



4 Harefield Road
Middleton on Sea
Bognor Regis
PO22 6EB

30 April 2026

M/7/26/HH

I am writing on behalf of the Committee of the Harefield Estate Association to strongly object to this application.

This is a repeat application for this property - the previous application M/56/24/HH was refused on the grounds that:

“The development is located in the Lidsey Treatment Catchment Area, where drainage and risk of flooding must be fully investigated. Insufficient information has been provided to evidence that the proposed drainage scheme is adequate for the site, and that it will not increase flood risk. The proposed development is therefore contrary to policies W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. As such, the application is recommended for refusal.”

Subsequently in response to M/12/25/HH the Engineers comments on surface water drainage stated:

“Adequate winter groundwater monitoring data must be supplied to evidence that infiltration designs have sufficient freeboard from the base of structures and the peak groundwater level. The same data is necessary to ensure that the potential for buoyancy has been adequately considered in attenuation designs.

Adequate winter infiltration testing must be supplied to justify the proposed discharge method and design infiltration rates. Not supplied The hierarchy for sustainable drainage. Infiltration tests must be completed strictly in accordance with BRE DG 365, CIRIA R156

or a similar approved method. Testing depths must account for peak groundwater levels and correspond with the location and depth of proposed infiltration features. Designs must be based upon the slowest infiltration rate evidenced closest to a proposed infiltration feature. Average design rates will not be accepted. The results of incomplete tests should not be extrapolated to obtain design values for infiltration rates.”

In this application, the applicants state (Email from agent re Lidsey statement 8.4.26):

“No new connections will be made as the existing drainage on site is sufficient, the existing driveway will remain as is. Thanks”

However, the plans propose an increase in the roof area, yet provide no evidence in support of the statement that the drainage is sufficient. No monitoring of ground water data has been supplied in support of this application. Nor has there been any infiltration testing as far as we are aware.

In addition, the Committee raised a number of concerns in regard to the previous applications:

1) The plan submitted with the application shows the original boundaries of 1 Harefield Road and agrees with the layout filed with the land registry. However the size of the plot has been substantially reduced by the expansion of the yard area to the south and west (Land registry Title number WSX90392). As such the proposed extension is an over-development for a plot of this size. While we understand - as explained in the Officers Recommendation Report for application M/12/25/HH -

“The subdivision of the site does not form part of this application, and approval of this consent would not grant permission for the subdivision of the site by association.”

The site has already been subdivided in practice without obtaining permission. Surely either permission to subdivide the site should be obtained, or the site returned to its original boundaries prior to granting permission to extend the building.

2) Harefield Road is a narrow private road. Residents are not allowed to park on the estate roads because this can make access difficult for emergency vehicles. Parking on the roads has historically been a problem and in order to manage dangerous parking the Estate has been forced to employ the services of a parking management company. While the parking available in the plans is sufficient for a family home, if permission were to be granted we would strongly object to any application to turn it into an HMO.

Finally the proposed design is in conflict with both the Arun design guide, and with the Middleton

on Sea Neighbourhood plan design guide.

“Ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings. The roofline has a consistent and rhythmic pattern of chimneys throughout the village which should be preserved and referred to with future development.”

MOS design guide, p. 51

“Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. This can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers.”

Arun design guide supplementary planning document p. 206

Yours sincerely,

Chris Russell-Catton (Chairman)

PL- Rep

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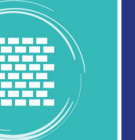
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 30 April 2026 11:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to application M/7/26/HH

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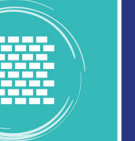
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From: Chris Russell-Catton [REDACTED]
Sent: 30 April 2026 09:26
To: Planning <Planning@arun.gov.uk>
Subject: Objection to application M/7/26/HH

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Please find attached Harefield Estate Association objection to plans **M/7/26/HH**