



From: Elaine Walby on behalf of Planning.Responses
Sent: 01 April 2026 12:52
To: Planning Scanning
Subject: FW: FAO: Simon Davies - Re: PIP BN/34/26PiP
Attachments: PiP Objection for Land behind Watermead March 2026 (1).docx

PL- Rep

Please redact

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@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



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 01 April 2026 09:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: FAO: Simon Davies - Re: PIP BN/34/26PiP

Breezie Allwright
Planner Degree Apprentice, Planning Department

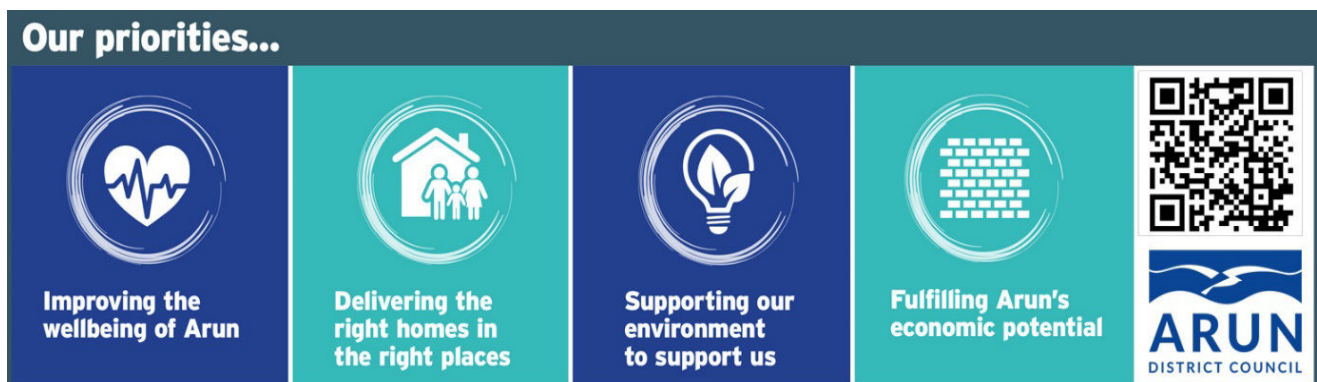
T: 01903737889
E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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: James Lavington [REDACTED]
Sent: 31 March 2026 17:06
To: Planning <Planning@arun.gov.uk>
Subject: FAO: Simon Davies - Re: PIP BN/34/26PiP

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.

Dear Simon,

I understand that after talking to my wife this morning, you have said that it will be OK for us to forward to you the attached Objection letter from ourselves concerning the **PiP for the land to the rear of Watermead No: BN/34/26/PiP**, as the online system wouldn't allow us to upload this due to the word count.

Many thanks for accepting this objection via your Arun planning email. If you could acknowledge receipt either today or tomorrow, that would be greatly appreciated.

Many thanks in advance,
James & Alethea Lavington

Re: Planning In Principle Application

BN/34/26/PIP

Land to the rear of Watermead

Objection from

James & Alethea Lavington

Watermead,

Yapton Rd,

Barnham,

West Sussex

PO22 0BQ

Tuesday 31st March 2026

We object to the proposed application on the following grounds:

Location Outside the Built-Up Area Boundary.

Development in this area is strictly controlled. The Neighbourhood Plan states new housing outside the BUAB will not generally be supported unless it complies with specific countryside and environmental policies. This proposal doesn't meet those requirements.

Previous conventional applications on or near this site have been refused. Use of the **PiP** 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.

Flooding, Drainage and Sewage Capacity.

The Barnham catchment sewage network is already operating beyond capacity, with tanker support required on a frequent and ongoing basis due to repeated system failures. Southern Water has also confirmed, in relation to other local planning applications, that no additional development of any scale should currently be permitted within this catchment, as the drainage infrastructure is overburdened and incapable of coping even during periods of modest summer rainfall.

This proposal directly conflicts with NPP ES1a, ES1b and ES1c, which require: Clear demonstration foul & surface water systems will remain separate & not be subject to infiltration. Assurance that development will not exacerbate existing flooding or place additional strain on drainage infrastructure. Evidence that sufficient infrastructure capacity exists prior to the granting of permission. No such evidence has been provided.

The application contains no drainage strategy, no capacity assessment, and no mitigation proposals. In the absence of this information, it is not possible to conclude that the development would be acceptable in principle. The lack of available foul

drainage capacity is a fundamental constraint. Where there is no functioning capacity to accommodate even a single dwelling, the principle of development cannot be supported.

Although the site lies within Flood Zone 1, this designation does not reflect the well-documented reality of local conditions. Barnham and Eastergate experience significant and recurring issues with surface water flooding, Groundwater emergence & foul sewer surcharging.

Policy ES1b further requires that greenfield development must demonstrate that post-development runoff will not exceed greenfield rates. The applicant has provided no flood risk assessment, no surface water drainage strategy, and no runoff calculations, and therefore fails to meet this requirement.

Recent appeal decisions within the district have made clear that risks associated with groundwater flooding and sewer capacity must be properly understood and addressed before planning permission is granted, including at outline stage. The absence of even basic supporting evidence in this case means that the Local Planning Authority cannot reasonably conclude that the site is suitable for residential development.

Highway Safety / Access Concerns.

Access arrangements onto Yapton Road, present legitimate safety and suitability concerns. Access to/from the road from the proposed development site is a narrow single track with no passing places and is therefore unsuitable for one additional development, let alone 3 with the increased risk of obstruction both on the track itself as well as onto Yapton Rd by traffic waiting to enter the access.

It should also be noted that the landowner is not the legal owner of any of the track / access leading to/from the road to the proposed development site.

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.

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. We request the council advise in writing of their statutory obligations in relation to this matter and why this remains unresolved.

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.