

DECISION NOTICE

Application Ref: BN/114/25/PIP

1 To Addressee

PROwe Planning Solutions
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

2 Site Address

Land to the rear of Watermead
Yapton Road
Barnham
PO22 0BQ

3 Description of Development

Application for permission in principle for a minimum net gain of 1 dwelling to a maximum net gain of 1 No dwelling.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the approved Location Plan 05/11/25.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1 and TP1.

At the Technical Details stage the detailed proposal should include the following information:

- Application Form, CIL Form, Fee, Drawings.
- Phase 1 Habitat Survey (and any follow-up species specific surveys - as may be required by the results of the Phase 1).
- Biodiversity Enhancement Statement.
- Biodiversity Net Gain Assessment and supporting information.
- Drainage Statement (Surface Water & Foul)*
- Lidsey Drainage Impact Assessment.
- Arboricultural Implications Assessment, Tree Survey Schedule, Root Protection Area Schedule and Tree

Constraints Plan. If the RPA of any tree proposed for retention overlaps the development, then an Arboricultural Method Statement and Tree Protection Plan will also be required; and
- Details demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles, and sufficient secure/covered cycle storage.

* Please also refer to the guidance and checklists here: <https://www.arun.gov.uk/surfacewater> and <https://www.arun.gov.uk/designer-checklists>.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **12th December 2025**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission in principle for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can obtain online from www.gov.uk/government/organisations/planning-inspectorate or from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission in principle for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.