

30th March 2026

Peter and Diana Green
The White Houe Yapton Road Barnham PO22 0BQ
PO22 0BQ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017(as amended)

Application No: BN/34/26/PIP
Site Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ
Description of works: Application for permission in principle for a minimum net gain of 2 dwelling to a maximum net gain of 3 No dwellings.

Thank you for your internet representation made on 30th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82467

We are the owners of The White House Yapton Road over which the application land has vehicular access. We oppose the application on the following grounds -

- the land lies outside the built up area and the application conflicts with the Neighbourhood plan
- the access is over a single width track with no passing places. The access currently serves for residential purposes the properties comprising Sandance and also The White House. The application if granted (with the addition of the application in 2025 for a single dwelling) will allow for a total of three further residential properties using the access. This intensification of use will give rise to a level of increased traffic movements entirely unsuited to the access capacity. It will cause potential obstruction both on the track and on Yapton Road by vehicles waiting to enter the access.

In this respect and contrary to the highway information contained in the application, the sight lines on Yapton Road for vehicles heading east are not good and waiting vehicles may well cause accidents.

- the is no bell mouth on the access track where it meets Yapton Road.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>