

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

Jan 31st. 2026

**Planning Application Ref. Y/80/25/S73, Variation of
Conditions,2,14,15,22, and 23, imposed under Y/52/23/PL etc.,
for Land West of Bilsham Rd. BN18 OLA.**

OBJECTION

Disclaimer: The following details are included from sources provided by the applicant and others. Aspects are also contained as 'opinions' and 'objections' for query and further investigation in outcome. They are not intended to be taken as a legal position of advice as I am not qualified in that respect.

1. Associated Matters in Connection with the 'Conditions' for Y/80/25/S73

a) I write in **Objection** to matters ref. Y/80/25/S73 and regarding proposed 'Condition' changes to the application for Y/52/23/ PL, approved on Appeal on Jan.9th 2025.Also about Y/32/25/PL, as all 'connected'.

b) **Validity:** As for earlier **Objections** submitted, they advised that all the above applications were allegedly presented with incorrect postcodes from the submission for Y/52/23/PL and since. A 'site' address allegedly being a 'material consideration'. Grevatts Lane West BN18 OLA, as to the EAST of Bilsham Rd. was presented in connection, although being approx.1/4 mile from the actual 'site', Bittern Ave.BN18 OBW to the West, being the nearest location instead, but not quoted.

2. 'Conditions' Concerns and Referencing, 'Redrow' Drainage Application Details.

a) The latter have declined to submit their response to the latest ADC Drainage Engineers objection of Oct.2025, for Y/32/25/PL, which has also required several EOTs over time.

ai) The planning application for Y/80/25/S73 was submitted on Dec.22nd 2025, to change 'Conditions' for Y/52/23/PL. The latest application, the S73, is required to be considered first in process.

aii) In **Objection** that If approved, would likely allegedly bypass all the details in Y/32/25/PL from the submitted plans, the Consultees, their objections, suggested Conditions, and all the public Objectors comments, of which there were approx.100. Many of whom, would be unaware that there was another application, which would also allegedly give a false public response to the S73.

b) It would also be in **Objection** if all the earlier details as indicated in Y/32/25/PL were not to be contained in Cllr. deliberations details to be put before for the Committee as well as for Y/80/25/S73, in an equal, fair, and transparent way. Especially, since the applicant has already been permitted to transfer/include their details as they wish from Y/32/25/PL to the S73 already.

c) Indicated in email from the agent to the Planning Officer on 16/1/2026 for Y/80/25/S73, '**Confirming that the Scheme /Plans are exactly the same for Y/32/25/PL**'. This is challenged in **Objection**, for submitted details by 'Redrow' of 9/9/2025: -

* Preliminary External Works Details 24-217-213. The indicative plan drawing for permeable pavements and roads, is not allegedly

identical to the plan drawing under the headings for Y/32/25/PL and Y/80/25/S73.

*Preliminary Drainage Construction Details Sheet 1, 24-217-253 Allegedly indicative plan drawings for infiltration units, is not allegedly identical to the same drawing as under those headings for Y/32/25/PL and Y/80/25/S73.

*Preliminary Drainage Construction Details Sheet 2 allegedly indicative drawings for for infiltration tanks 2-24- 217-154 are allegedly the same.

*Surface Water Modelled Catchments 24-217-SK002. Allegedly shows a complete site referencing plan of the 'catchment' for Y/32/25/PL. **No plan of same could be located on the website for Y/80/25/ S73 under that Title.**

d) It is questioned in **Objection**, that although the headings may be the same between the 2 applications above, not all the content is replicated entirely. That the 'Catchment Plan' is allegedly in Y/32/25/PL, not Y/80/25/S73, is considered an unexplained omission where site 'drainage' is currently unresolved.

e) To date, none of the sample **construction** plans as above for SUDS and infiltration units (tanks), permeable pavements and roads were allegedly approved by the ADC Drainage Engineers for Y/52/23/PL, because none were submitted for the latter, only subsequently for Y/32/25/PL and Y/80//25/S73.

f) It is in **Objection** in all cases where any such 'construction' inclusions for approval would appear to conflict with the highest water table level recorded, and the base freeboard of any

construction at such times. Also, in relation to the aquifer, which is required to be free of pollution.

3.Uncertainties Regarding the Decision -making Process for Y/32/25/PL the S73 and ‘Conditions’ in Association.

a) Previously, Y/32/25/PL was advised would go to Committee, before the S73 was submitted. Later indicated, that the 2 applications were to be judged together but which now appears may be in doubt.

b) At present, it has also been advised that Y/32/25/PL may allegedly be ‘refused/approved’ by ‘Delegated powers’ and not judged by Committee.

c) If the application for Y/32/25/PL is refused/approved by ‘delegated powers’, all/any of the present ADC Drainage Engineers objections which have not been responded to by the applicant, would allegedly be removed from the equation by default.

d) It may perhaps allegedly have been considered by the applicant to submit the S73 to ‘avoid’ the drainage difficulties from Y/32/25/PL by so doing. Although it would not resolve the ongoing and outstanding ADC Drainage Engineers objections in outcome, continuing since the Boklok application for Y/52/23/PL, onwards through Y/32/25/PL, and many EOTs, also affecting any outcomes from Y/80/25/S73 to date.

e) It is also noted that there are NO specific Conditions ref. the S73 submission regarding ADC Drainage Engineer concerns, which allegedly gives another possible applicant reason for withholding them. They cannot be assessed if absent. Also,

because if the S73 is approved, the applicant may choose which from the 3 applications presented.

f) I.e., to approve all the Boklok details and 'Conditions' in Y/52/23/PL which would allegedly be contra to the reason for the S73 in the first place, to choose Y/32/25 PL, with all the unresolved ADC Drainage Engineers difficulties in objection, or stick with the S73, which contains referencing to SUDS and infiltration aspects, (but which had already allegedly been dismissed by the ADC Drainage Engineers and agreed as such with the same agent for Y/52/23/PL). It is in **Objection** that such uncertainties regarding the decision-making outcomes of the 3 applications currently appears to be in limbo.

g) In correspondence between the agent and the ADC Planning Officer, (uploaded on 16/1/2026), it suggested that the LPA may allegedly add drainage conditions of their own, to whichever application was deemed appropriate.

gi) It is in **Objection** that these are unknown and have yet to appear on the website for comment, nor any defining confirmation that they would be included for review, before the end of the present Consultation period of Feb. 5th2026 for the S73, or before any Committee Meeting, as the whole situation is apparently currently in flux.

h) It is also in **Objection** that the opportunities to address outstanding ADC Drainage Engineer objections have allegedly been 'diverted' from an earlier time of review, for Y/32/23/PL, and recently for Y/80/25/S73, by using the 'principles' of an S73 to do so. Thus, also allegedly leaving 'uncertainty' in result.

4.WSCC LLFA and Surface Water Drainage Background for Y/52/23/PL and Appeal Outcomes for Same

a) 'Surface Water Drainage' was raised by the Inspector at the Appeal hearing with the representative from WSCC LLFA on Dec. 10th 2024. The former asked if they were the same as the ADC Drainage Engineers Dept. The former confirmed they were not. There was no ADC Drainage Engineer representation at the Appeal.

b) On 16/1/2026 the agent email to the Planning Officer referred to 'Condition 8' from the Inspector Appeal Decision report ref. 'Surface Water Drainage', allegedly from WSCC LLFA comments, not those of the ADC Drainage Engineers specifically in objection for Y/52/23/PL. Nor over time and to date.

c) The 'Item 8' Appeal 'Condition' to which the agent referred is stated as a **pre- commencement** condition: -

'The details shall include results of winter groundwater monitoring and percolation testing to support the design of any infiltration drainage'.

ci) The Inspector details continue into 'item 9.' *That any designs for infiltration measures and constructions must be submitted and approved by the LPA as a **pre- commencement condition**'.*

cii) It is noted and questioned as to why in **Objection**, that although raised by the agent to the Planning Officer ref. Condition'8', the former has not included either Conditions '8' or '9' with the listed numbers as proposed Conditions for the S73 appeal approval, as in Y/52/23/PL.

ciii) It is in **Objection** too, that if the S73 is approved without, it would also contribute to allegedly bypassing all the ADC Drainage difficulties in objection from Y/52/23/PL onwards.

d) This is explained more fully ref. 'Drainage Engineers' responses under 5, 5.1 and 5.2 below, as otherwise not included in review.

5. SUDS/ Infiltration Units Comments.

a) ADC 'Drainage Engineers Comments -Designer Comments for Y/52/23/PL' uploaded on 14/11/2023.

ITEM 1 -ADC -'*It was agreed prior to ((when)) the planning application was made, that due to the Grounwater levels the use of infiltration method of drainage would be inappropriate.*
The proposed method of disposal to a water course at a restricted rate it therefore acceptable in principle'

ai) The Odyssey response immediately opposite on the spreadsheet stated -

'Noted- no response required.'

aii) There is no indication that the ADC Drainage Engineers have revised that position nor Odyssey for Y/52/23/PL *in writing* since.

aiii) Nevertheless, the latter ('Redrow') have submitted construction 'plans' subsequently for Y/32/25/PL and Y/80/25/S73. Their Odyssey reports refer to such units as 'recommended' by the NPPF, but the recommendation is not universal if unsuitable.

b) It is of note that the application for Y/52/23/PL for Boklok by the same agent/ agency, did not allegedly include any indications of SUDS *household* infiltration units in those earlier plans.

Permeable roads, pavements and tanks were included in overall plans, allegedly despite reservations.

c) Perhaps with good reason. The measurement depths of the proposed infiltration, from later technical plans, are allegedly below the high- water table of 0.27m. as stated. **All the Odyssey reports allegedly include that figure, whether for Y/52/23/PL, Y/32/25/PL or Y/80/25/S73.**

d)As stated above, SUDS household filtration was already allegedly ruled out by the ADC Drainage Department for Y/52/23/PL, and as agreed earlier with the agent/applicant, it is obviously questioned why such technical details are suggested by the agent/ applicant now.

Also, because of the following: -

di) SUDS infiltration units are to accommodate surface water drainage, not how a high- water table would allegedly conflict with their installation outcome.

dii) ‘Surface water’, and flooding is not the same as below ground water and high- water table in outcome.

diii) In confirmation I draw your attention to the Drainage Engineers Objections from that earlier time for Y/52/23/PL ref. the same agent/agency. See under 5.1.2 particularly, below.

e) There is also no indication that the water table has gone down, nor a reason not to protect the aquifer. It is in **Objection** that the submission of SUDS infiltration methods has now been sought to be included in both Y/32/25/PL and Y/80/25/PL in the planning applications now, where they had already been ruled out *for* Y/52/23/PL and as previously agreed with the then applicant/agent under 5a and ai above.

f) The Appeal Inspector advised that any such structures would need to be approved by the LPA as a pre-commencement

condition as stated under 4c onwards above. The ADC Drainage Engineers have not yet apparently approved any of them.

g) It is of note, that in the absence of a 'Redrow' Engineers report to the ADC Drainage Engineers of Oct.2025, it is allegedly preventing a thorough investigation of the former submission for Y/52/23/PL and by NOT including any such details with the S73.

h) In the absence of such details, it was also felt necessary to refer to the earlier objections by the latter in 2023- 2025.

5.1. Explanatory Details over Time

a) The ADC Drainage Engineers submitted their objections for Boklok, 24/10 2025, uploaded on 9/11/2023, and additionally on 16/11/23 and 21/11/2023. Most recently towards 'Redrow' for Y/32/25/PL on 26/8/25 and 28/10/2025. See also Comment from the former in the Consultation response for Y/32/25/PL, under **'Run-off Destination 1.1' *Infiltration is deemed not to be an option.***

ai) It appears again, that the ADC Drainage Engineers have not changed their position since the Boklok application for Y/52/23/PL.

aii) It is in **Objection** that the 'Redrow' Drainage Engineers have continued to supply drawings and additional information which allegedly ignores the long-held ADC Drainage Engineers position.

aiii) Odyssey (Engineers) as acting for Bokok and for 'Redrow', submitted their report for all 3 applications. Also contained in Y/52/23/PL, reference to LEAP groundwater tests from Oct.- April 22-2023 (and further testing over approx. 4-7 days 'otherwise' in Oct. 2023).

aiv) The earlier results submitted in their report, recorded high and low water table levels; high, 0.27/28 and low 2.33 MBLG over that timeline. Those undertaken subsequently, only in Oct. 2023, with copious recordings which allegedly gave a false picture as not at highest level overall, after only light summer rainfall for that year.

b) The Substitute Plan for Y/52/23/PL on 9/10/ 2023, 22-303-002 Rev H for Drainage Strategy.

Does

not allegedly indicate in plan or with identifiable icons and words that any SUDS Infiltration units for each household are included.

bi) Whatever is included for Y/32/23/PL and Y/80/25/S73 should also be able to be cross-referenced in some way for Y/52/23PL if 'Conditions' are involved.....

bii) The Flood Risk Assessment Drainage strategy 1,2, and 3 , submitted 26/5/2023 by the Applicant/Agent/Agency.

In the Odyssey Report for Boklok submitted for Y/52/23/PL of May 2023 it refers to 'Para 167 of the NPPF it includes under section 4.2.3 ref. guidance. **'Sustainable drainage systems should be incorporated *unless there is clear evidence that this would be inappropriate.*'**

4.4.2 Acknowledges the *general* intention for the inclusion of Sustainable features such as SUDS, but in relation to surface water only, not with a high- water table as contra indication and also only 'where applicable'.

biii) Also an apparent assumption there will be 'run off' from surface water 'into neighbouring fields' is not allegedly conclusively evidenced. To the East is Bilsham Road into which the land from the West falls away. The general downhill gradient from the 'site' is towards Bilsham Lane and Hobbs Court. My own

property although not shown clearly as the L-shaped, 3 bed property that it is, is located across the road close to the furthest South Easterly point of the proposed 'site.'

biv) The run- off cannot be from a field above as this is now a completed development of 250 houses, and no allowance appears to have been made for potential run-off from there into the ditch, or the proposed 'site'. There is a field further to the west, but this is allegedly higher than the main 'site'. The field to the South is also lower and is also recognised as a flood area towards Bilsham Lane.

c) It is in **Objection** that 'selective' details have allegedly been included regarding run-off locations from the 'site' and from the above development.

ci) It is also in **Objection** that no account appears to have been taken concerning the Archimedes principle: -

'**Key Concepts,** *'Buoyant Force', 'An upward push exerted by a fluid on an emersed object' and, 'Weight of Displaced Fluid,' 'The amount of fluid an object pushes aside(displaces) has a specific weight, and this weight equals the buoyant force'.*

The high-water table is pushing upwards.... It cannot go through 'solids' and will travel laterally otherwise. This 'force' is allegedly greater than an open field run- off.

cii) In the same Odyssey document as earlier refers above under 2.3.6, and states : -

*'Groundwater monitoring was undertaken by LEAP between Oct.2022 and April 2023.the groundwater levels range between **0.28** (described as 0.27elsewhere in their reportage) **and 2.33 metres below ground level, (mblg) during the summer season.***

The same details are referred to in the latest Odyssey submission for Y/32/25/PL and Y/80/25/S73 in 2025.

ciii) The same groundwater levels are reiterated in 5.4.3., 5.4.4, and continues similarly. 5.4.6, indicates that all the 'mitigation measures' on site would prevent flooding. That is allegedly purely subjective at this point. 7.2.2 also indicates that the '*preferred method is infiltration into the ground*'. Unfortunately, this detailing is not allegedly supported for this 'site', by the ADC Drainage Engineers and other available evidence..... in **Objection**.

5.1.2 The ADC Drainage Engineers Response of 24/10/2023

a) Uploaded on 9/11/2023, which states that the details are '*Insufficient for a holding objection*'. They refer to 'SUDS' concerns, high- water table and the aquifer as well as others.

b) 15/11/2023 the WSCC Flood Risk Management response in objection also cited the NPPF ref section 167 and that if there are contra indications ref. 'flooding' potential, another site should be found.

bi) WSCC also submitted their Drainage objection on 13/6/2023 which also refers to NPPF 167, 169 and 174 and local policies W DM2 and W DM3.

c) The ADC Drainage Engineers submitted their response to the applicant Engineers Reports from Odyssey for Boklok, dated 15/11/2023. The same day as the Committee Meeting to discuss that application. Although it was advised at the meeting that the ADC Engineers had '*Withdrawn Their Holding Objection to the Odyssey response*,' that was not the case as advised in their response of that date..... but not uploaded until the Nov. 16th and in continuation...

*'That the(ir) response does **not** constitute full approval to the submitted details and further information will be required , therefore the following informatives and **conditions** are requested if you are minded to approve the application'. and continues-*

ci) **'Please do not include the FRA or Drainage Strategy or any of the appendices or Technical Notes as part of the approved plan .(Emboldened reference is by the ADC Engineers).**

cii) **'Conditions' in Y/52/23/PL by the ADC Drainage Engineers.**

PCENG2.Pre- Commencement condition: - *'To take full account of the highest groundwater levels in relation to percolation' etc.*

The reason given: *'Is to ensure that the site is properly drained etc., prior to commencement according to ADC policies', which are listed..... and*

ENG21 *'Prior to any development drawings of proposed systems be provided., etc., for approval by the authority prior too'.*

Reason given: *'To ensure that the development is properly drained, giving all policy numbers as then listed.*

PCENG3 'Pre commencement decision' – *'to have LPA approval ref discharge flows to watercourses and that the riparian ownership of the watercourses is not impeded'.*

Reason given : *'That the site is satisfactorily drained and that policies are adhered to regarding various Acts in association. That they should be fulfilled without further impediment to the site after completion'. All considered necessary for pre-commencement'.*

PCENG4 Pre-commencement condition: *'Relates to a manual to approve repair and maintenance in perpetuity for approval by the LPA'.*

Reason Given: *'Pre- commencement condition, 'To ensure that any later management of the site adheres to such manual requirement'.*

Condition: *'That the local authority will be supplied with 'as built' drawings to ensure that the ensuing structure is approved by an independent source to approve that the outcome is fit for purpose'.*

Informatives; - *'INFORMD Infiltration tests and soakage done through the winter period in accordance with approved process and policies. At a location and depth of proposed structures.*

Freeboard is to be provided between the base of the infiltration structure and the highest groundwater level.

Ideally this should be 1m. where possible as stated in the SUDS CIRIA manual. Despite this SUDS must still be considered if the bases are permitted to be immediately above the peak recorded groundwater levels'.

ciii)NB. It is observed that the average depth of an infiltration unit is 1.2m. The highest recorded water level by the applicant Odyssey as in their report is 0.27. Indicating that the base would be well below the high- water table at its base already.

'In areas where an aquifer is to be protected, subject to guidance from the Environment Agency, a minimum 1m. freeboard must be provided. Suitable water treatment is also allegedly required upstream in all circumstances, (Thankeham site is now built), to minimise any groundwater pollution risk or detriment to the drainage network'.

civ) Other aspects also follow those details under INFORMD2,3 and 4. The above have all been included now, to ensure that they are assessed with Y/80/25/S73.

6. Conclusion

a) It is understood that the reason for the S73 was to amend Conditions in Y/52/23/PL/approved Conditions in the Appeal Decision. As neither 8 or 9 are in Y/32/23/PL, or as a Condition for Y/80/25/S73, if the latter application is approved and chosen by the applicant, it appears that none of the ADC Drainage Engineers Conditions or those of the Inspector in association would be applied in such circumstances.

b) It is in **Objection** that such an alleged way round a 'difficulty' and in the absence of a 'Redrow' response to the ADC Drainage Engineers objection of Oct. 2025 should be allowed to go forward in such circumstances, until appropriate Conditions are included for the S73 at least.

c) Moving ahead without clarity and transparency in this situation is allegedly subject for a legal challenge in generality.

d) It is in **Objection** that it has been found necessary to point out alleged 'discrepancies and concerns' with evidence, as should be unnecessary. Especially those which allegedly appear to 'side-step' any necessary aspects of a planning application. It is respectfully requested that the S73 is refused/invalidated.

Thanking you in advance for your kind attention,

Yours sincerely,

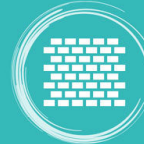
Dilys lownsborough

PL- Rep

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: 02 February 2026 08:32

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Fw: Additional details in objection re S73 Drainage for Y/80/25/S73 Land West of Bilsham Rd

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>



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	 
---	--	--	--	--

From: [REDACTED]
Sent: 31 January 2026 20:38
To: Planning <Planning@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Additional details in objection re S73 Drainage for Y/80/25/S73 Land West of Bilsham Rd

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 Planning,

Please find enclosed attachment in objection for Y/80/25/S73,ref Drainage Engineers details and in Association.

Kind Regards

Dilys Lownsborough