

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

West Sussex BN18 0JY

August 10th 2026

Ref. Application **Y/35/26/PL** for Little Meadow Bilsham Rd. Yapton
West Sussex BN18 0JY

Proposal: The erection of 1 No. detached self-build dwelling to
replace existing caravan.

OBJECTION

Disclaimer: As I have no legal training, I cannot give legal advice.
The details contained are as views and concerns and queries
which must all be checked independently for verification.

Introduction and Background

a) There have been several other applications for 'Little Meadow'
over time which have been Refused.

Namely: Y/70/20/OUT for 81 dwellings Refused 1/11/2020,
Y/71/21/OUT for 73 dwellings, Refused on Appeal 1/9/2021, and
Y/31/23/PL for 6 dwellings Refused on Appeal 11/8/2023.

Also, as Approved for said caravan, Y/28/25/CLE in relation to a
Lawful Development Certificate on 3/6/2025.

b) Whilst every application is viewed individually, the reasons for
earlier application Refusal are felt unlikely to be eliminated for
review where they are still relevant.

c) The applicant seeks to replace a caravan (mobile home) with a
permanent dwelling structure. There is an emotive reason

supplied for this change, in the application, but is not understood as a Material Consideration.

d) The application statement indicates the reason for a new dwelling is to expand, but the application is for a 2- bed dwelling, the same as existing. There is also a garden shown to the existing plot.

e) Furthermore, it is noted that the proposed application for a new dwelling and garden is in the same location as part of a proposed development for 73 dwellings Refused on Appeal under Y/71/21/OUT. Stated on the portal as ‘Decided’ on 1/9/2021.

f) The previous application, for Y/28/25/ CLE, for a Lawful Development Certificate submitted 22nd April 2025, approved on 3/6/2025, certified the static, existing historic layout for *one caravan* for lawful use *only*.

g) The 3/6/2025 Approval, was not intended to be accepted as a ‘back-door’ or ‘stepping- stone’ entry to secure a further permanent brick and mortar dwelling (Y/35/26/PL), on a sensitive site, where a major development such as Y/31/23/PL had already been rejected by the ADC Planning Committee.

h) Attempting to introduce a poorly integrating design to an existing vernacular may also be seen as a **‘piecemeal approach and creeping development’**, to gain approval for one dwelling but for more later. It is unexplained why the change to a permanent structure has not been applied for in the original location, rather than a replacement dwelling in a different location for Y/35/26/PL, which also allegedly represents artificial subdivision of land, aimed at by-passing those constraints.

i) *With reference to Yapton Parish Council objection to Y/31/23/PL which stated in 2023, 'That 6 dwellings adjacent to Little Meadow was a cynical foot-in-the-door tactic to establish a broader more impactful development'.* It is observed, that despite all their previous objections to Little Meadow, and of all the evidenced matters of concern listed herein, YPC were allegedly unable to find any item to register an objection now, which raises questions too.

j) Also, when previously citing traffic concerns in Bilsham Rd., heritage, and potential flooding which remain. The latter additional comments were also alongside the two previous refusals for developments for 81,73 and 6 dwellings.

k) I also draw attention in Objection to alleged procedural irregularities, misleading details and direct policy conflicts, that may render the present application invalid/ unacceptable in its current form as follows: -

2.The Content of the Planning Application and Matters Pursuant

a) 'Description of the Site'

It states that *'Replacement dwelling is to be relocated at front of the site',* ((See Block Plan)). It is sited approx. in the middle of the site to the West in the plan. Also, adjacent to the Grade II listed Hobbs Farmhouse and environs, not identified by name therein. Without, it can be interpreted as the Duck House although not named either, above the pond, giving a false impression of application details.

ai) 'Pedestrian and Vehicular Access, Roads, Rights of Way' 'Are there any public rights of way'.

The Application states 'No'. **The Farmhouse is understood to have rights of way access through the *part shared driveway entrance* with Little Meadow onto Bilsham Rd. for the public and owners, which is also indicated in the Block Plan/Location Plan, but not confirmed in text, as stated.** There is also a new and additional entrance to the proposal site, North. It is unknown whether any rights of way have been established with the applicant, or others in association, and confirmation.

aii) 'Assessment of Flood Risk'
'Is the Area liable to Flooding'

The Application states 'No'. It has been acknowledged and accepted across previous applications for the site, of a high-water table as unsuitable for SuDS treatments. I.e., for Y/31/23/PL for 6 new dwellings Refused by Committee and Refused on Appeal for Y/71/21OUT for 73 dwellings.

The details submitted by consultants for the applicant, 'Land Science', 30th March 2026, refers to the site as in Flood Risk Area 1. The winter monitoring table shows the high-water level, as approx. 2ft.3 inches-(70 cm.) Blg, which cannot be ignored in association.

aiii) 'How Will Surface Water be Disposed Of'

The Application response is, 'Sustainable Drainage': Described as a 'package' system. Effluent to go into a watercourse.

aiv) 'Biodiversity and Geological Conservation'

The questions refer to such matters on or near the proposed site:

The Farmhouse has a large pond frontage, as indicated on the Block Plan. It is integral to the whole area and setting. There are numerous ducks on the pond, which provides food, and shelter

for them in the surrounding area. The dust, dirt, and noise and increase in lorries and workforce from any development so close by, may contaminate the pond and deter birds and nest sites. The Ecology department make no reference in their consultation response..... perhaps they may now wish to do so now with additional information.

av) Arun Local Policy Plan ENV 5 (Development and Diversity)

Requires developments to achieve biodiversity net gain and avoid harm to habitats.

Because of the proposed site proximity to the focal pond, it is noted that the applicant has failed to provide a **Construction Environment Development Plan (CEMP)** proving how they will prevent toxic concrete run-off, fuel spills and silt, from entering and polluting the water body. Nesting birds may not legally be disturbed, typically from March to August.

avi) 'Biodiversity and Net Gain in Biodiversity'

The Application states there is **no net gain**, explained thus: *'This is a small site self- build by the applicant'*. The garden area on the Block Plan is several times larger than the proposed dwelling footprint, with a considerable space to include Biodiversity net gain features.

avii) Since February 2024 it is allegedly mandated that **all new properties must include 10% Biodiversity net Gain**. This absence by the applicant is considered a major policy breach.

avii) 'Foul Sewage'

States as method, a *'package treatment plant'*. Under: *'Proposing to connect to existing drainage system,'* the Response is stated as *'unknown'* for later attachment to major systems. Additional

details allegedly advise that effluent from the unit is to be into a 'watercourse'.

aviii) 'Site Visit' (Advised) and Highways

The Application states: '*Can the site be seen from the public road.*' The Application response states 'No'.

The frontage and proposed site **can** be seen from Bilsham Rd. The neighbouring Farmhouse is set back, but both properties can also be clearly seen from Bilsham Rd. The proposed dwelling adjacent is forward to it. The Block Plan 1805/DP02 (29/6/2026) shows that the Little Meadow site is in open view in a dominant position, for anyone accessing the associated bend in Bilsham Rd., and the joint entrance. The current road treeline to the property, only obscures it later in the road.

aix) The Planning Application content is also at variance with the applicant's submitted details in the Highways Assessment by 'Bright Plan', (26 July 2026), which include illustrative photos of the Little Meadow entrance under '2.2 Existing Site Entrance' and '2.3 Bilsham Rd. Highways Features,' confirming the openness of the site in view and of the proposed dwelling/area and road. The submitted consultant photos, also include the existing, 'white' rendered dwelling property 'Little Meadow' in the distance. The conflict between the submitted details in the Application, and the reality of the photographs are considered a serious failing in correct detailing provision required.

b) The Block Plan 1805/DP02(29/6/2026) shows the joint entrance to the Farmhouse and Little Meadow correctly, and where it splits to the Farmhouse and Little Meadow properties in conflict with the details supplied by 'Bright Plan' for the applicant.

bi) The detailed Highways Plans from the above consultant indicates a wide driveway externally as if owned/accessed by Little Meadow entirely. To the left indicates a cut- off to the Farmhouse by a 'gate'.

bii) If the gate exists it remains open because Bilsham Rd. is the only vehicular access to the Farmhouse. Any calculations for vehicular use and access to Bilsham Rd. should allegedly include both properties and environs with a joint entrance in full.

biii) The Illustrative highways maps again indicate the Duck House in plans but without identification in text by name. The Farmhouse above is indicated but not referenced by name again either. Unless such details are identified in text as stated, it may be assumed that the Duck House is the Farmhouse.

biv) It is noted that the Bright Plan speed recordings in Bilsham Rd. show they are well below the 40 mph. limit. This gives a false impression. The relatively slow speed is created because of the 2 blind bends. Also necessary to reduce speed because a car and a bus and other larger vehicles cannot easily pass each other simultaneously in that area.

bv) The corner verge is regularly mounted to avoid collisions as can clearly be seen on the grass. A list of 'accidents' does not reflect the dangers *in result of access prior to the corner* or the difficulties of clear view access to the road from Farmhouse and Little Meadow currently, nor for an additional property.

bvi) **The 'Bright Plan', 'Highways Assessment Report in Section 3, Proposed Development' refers to: 'The construction of a single 4- bed property' within the grounds of Little Meadow'.**

bvii) These were undertaken as for a 4-bed property, where vehicular access would be different to a 2-bed property, stated in the application. Because the assessment is based on an entirely different scale of a 4-bed development, the spatial assumptions, building footprint, and associated vehicle tracking data submitted to the Council, are fundamentally flawed and allegedly irrelevant to this site.

By failing to accurately map infrastructure, the applicant's consultant has allegedly ignored critical highway safety and a private right of way.

bviii) Because the consultant evaluated a different size of dwelling(4-Bed), the 'Swept Path Analysis' (vehicle turning templates) and visibility splays are calculated against an incorrect layout. The Council cannot safely rely on these calculations for highway safety as they do not reflect the physical reality of the 2-bed layout or of the neighbouring access.

bix) Where there is any significant doubt evidenced through conflicting details submitted, a site visit is considered necessary.

c) 'Ownership Certificates and Agricultural Land Declaration'.

The agent refers to names and addresses of those to be notified understood as under Certification requirements A and B.

Although the details provided gave names and addresses, there is allegedly absent detail and clarity otherwise.

ci) For Y/28/25/CLE, The Land Registry Title document was supplied for the caravan and immediate environs under RCS/WSX328796 for John and Linda Hyams. No such title deed has been produced for Y/35/26/PL for Mr. R. Hyams.

cii) The site proposed in the new Application, is not in the same location as the mobile home to be demolished. It is uncertain from details provided which, or whether aspects A, B, C and D of certification requirements, have been provided appropriately for consideration in total.

ciii) The applicant has provided no viable evidence of title to prove absolute ownership of the specific development plot. Given the complex history of the wider site, The Local Authority needs to require the applicant to produce official Land Registry documentation to validate their claim before this application can be lawfully determined.

civ) Because the red line boundary encompasses a shared access asset with the Grade II listed Hobbs Farmhouse, and Little Meadow, the use of Certificate A is allegedly a provably false declaration. The application is allegedly statutorily invalid under Article 14 of the Town and Country Planning (Development and Management Procedure) Order, because Certificate B has not been completed adequately and notice has not been served on the co-owner of the access.

cv) Under Article 13 of the Town and Country Planning (Development Management and Procedure) (England) Order 2015, an applicant is legally required to serve notice and complete **Certificates A and B and any other required correctly and in full**.

cvi) In the event that all legal notices have not allegedly been confirmed as served/required, the application is allegedly procedurally **invalid**; if so, the Council allegedly should halt processing this application until ownership certification is corrected and all affected parties are formally notified.

cvii) The Council cannot allegedly safely grant permission based on an assessment that does not align with the plans and required details. West Sussex County Council Highways must also allegedly be requested to re-evaluate, or the application should be withdrawn.

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3. Unjustified ‘Departure’. ‘CIL’ and Irrelevance of Personal Circumstances.

a) The Council has correctly advertised in the portal heading that the application is a **Departure from the Development Plan**. The site sits outside Yapton Built-up Area Boundary (BUAB) in open countryside where permanent residential development is strictly controlled. There is allegedly no good reason given for overruling such precedent for this application.

ai) Apart from the BUAB, the Portal Heading also advised a CIL liability. A CIL Form 1 has been submitted. There are no details included on the portal by the applicant, to indicate an exemption. I.e., CIL Form 2 (Assumption of Liability) and CIL form 7: Part 1 (Self-build Exemption Claim). It is understood usual to include those with an application if an exemption is sought.

b) The applicant’s covering statement relies heavily on personal circumstances- specifically, a desire to replace a temporary mobile home with a permanent dwelling to start a family.

c) Established planning case law dictates that personal or emotional circumstances carry virtually no weight when determining applications for **permanent bricks- and- mortar dwellings**, which outlive their current occupiers.

d) A temporary permission for a mobile home establishes absolutely no precedent for a permanent dwelling. The permanent irreversible harm to the countryside and the **setting of the nearby Grade II listed Farmhouse (within 150m), allegedly** vastly outweighs the temporary personal preferences of an applicant.

4. 'A Proposed Development in Direct Conflict with Arun Design Principles (Orientation and Street Scene). May affect the Setting of a Listed Building' as on the portal.

a) **Aspects of review: Statute: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.** Which places a *statutory duty* on the council to have, '*Special regard to the desirability of preserving the building or its setting.*

A statute of law is not confined to degrees of 'harm' as in the NPPF as guidance.

ai) I also refer to the Arun Policy HER DM1 (Listed buildings) of the Arun Local Plan.

Arun Local Plan Policy also dictates that new developments must respect the urban grain and active street frontage; whereby houses should sit 'front on' to the highway, with their primary elevations and front doors defining the street scene.

a ii) The Yapton Design Guide (Appendix 5): *Mandates that new developments must respond positively to the street scene, established building lines and standard orientation of the local area.*

a iii) The proposal seeks to turn the house back- to- front with the main property entrance to the rear, relative to Bilsham Road as a severe failure of basic design. The blank wall to the

property facing the road creates a dead, uninviting frontage, that degrades the character and fails to integrate with the surrounding built environment. I.e., The Grade II listed Farmhouse and the brick 'Properties of Character' round the corner in Bilsham Rd. further to the East.

An inactive street frontage also violates the mandatory requirements in the **Yapton Design Guide** (*Arun District Council*). **See also, The Yapton Neighbourhood Plan, Heritage and Listed Buildings Policy E9 (Listed Buildings and Buildings of Structure and Character).**

aiv) The policy explicitly states that development proposals must *preserve or enhance* the setting of listed buildings.

The proposed back-to-front configuration directly conflicts with **Policy E9** because its anomalous layout fails to protect the historic linear setting of the Grade II listed property next door. It introduces domestic bins clutter and disrespecting the historic boundary setting.

av) The proposed positioning of the self-build dwelling allegedly represents a severe breach of **Arun Local Plan Policy D DM1(Design)**, by placing the proposed structure well in front of the established building line of the Grade II listed Hobbs Farmhouse.

b) The proposal also fails to respect the local context, layout and rhythm of the street scene on Bilsham Rd. The applicant's assertion that the proposed property is obscured from view (by trees) is inaccurate as stated. The property will be highly visible diagonally when navigating the main road bend, creating a dominant and discordant feature.

c) Furthermore, the application allegedly violates **Arun Local Plan Policy HER DM1, and Yapton Neighbourhood Plan Policy E9 (listed buildings)** in relation to Hobbs Farmhouse as a Grade II listed asset historically integrated with its **focal front pond**.

ci) Forcing a modern dwelling significantly forward of the Farmhouse footprint line also severely impedes, and damages the setting, and ‘experience’ of the Heritage asset within the ‘Bilsham specified **‘Area of Character’**. The orientation of the proposed dwelling allegedly violates established design policies within the **Arun District Council Design Guide (SPD)**, and the **Yapton Neighbourhood Plan**.

d) Planning Expectations for Alignment

The Main Building Line: *New infill developments or replacement structures should match the set- back distancing of other buildings.*

di) As stated, the Council has noted in the portal heading that this application is a **Departure from the Development Plan**, the lack of sensitivity to the historic environment means the adverse impacts heavily outweigh any perceived benefits.

5.Materials, Walls and Finishes (The Visual Conflict) in Design and Outcome.

a) The dwelling design allegedly seeks to evoke a ‘rural’ style. Unfortunately, not complimentary to the immediate street scene. The Grade II listed Hobbs Farmhouse adjacent is predominantly ‘white’ rendered, and the dwelling already in ‘Little Meadow’ itself, as also adjacent to the proposed dwelling.

ai) By contrast, the finishes intended for the proposed dwelling are a direct design conflict to the locale to include: dominant

features of black cladding, black /grey window frames, black open rafters, and structural quoins and flint, which does not match the neighbouring Farmhouse, nor with visible features to other dwellings facing towards the road in the vicinity.

aii) **Policy HER DM1(sub section d): this rule states that any development affecting a listed building, must use '*materials and components which are appropriate to the character and appearance of the building.*'** Those indicated will create a harsh discordant clash and direct design conflict against the 'white' render of Hobbs Farmhouse, when viewed from the road.

b) Velux windows break up traditional uninterrupted roof slopes. **The Arun Design Guide** discourages prominent roof glazing where it impacts views of historic roofs.

c) The Conservation Officer (Heritage response in Consultation) advised that the proposal constituted '*less than substantial harm to the heritage asset*'. It is understood that the 'setting' is more important when a proposed development is also in the curtilage, as the entrance is a joint one with the listed Farmhouse.

d) Furthermore, a heritage asset is also to be considered as '*an experience,*' beyond the building itself. As established by the *Court of Appeal in Catesby Estates Ltd v Steer* (2018). **(Also under Historic England's GP3 Guidance).**

di) The ruling defined the 'setting' of a heritage asset is how it is 'experienced' in its wider surroundings not merely by direct line-of sight. The proposed dwelling sits well forward of the historic established building line, which would otherwise dominate the street scene, destroying the townscape sequence to that corner of Bilsham Rd.

Consequently, anyone approaching or passing the Grade II listed Farmhouse, will have their 'experience' of the heritage asset severely disrupted by the aggressive intrusion of modern black cladding and other intrusive build features.

e) The plans submitted do not identify the Grade II listed Farmhouse by name, as stated, and only vaguely in the top of the plans as unspecified areas. This historic asset has allegedly been sidelined and is not just undervalued but eliminated from any obvious decision-making requirements.

f) As established, the proposed dwelling would *not* be hidden entirely behind trees to street frontage.

g) Furthermore, the tree assessment advises that the timeline for the tree life is 10+ years, but there is no indication that the trees would not be removed/replaced unless there is a condition added to preserve them or to state that some screening should remain.

6. Bilsham's Special Status ('Area of Character').

a) The Yapton Neighbourhood Plan. Appendix 2A (Bilsham-Area of Character), specifically designates Bilsham as a protected 'Area of Character'. If a development immediately adjacent to a Grade II listed Farmhouse does not share its characteristics of 'white' render, or even face the road, whilst appearing out of place in design and material features, then the 'special nature' of the area is ignored as meaningless.

b) Local policies dictate that any development within those areas must reflect the unique historic grain and local characteristics and layout of Bilsham. (*Arun District Council*).

7. Drainage and Environmental Impact. Yapton Neighbourhood Plan and in Association.

a) Policy E4 (Minimising the Environmental Impact of Development) and policy E11 (Minimising the Impact of Flooding from Development).

The policies allegedly demand that all new developments provide safe, sustainable and reliable methods of water management without increasing local risk.

b) Inaccurate Drainage Claims

The applicant claims that the 'package sewerage unit' is 'Sustainable Drainage' to discharge into a local watercourse.

bi) I am unaware that a watercourse or continuous field ditch exists in that location of Bilsham Rd. The 'pond' on the Block Plan is shown as blocked off at both ends, with no indication of flow or continuous watercourse. There is no indication on plans of any flowing water course serving Little Meadow.

bi) Discharging into a dry ditch or land depression (any that does not have continuous flowing water year- round) will allegedly cause effluent stagnation, environmental pollution, and odour which would affect nearby properties.

c) Breach of General Binding Rules. The proposed discharge allegedly fails the **Environment Agency's General Binding Rules.**

d) The Ryebank Rife is not sited at Little Meadow, it is located further to the South and travels from West to the East and into the A259 towards Littlehampton.

e) Request for Agency Consultation

I formally request that the Case Officer consults the Environment Agency -ADC Drainage Engineers and the Lead

Local Flood Agency (LLFA), to verify the existence of an active watercourse location and of the flow capacity before any decision is made.

f) I also refer to: **ADC Local Plan Policy W DM2 (Flood Risk) and W DM3, (Sustainable Urban Drainage Systems)**. The NNPF also has paragraphs regarding environmental pollution, which cannot be violated regarding any planning permission.

g) More precise details are required to indicate where the effluent from the 'package unit' is intended to be discharged and to comply with the above policies E4 and E11 to ensure they are not violated.

h) The applicant states the installation of the package unit as 'Sustainable Drainage'. No diagrams or plans have been submitted in support of how this is intended to be undertaken.

i) It also conflicts with the policy that any SuDS treatment must be freeboard at the base by 1m. The applicant's own assessors confirm approx. 2ft. 3 in(70cms.) which would render any SuDS treatment below the required freeboard as obsolete.

j) The NNPF recommend SuDS treatments but not if they do not comply. They advise an alternative site should be found if possible. Perhaps there may be a more amenable location on the overall large site. Certificates and permissions must allegedly be granted to discharge effluent into a water course.

Conclusion

This application allegedly appears to be a type of 'foot- in- the-door' application to establish a permanent footprint on a site, already with a heavy history with planning application refusals and attendant matters unresolved over time; alleged procedural

failure regarding ownership, the contradictory Highways data, poor design, lack of orientation/heritage assets recognition, sewage-drainage concerns and the lack of policy justifications. I respectfully urge the Council to declare this application invalid or refuse it outright.

Thanking you for your kind attention.

Yours sincerely,

Dilys Lownsborough

[Redacted]

From: Elaine Walby on behalf of Planning.Responses
Sent: 12 August 2026 13:41
To: Planning Scanning
Subject: FW: objection to Y/35/26/ PL Little Meadow BN18 0JY Lownsborough
Attachments: Application objection for Y 35 26 PL Little Meadow BN18 0JY.doc

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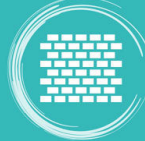
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 10 August 2026 14:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: objection to Y/35/26/ PL Little Meadow BN18 0JY Lownsborough

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

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From: [REDACTED]
Sent: 10 August 2026 13:02
To: Planning <Planning@arun.gov.uk>
Subject: objection to Y/35/26/ PL Little Meadow BN18 0JY Lownsborough

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Dear Planning,

Please find as attachment objection to Y/35/26/PL Little Meadow BN18 0JY.

Kind Regards

Dilys Lownsborough