

The Potting Barn
No.5 Hobbs Court
Bilsham Rd.
Yapton
West Sussex BN18 0JY

August 31st 2026

Ref. Planning Application for amendments for Y/80/25/S73, for 170 houses in Bilsham Rd. Yapton.

Disclaimer: I am not qualified to give legal advice so the details contained are through my investigations, queries and concerns, that must be independently verified for authentication.

UPDATE TO OBJECTION.NEW EVIDENCE FOR UNVIALE DRAINAGE STRATEGY AND FLOOD DISPLCEMENT for Y/80/25/S73

Dear Planning,

I write to lodge and urgent update objections for the proposed development in Bilsham Rd. Yapton.

Information obtained via recent council correspondence revealed that the developer is allegedly actively pursuing an unviable strategy of **ground - raising**, to bypass the constraints of the site's dangerously high- water table.

I object in the strongest terms to this approach for the following reasons; -.

1.Lateral Flood Displacement: Piling up levels on a high- water table will act as a physical barrier to natural upward flow. If water is obstructed from vertical rise, it will inevitably force surface water and displace groundwater laterally across the site boundary, causing severe **lateral flooding** to existing properties along Bilsham Rd.

That an exact calculation cannot be obtained for this, does not mean it would not happen, the Laws of Physics confirm that water that cannot rise will flow laterally. If it cannot be certain of the amount of flooding, then it cannot proceed if there is a possibility that it may do so. The NPPF is clear, that no development should proceed where drainage/flooding has been raised as a disadvantage to a site.

2.Invalid Use of Planning Conditions: The applicant allegedly claims that A drainage viability test is unnecessary because it was not explicitly requested by the Gov. Inspector during the appeal for Y/52/23/PL.

However, the original history for the site in report from the ADC Drainage Engineers for Y/52/23/PL, explicitly noted, that standard planning 'conditions' would be unsuitable to apply, because it would be uncertain, they could ever be physically fulfilled.

That was before any layout change was proposed that added obvious concerns for consideration, which would allegedly magnify, not resolve those concerns.

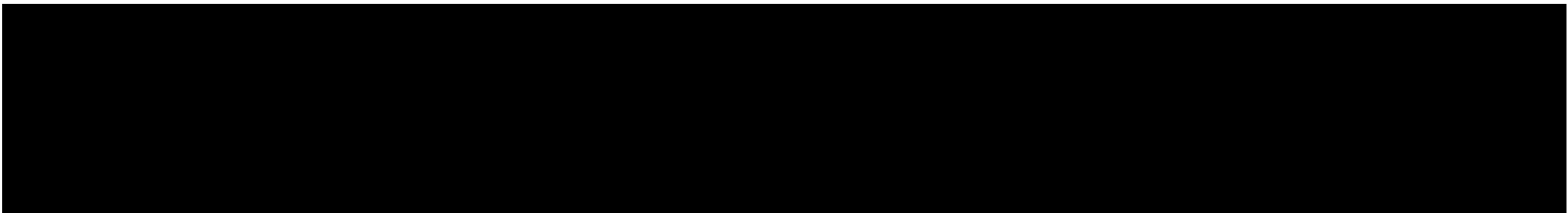
Planning 'conditions' cannot legally be used to 'kick a fundamental physical impossibility down the road'

3.Changed Material Circumstances: A Section 73, creates an entirely new planning permission. The council is legally bound to assess the site as it is today. Extensive local evidence and further investigation compiled since the original appeal, confirm that the groundwater levels render the site completely unsuited for an intensive 170 -home layout.

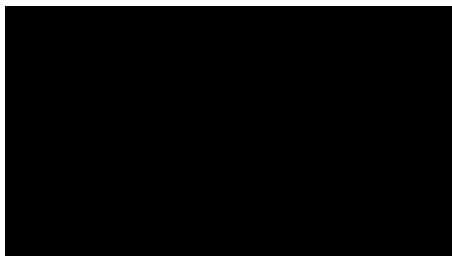
It is alleged that the ADC Drainage Engineers Department cannot accept an engineered compromise which actively transfers flood risk either to the proposed site, or to the the existing community.

Yours sincerely,

Dilys Lownsborough



Pl rep



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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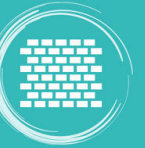
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 01 September 2026 10:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Further objection ref potential flooding to Y/80/25/S73 Lownsborough

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.

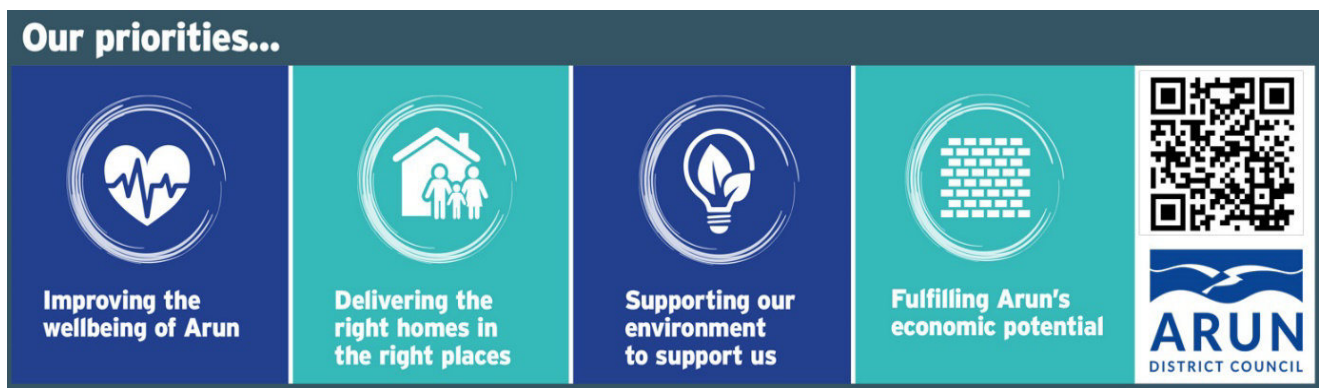
Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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From: [REDACTED]
Sent: 31 August 2026 21:10
To: Planning <Planning@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Further objection ref potential flooding to Y/80/25/S73 Lownsborough

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Dear Planning

please find attachment to the above ref flooding.

Yours sincerely,

Dilys Lownsborough