

The Potting Barn
No.5 Hobbs Court
Bilsham Rd.
Yapton

West Sussex BN18 0JY

August 19th 2026

Further objection to Y/35/26/PL. Demolishing existing caravan and replacement with 1 number dwelling, sited at the front of Little Meadow, Bilsham Rd., Yapton, West Sussex, BN18 0JY

OBJECTION

Disclaimer: I am not qualified to give legal advice. The content are my concerns, opinions and queries. All references contained should be checked for accuracy in review.

Dear Hebe Smith,

1.Introduction

a). Addendum to Previous Objection: Technical Refutation of new Drainage Evidence.

I am submitting this urgent addendum following the agent's last - minute consultant report. Also, in relation to details supplied earlier by the applicant/agent; which allegedly introduced severe compliance failures and factual inaccuracies that also allegedly completely invalidate the foul drainage strategy.

ai) It is also noted that the latest consultant report from BP Civils advised it is for **BN18 0JYX**, instead of **BN18 0JY**, and refers to the applicant, their client. as **Mr. Ross Hynas** instead of **Mr. Ross Hyams**. Such detailing may be considered trivial, but if small details are incorrect from an applicant or their consultants, it raises questions as to how those of more importance should be viewed for accuracy in total.

2. Allegedly Missing Mandatory Documentation with Application (The Valid Checklist Rule).

a) The missing FDA1 Form: - Under UK planning rules any application proposing a non- mains drainage (like a package drainage treatment plant), must allegedly complete an *Environmental Agency Foul Drainage Assessment Form FDA1*.

3. Missing Items in the Site Block /Location Plan:

a) The local Planning Authorities (LPAs) require a detailed Block Plan/Location Plan, (usually, at a 1:500 scale), showing inclusion of the **exact** location of a package treatment plant, its pipe runs, and the **exact** discharge point and pipework. Such details are not allegedly on the portal.

b) The application is allegedly invalid under the Local Validation Checklist requirement, due to the lack of an FDA1 Form and necessary detailed layout drawings regarding drainage as above. The Council cannot allegedly legally assess the environmental impact without these.

4. The Site Block Plans - Submitted by the Applicant/Consultants 'Land Science' and 'BP Civils', the latter towards the very end of the consultation on 14/8/2026 for 19/8/2026.

a) The Applicant submitted their original Location/ Block Plan on 16/6/2026- Ref.1805/DP01 REV01, which shows the proposed entrance to the site as to the **West** of the existing driveway.

On 29/6/2026 the Applicant submitted an alternative, 1805/DP02 which shows the entrance to the **North** of the site.

ai) Land Science submitted their details under Winter Groundwater Monitoring including a site Location/Block Plan on

16/6/2026, which showed the site entrance to the **West** of the driveway.

BP Civils submitted Flood Risk Assessment revised on 14/8/2026 which showed the site entrance to the **North**.

b) The decision to change the layout and drainage position details reflect on any package sewerage plant system (none allegedly shown as specific on the original or the revised block plans).

bi) Layout changes can be advised, but ancillary matters cannot be assumed when a property is moved to another area of the site. Levels and soils may be different, pipework, traffic, parking and new vehicular access to the Northern aspect may also need to be reviewed again by Highways and Ecology.

bii) It is also in objection because there was little time to submit any objection to the added submissions by the applicant between 14/8/26 and 19/8/2026. (included a week- end and individuals may be on holiday).

5) Flooding Reportage- General

a) An abundance of details have been submitted by '**BP Civils**', which appears in part content as a repeat of that submitted earlier by '**Land Science**' for the site, dated March 30th 2026 and included again with the BP Civils details of June 2026 now. Variables can be confusing.

b) It has already been established that the site is in a Flood Zone 1 from National Data and desk studies. That the NPPF and other Local Policies recommend SuDS for all sites does not eliminate the need to conform to the viability test for contra indications.

bi) The High-Water Table

Both Consultants for the applicant, 'Land Science' and 'BP Civils' appear to agree that the High- Water table is approx. 0.7m Blg. Also, that it has already been agreed with the authority, that SuDS drainage systems are unsuitable for the site for that reason.

bii) **Continuing to focus on groundwater/flooding ignores the overriding problem of the high- water table and matters pursuant.** Water- butts advised for 'run off' containment would not resolve the underground water problem.

biii) Permeable water features for driveway/pavement also have a depth. Any such features proposed, must be freeboard of 1m at base above the highwater table. No detailed engineering plans of such features have been shown in plans.

6. Watercourse Mis- information

a) The run-off water/sewerage effluent from the package treatment plant is also allegedly indicated will be directed into the 'water course' (pond) on site. The consultant report acknowledges that this will have to be 'further investigated' as a 'pipe' was found and a 'head wall,' (Where exactly?)

b) The submitted plans show that the pond is blocked off. Unless there is proof of flow of an in- and- out, in a year -round aspect, such facility is considered a 'dry ditch' and unsuitable. It could also flood locally in its own right in winter.

c) There is a large Pond referred to by the BP Civils consultant in the neighbouring property Hobbs Farmhouse. But it is *not connected to the Little Meadow pond*. The latter is also not part of any known 'watercourse system' in the area.

ci) The Farmhouse Pond nearby is not a natural pond and does not have any 'flow' either. It is a man- made construction

undertaken in the 70s /80s. There are archive historical photos on record to show that there was **NO** pond there at an earlier time.

cii) Further proof currently that it is not part of any system: it has dried out completely and any residue is noticeably cracked and breaking up.

d) The main water course in the area, would be the Ryebank Rife, but it is situated further to the South running West to East towards the A259 and then to Littlehampton and not connected to either pond.

6. Factual Inaccuracy: The Non-existent Viable Watercourse.

a) The Claim: The applicant's consultant allegedly states that treated effluent will discharge into a watercourse.

b) The Reality: The reference feature is a dry ditch/enclosed pond with no recognised/evidenced continuous flow, as indicated above.

bi) The Violation: - Under the Environment Agency General Binding Rules discharging treated sewage into a dry ditch, pond or stagnant water body is strictly illegal. To discharge legally without a complex bespoke, legal permit, the water must flow through the entire year. The consultant is allegedly proposing a prohibited, unlawful, discharge method.

c) Physical Impossibility; High- Water Table vs. Building Regulations

ci) The Data: The consultant confirms the local water table is exceptionally high, at 0.7 metres below ground level.

cii) The Rule: UK Building Regulations and British Water guidelines strictly state that the base of any drainage system or

infiltration area must maintain a **1metre freeboard** above the highest seasonal water table level.

d) The Failure: If the water table is 0.7m, a 1m. freeboard requires the system to sit above the actual water level. **Furthermore, a package treatment plant, of the scale advised has a physical depth of approx. 2.0m to 2.3m. This means that 1.6 meters of the tank will be permanently submerged in water.**

di) This creates immense hydrostatic lifting pressure. Without unmapped, massive underground concrete anchoring, the tank will experience a catastrophic 'pop out' failure' rupturing the 500mm or 600mm house inlet pipe and rendering the house sanitation entirely inoperable.

7. Infrastructure Mismatch: The '7 person' Capacity Discrepancy-The Contradiction

a) The application is for a 2-bed property. The new consultancy report explicitly bases its calculations on a **7- population equivalent (7PE)**

ai) The Sizing Rule: British Water Regulations, under **British Water Flows and Loads 4** code of practice, **a standard 2-bed property is sized for minimum 5 Population Equivalent, (5PE system).**

aii) The Material Impact

Designing infrastructure for 7 people means installing an oversized commercial-scale appliance. The applicant fails to supply any specific manufacturer engineering plans, or dimensions for a 7PE unit. If this plant is intended to serve the whole site to include any additional properties, where are they located, and where are the engineering pipework plans?

b) The Council cannot allegedly legally assess the physical footprint, and the massive excavation required in a high- water table or the increased discharge volume for even the 2-bed without. The applicant claims a 7- person capacity for a 2-bed dwelling, which contradicts British Water Sizing Criteria. If a 7PE system is installed it represents an unmapped oversized piece of industrial infrastructure with unknown noise and odour impacts near the boundary.

bi) Furthermore, this deliberate over- sizing, strongly indicates an undeclared intention to expand and intensify the site 's use in the future, bypassing several planning refusals on the same site.

8. Conclusion.

The FDA1 Environment Agency Foul Drainage Assessment Form is allegedly missing. Also, confirmation that the percolation tests were done under BS6297. The applicant also allegedly relies on a fictional watercourse and proposes a layout that violates Environment Agency Binding Rules, and regarding PE numbers.

Furthermore, the Land Science and BP Civils Layout/Block plans refer to different areas on the site; the former with an entrance to the West and BP Civils with an entrance to the North and matters in association.

I respectfully request that the Council **Refuse** this application on the grounds of: - non- compliant, unsafe and factually incorrect details including for foul drainage, planning, and matters pursuant.

Thanking you for your kind attention.

Yours sincerely

Dilys Lownsborough

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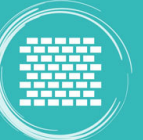
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 20 August 2026 09:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Further objection to Y/35/26/PL Littke Meadow Lownsborough

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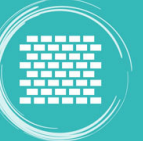
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Please find as attachment, additional objection to the above.

Kind Regards
Dilys Lownsborough