

10th December 2025

James & Alethea Lavington
Watermead
Yapton Road, Barnham
Bognor Regis
West Sussex
PO22 0BQ

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 9th December 2025 which has been recorded as an objection with the comments as follows:

OWPC80209

We wish to object to the proposed application on the following grounds:

1. Location Outside the Built-Up Area Boundary

The site lies within the open Countryside, outside the Built-Up Area Boundary, and has not been allocated for development. Any new dwelling in this location would conflict with established planning policy.

2. Support for the Barnham & Eastergate Planning Committee Objections (28 November 2025)

We are entirely aligned with the objections raised by the Barnham & Eastergate Planning Committee dated 28 November 2025. We consider that any development on this site would result in significant harm. A high-level summary of key concerns is outlined below.

3. Flooding, Drainage and Sewage Capacity

The existing sewage and drainage infrastructure is already under severe pressure. Southern Water has previously advised against any additional development of any size within this catchment, as the system is overburdened for most of the year. Even minor rainfall events- including in the summer- regularly overwhelm the network. Any further dwelling would exacerbate these issues and pose an unacceptable risk.

4. Environmental and Ecological Impact

The proposed development would conflict with environmental policy. Thirteen bat species are known to be present locally, and any disturbance or habitat loss would have a detrimental effect on the bat population and wider biodiversity.

5. Relevant Planning Policies

As referenced by the Parish Council, we ask that the following policies be fully considered in assessing the impact of the proposal:

ES1c, ES3, ES4, ES10, ES15, ES17

6. Highway Safety / Access Concerns

We also support the objections submitted by Peter and Diana Green (8 December), particularly regarding the driveway and access arrangements, which we believe present legitimate safety and suitability concerns.

7. Existing Enforcement Notice

We wish to reiterate that the site is currently subject to an enforcement notice, which remains unresolved. This should be a material consideration before any form of approval is contemplated.

8. Request for Consultation if Approval in Principle is Considered

Should the Council consider any approval in principle, we request confirmation that all relevant non statutory and statutory consultations- including those previously recommended- will be undertaken.

Kind regards,
James & Alethea

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>