

9th December 2025

Joseph Finn
1 Bakers Cottage, Yapton Road, Barnham, BOGNOR REGIS, PO22 0
Barnham
PO22 0BD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017(as amended)

Application No: BN/114/25/PIP
Site Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ
Description of works: Application for permission in principle for a minimum net gain of 1 dwelling to a maximum net gain of 1 No dwelling.

Thank you for your internet representation made on 8th December 2025 which has been recorded as an objection with the comments as follows:

OWPC80193

The application site is clearly located outside the BUAB. Development in this area is strictly controlled, and the Neighbourhood Plan states that new housing outside the BUAB will not generally be supported unless it complies with specific countryside and environmental policies. This proposal does not meet those requirements.

Previous conventional applications on or near this site have been refused. The use of the Permission in Principle process appears to be an attempt to bypass full policy scrutiny. PiP does not override the Development Plan, and the principle of development must still be acceptable. In this case, it is not.

The Barnham catchment sewage system is already severely overstretched, with tankers required throughout 2024 due to system failures. Southern Water has also advised, in relation to other local applications, that no additional development of any size should currently be permitted because the drainage catchment is overburdened and even summer rainfall causes system failure.

This proposal therefore directly conflicts with Neighbourhood Plan Policies ES1a, ES1b and ES1c, which require:

Demonstration that sewage systems will not be infiltrated by surface water,

Assurance that development will not worsen existing flooding or drainage infrastructure,

Proof that infrastructure capacity exists before new development is approved.

The applicant has provided no drainage evidence, no capacity assessment, and no mitigation strategy. The principle of development cannot be accepted when there is no functioning foul drainage capacity available for even a single dwelling.

Although the site is technically within Flood Zone 1, local flooding in Barnham and Eastergate is severe and well documented. Surface water, groundwater and foul sewer flooding are all significant issues in the area.

Neighbourhood Plan Policy ES1b requires greenfield developments to demonstrate that runoff will not exceed greenfield rates. The applicant provides no drainage or flood risk information at all. Without this, the LPA cannot reasonably conclude that the site is appropriate for residential development- even in principle.

Recent appeal decisions in the district have emphasised that groundwater and sewer flooding risks must be clearly understood before granting permission, even at an outline stage. The same applies here.

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Recent appeal decisions in the district have emphasised that groundwater and sewer flooding risks must be clearly understood before granting permission, even at an outline stage. The same applies here.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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