI
Senior Planner