FAIRTHORN
CONSULTANCY



Statement of Community Involvement

Land at Sunnyside, Yapton Road, Barnham

April 2026

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Executive summary

Working closely with a professional development team, Fairthorn Consultancy is committed to consulting with the community regarding its proposals for a sustainable new housing development on Land at Sunnyside, Yapton Road, Barnham, West Sussex.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a virtual consultation was hosted on the project website, https://barnham.your-feedback.co.uk, which provided more details about the vision and included a portal where visitors could submit views by completing an online feedback form.

The website was promoted with a community flyer, distributed to over 1000 properties in the area surrounding. This included details of the online consultation, how to request paper copies of the plans along with a feedback form and return postage, should they be unable to access the internet. This sought to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Tuesday 7th April 2026**. During the consultation period, we received a total of **92** responses. This is considered to be a reasonable rate of response and included **77** feedback forms completed via the project website and **15** emails.

Overall, the feedback shows opposition to the proposals, with views including:

- Many respondents expressing concerns about the scale of development and the cumulative impact of recent housing growth in the area.
- Mixed opinions regarding the benefits of housing and the need for additional affordable housing locally, with some questioning current levels of provision and others recognising that affordable housing is important, particularly in helping younger people and local families access the housing market.
- Concerns regarding infrastructure capacity, with many noting that services are already under strain and unable to support further growth.
- Many respondents highlighted flooding and drainage issues and are keen to understand what mitigation measures might be put in place.
- Worries about the effects from increased traffic and access issues were also highlighted, with respondents concerned that the local road network would be unable to sustain additional pressures.
- Environmental impacts are another key theme, with widespread concern about the loss of green space, countryside, and wildlife habitats. There is also scepticism about whether proposed green spaces within the development would be sufficient, delivered as promised, or beneficial to the wider community.

It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

The project team has carefully reviewed all the feedback received. The comments above are all valid topics of concern and relevant to Arun District Council's (ADC) review of the planning application. As is good practice, and as is required by ADC's validation list, the application is supported by detailed technical assessments which address matters such as flood risk, highway safety, traffic generation and so on. These have therefore been thoroughly and professionally assessed to ensure there will not be any significant impacts and / or that any such effects will be satisfactorily mitigated. Most importantly these will be scrutinised through the planning process by ADC and their relevant expert consultees.

This document provides a chronological account of the consultation undertaken so far and a review of the feedback received.

The proposals which are being submitted in outline, allows for the detailed design aspects (other than access) to be agreed later should outline planning permission be granted. The proposals have been modified since the public consultation in response to feedback from all stakeholders, and not comprise a slight reduction in housing (up to 190 homes) alongside an increase in the scale of public open space and scale of the eastern landscape buffer.

1. Introduction

1.1 Working closely with a professional development team, Fairthorn Consultancy is bringing forward a vision for a sustainable new housing development on Land at Sunnyside, Yapton Road, Barnham, West Sussex

1.2 From the outset, the development team has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, members of parliament, businesses, and residents living near the site.

1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.

1.4 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

2.1.1 Land at Sunnyside is located at the eastern edge of Barnham, north of Yapton Road (the B2233) and south of the railway line.

2.1.2 The site is approximately 8 hectares (~20 acres), relatively flat, and comprises grassland paddocks, former horticultural buildings, soil mounds, and dilapidated outbuildings. It features hedgerows and trees along its western and eastern boundaries, with a Public Right of Way running alongside the latter.

2.1.3 The land is not within or near any statutory landscape or nature conservation designations and cannot be seen from the South Downs National Park some 2km to the north.

2.1.4 The image to the right shows the site, outlined in red. This excludes land adjacent to Highfield House.



Our site, outlined in red, is a mixture of grassland along with nursery buildings and outbuildings on the eastern side of Barnham

2.2 Proposals

2.2.1 The vision seeks to deliver up to 190 much-needed homes, including 30% as affordable housing for those unable to afford to buy a home on the open market.

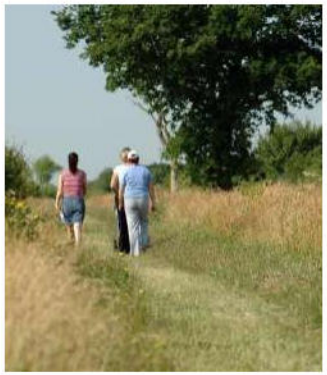
2.2.2 The scheme will deliver a mixture of housing sizes in line with local and national policies and help the Arun district to meet its housing targets, especially for affordable homes.

2.2.3 Homes will be high-quality featuring energy and water efficiency measures to meet modern sustainability standards. To further reduce the scheme's carbon footprint, high standards of sustainable construction will be delivered.

2.2.4 The proposals are landscape-led and include biodiversity improvements, a central green with play facilities, and a recreational trail.

2.2.5 The site, on the eastern side of Barnham, is very well located for local amenities. It is a short walk from its railway station, and other facilities. The land comprises grassland, former nursery buildings, soil mounds, and dilapidated outbuildings. As a result, redeveloping the site with housing would give the land a new lease of life







2.2.6 The development at Yapton Road includes:

- Up to 190 sustainable, modern specification homes with 30% affordable housing
- High quality, liveable, landscape framework which delivers significant open space
- A central green providing play facilities, and a recreational play trail around the site
- A biodiversity net gain of at least 10%
- Vehicular access from Yapton Road (the B2233); dedicated cycleways and footpaths linking to Yapton Road
- On-site parking, cycle storage, and electric vehicle charging points to meet local policies
- Sustainable construction with modern-specification housing

2.2.7 The image below shows the proposed layout of the development, as consulted upon.



3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated December 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.1.5 Arun District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Arun District Council's Statement of Community Involvement. Based on that document, in conjunction with developing the plans, the development team undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development and key considerations with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

3.3.1 Working closely with a professional development team, Fairthorn felt it was important to engage proactively with key stakeholders regarding the proposals for Land at Sunnyside, Yapton Road. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.3.2 The political stakeholders contacted shortly before the wider public consultation included:

- Elected councillors for Barnham Ward on Arun District Council
- Barnham and Eastergate Parish Council

3.3.3 The applicant appreciates the questions, feedback, and insights provided by local stakeholders and will continue dialogue with them as the proposals progress. On submission of the planning application Arun District Council, as Local Planning Authority, will co-ordinate public consultation on the application in line with its statutory requirements.

3.4 Wider community engagement

3.4.1 After contacting key stakeholders, the development team launched its wider community consultation on **Wednesday 25th March 2026.**

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

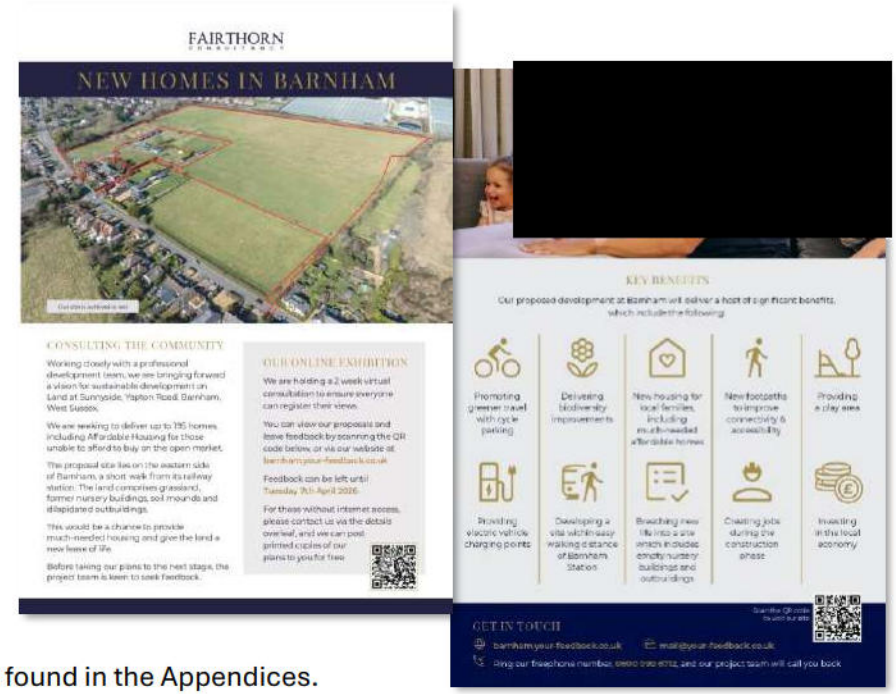
3.4.3 More than 1,000 flyers were delivered to local addresses on Wednesday 25th and Thursday 26th March 2026.

3.4.4 The map overleaf shows the distribution area for the flyer, depicted by the red line and the site is marked with the red 'x'.



3.4.5 The community flyer contained the following details:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- The project team's freephone number and email address



3.4.6 A copy of the flyer can be found in the Appendices.

3.5 Virtual consultation

3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.

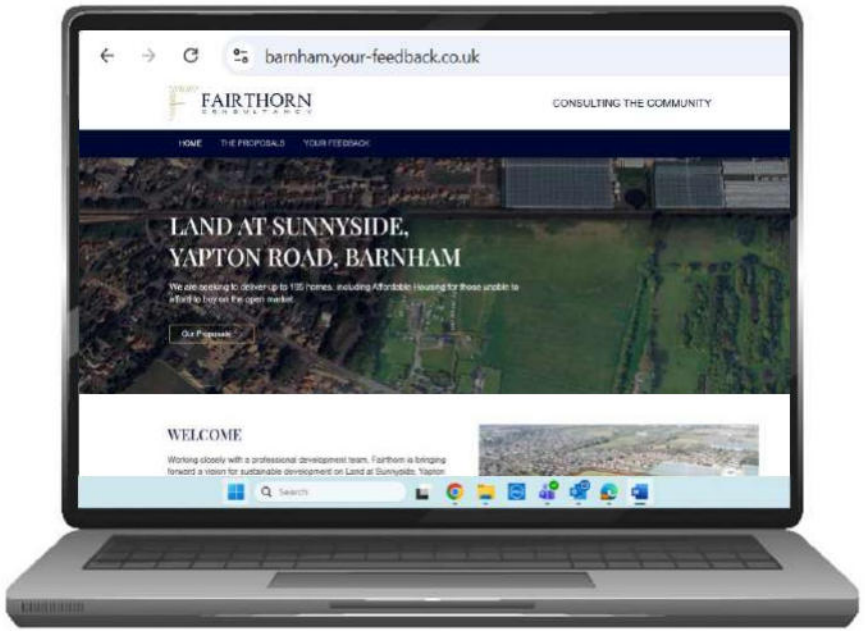
3.5.2 The virtual consultation was open to comments on the project's website for two weeks between;

Wednesday 25th March 2026 and **Tuesday 7th April 2026.**

3.5.3 The website was hosted at https://barnham.your-feedback.co.uk, and remains live.

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and vision
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback



3.6 Dedicated project email address

3.6.1 A specific project email address – [redacted] – was set up to receive feedback and answer any queries both during and after the consultation period.

3.7 Freephone 0800 comment facility

3.7.1 During and after the consultation, access to a freephone line – [redacted] – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

4.1.1 The community consultation generated **92** items of feedback. It included **77** forms submitted via the project website and there were also **15** email responses. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.



Respondents are concerned about increased pressure on already stretched infrastructure



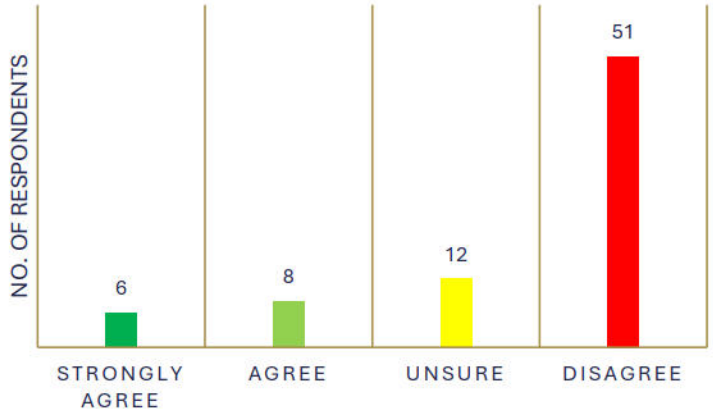
Respondents feel there has already been too much development locally



Respondents are concerned about additional traffic and pressure on the road network

4.1.2 The first question on the feedback form was:

Q1: We propose to deliver affordable housing as part of our scheme – do you feel there is an unmet need for affordable homes?



The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
The area has had a lot of new houses built	14
The infrastructure cannot support additional pressures (including schools and healthcare)	10
There are already enough affordable homes	9
There's no need	7
Highways concerns relating to poor roads, increased traffic, access, safety	6
There is already a flooding issue locally and the development could exacerbate this	5

The homes will not be affordable for those who need them	4
There are very few jobs in this area	2
Affordable housing is available in nearby surrounding areas	2
No more houses	2
Clarity sought as to what improvements will be made to the sewerage	2
Tankers have to pump sewage ever winter	2
It's a small village	1
All developments should be put on hold until the sewage problem is resolved	1
Clarity sought as to whether the 30% will be lowered once the homes are built	1
Please stop building new builds	1
There is no infrastructure solution	1
Horrendous site for development	1
Concerns relating to increased anti-social behaviour	1
Concerns about the impact on wildlife	1
Strongly disagree	1
Almost every green space in the village has been turned into affordable housing	1
Clarity sought as to what infrastructure will be included	1
Agree but affordable homes are not being delivered despite the promises	1
If there is a need it can be met by making available unoccupied housing stock	1
The amount of building out reaches the need for local homes	1

The negative impact of developments in a small village outweighs the benefits	1
There's no consideration for the impact on existing residents	1
Residents opposite the site did not get a leaflet	1
Concerns relating to loss of countryside	1
Respondent has benefitted from shared ownership	1
Focus should be on renovating disused homes rather than building new ones	1
Although affordable housing is needed nationally, Barnham and nearby areas are already oversaturated with new developments	1
The plans are beyond excessive	1
Completely agree that most new housing should be accessible to all	1
It is almost impossible for young people to afford to buy homes at present	1
Affordable homes do not address the route cause of people being priced out of the market	1
Affordable housing brings noise and nuisance	1
It is key to have a combination of rented, shared ownership and affordable homes	1
Local housing costs are very high, and affordable housing alleviates some of these initial high costs	1
Some social housing allocation would be beneficial	1
30% affordable homes is the normal requirement for new build developments, this is not an enhanced offering	1
More affordable housing is needed for people to get on the housing market	1
It is becoming more like a small town linked with Yapton than the village residents want it to be	1
This is a leading question	1

Clarity sought as to who they are affordable for	1
Barnham is no longer a village	1
Too many people ruining the countryside and bringing in crime	1

Q2: The landscaping improvements are set to include new public green space. Do you have any suggestions for how this should be used – a community orchard, picnic area, space for children to play etc.?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous question. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
Calls for a children's play area	13
Keep it as green space / leave it as is	13
Concern about the impact on wildlife	11
Calls for a community orchard	9
There is already a playpark nearby	8
Calls for a picnic area	7
Support for allotments	5

Concerns about the loss of green spaces	4
This is not needed	3
Concerns that these spaces promote and increase antisocial behaviour	3
There is a large community field nearby	3
Prefer to look at open fields rather than landscaped area	2
The proposed green space is not big enough	2
Do not build	2
Development is making the villages unrecognisable / Housing estates are turning Barnham into a city	2
The development should not go ahead	2
The local community centre has green space	2
The existing green space helps reduce flooding	2
The only development that should take place is the provision of a crop that can further sustain birds	1
Unsure that a small play park in the development will be used by those who don't live on the estate	1
Calls for a big forest or park instead of houses	1
The proposed layout shows almost no green space	1
The housing will add to existing problems	1
Developers use this as a selling point but don't deliver what they promise	1
There is already a park with a playground and orchards all around	1
This is supposed to be a rural community	1
The footpath outside the development needs to be widened and upgraded	1

Community orchard would be nice but will not happen	1
Calls for tennis courts	1
Keep as much green as possible	1
Please include trees at the edge to screen development	1
A dedicated turning space for cars coming off the Yapton Road would be helpful	1
The whole area should be turned in to a park	1
There is already a picnic area	1
It would be great to have a nature area with wildlife pond rather than just a balance pool	1
Public fields are needed without needing to drive somewhere	1
People won't use a picnic area or community orchard	1
The green space should be reused for events as it used to be	1
Calls for bigger gardens	1
Infrastructure is needed before anymore pretty green spaces	1
Calls for trees and natural landscape to protect drainage and biodiversity	1
The green spaces are all very small so uses are limited	1
Clarity sought as to how travellers will be stopped from occupying it	1
Calls for appropriate landscaped areas and a good selection of trees throughout the site	1
The open green children play area, or LEAPs are a standard required feature	1
Calls for an open grassed area where ball games are permitted	1
Seating areas are always useful of green space	1

Calls for nature space for wildlife	1
Calls for a school and doctors' surgery	1
Calls for a library	1
Calls for deciduous trees	1
Calls for urban gym equipment	1
Call for trim trail	1

Q3: Is there anything further you'd like to say about our proposals?

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

The infrastructure cannot support additional pressures (including schools and healthcare)	41
Highways concerns relating to increased traffic, flooding roads, poor surfaces, pedestrian safety	35
There is already a flooding issue locally and the development could exacerbate this	21
There has been a lot of building in the area	16
Concerns relating to the loss of green spaces and landscapes	14

Concern about the impact on wildlife, habitats and biodiversity	10
Do not build any more houses	8
The area is becoming overpopulated / overcrowded	7
Oppose / Object to the proposals	7
Developers have ruined a lovely village / It is no longer the quiet village it once was	6
Tankers have to pump sewage every winter	5
This development is not wanted or needed	5
Concerns relating to the impact on residents' well-being and quality of life	4
There is no need for this	3
Concerns about the loss of visual amenity for existing residents	3
Clarity sought as to what improvements will be made to the sewerage	3
This is a "terrible" / "bad" idea	3
There has not been enough investment in local infrastructure	3
Concerns that additional homes will reduce the already weak water pressure	3
Concerns relating to increased noise and disturbance, during and after construction	3
The proposed development is too big / Too many homes are proposed	3
Significant infrastructure improvements will be needed before more houses	3
It should be deferred until sewers can cope	2
Disgusted that there are proposals for more building	2
Concerns regarding loss of privacy	2

Residents do not want another building site	2
Please build elsewhere	2
Infrastructure issues need to be solved before an new houses are built	2
Concerns about Barnham and Yapton joining together	2
The housing will add to existing problems	2
There has been a rise in antisocial behaviour in Barnham	2
Support affordable housing for families	2
The roads are not safe for cycling	2
Clarity sought as to whether improvements will be made to the footpath along Yapton Road	2
Interested to understand how excess water will be dealt with	1
Please don't spoil Barnham anymore	1
Forget about the plans	1
Calls to get the drainage right	1
Barnham is a village which has been turned in to an ugly town full of ugly modern houses	1
Clarity sought as to who can afford new houses if they work locally	1
The proposals are not fit for purpose	1
There is too much housing	1
So called biodiversity targets are a sham	1
Clarity sought as to what infrastructure will be included	1

Concerned about the maintenance of the biodiversity corridor that runs the eastern of the proposed development along the line of the existing public footpath	1
Clarity sought as to why the six villages are still being targeted with a huge amount of houses whilst others are not	1
This would not be suitable for Barnham	1
Clarity sought as to whether there could be funding for an additional car parking area	1
Do not try to fob off residents with false promises and lies	1
Do not believe the developer cares about, or will act on, any of the feedback	1
Read about the proposed development on social media	1
First time residents have been consulted about a proposal of this scale	1
Residents feel disregarded throughout the process	1
The proposed development's proximity to an active railway line raises safety concerns	1
Strongly urge developers to reconsider the proposal	1
Glad the front remains largely green	1
It would be good to acquire the grass at the front for a nature park	1
Clarity sought as to whether the greenhouse could be restored for residents to share	1
The proposals should not continue and should be given some further thought	1
Support the housing development	1
Clarity sought as to whether new facilities to support additional people will be built	1
Agree that affordable homes are needed, but developers prioritise larger homes and only 30% to affordable housing	1
Planning has been refused on parts of the proposed site before	1

There is limited shopping in Barnham	1
Against building over this area	1
Knotweed is present on this site	1
Residents do not want construction vehicles parking on private estates	1
The housing is too dense and does not match other developments in the area	1
Leave the land alone	1
Calls for appropriate Bus Shelters nearby on Barnham Road	1
All properties should have heat source pumps, solar panels and battery storage	1
Clarity sought as to whether it is possible to acquire the other land between the development and Barnham Road	1
Clarity sought relating to the location of footpaths/cycle routes to access public transport	1
Calls for a Zebra Crossing or Pelican Crossing between development and Barnham	1
A public meeting in the village hall should be held for a development of this size	1
Suggestion for the site to be used as a solar farm	1
Clarity sought as to whether the homes will be reserved and allocated for local people who need them or sold as buy to let	1
An offer to fund a pedestrian bridge over the railway, to maintain the Northbound PRoW would make a really good contribution to the community as a whole	1
Well-planned development can bring investment, improve local infrastructure, and support local businesses by increasing footfall	1
If designed responsibly, with consideration for green spaces and sustainability, it can enhance rather than detract from the character of the area	1
Believe this proposal represents a positive step toward a more inclusive and balanced community	1
There are no jobs in the area	1

Existing residents will be affected by dust during construction	1
The development will affect house prices	1
Should the development go ahead, all the housing should be made affordable	1
All footpaths should be kept open for connectivity	1
Calls for cycle paths that lead somewhere	1

4.2 Email responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **15** email responses.

4.2.2 The project team has examined all the email responses and the issues raised, and their frequency, is detailed in the table below.

Comment	Frequency of being raised
Highways concerns relating to increased traffic, safety	9
The infrastructure cannot support additional pressures (including schools and healthcare)	7
There is already a flooding issue locally and the development could exacerbate this	5
Concerns relating to the loss of green spaces and landscapes	5
No more houses are needed in the area	4

There has been a huge amount of development already	4
There has been a rise in antisocial behaviour in Barnham	4
Concern about the impact on wildlife, habitats and biodiversity	3
Object to the development	2
Barnham is no longer the quiet village it once was	2
Do not believe the homes will only be sold to local people	2
First time residents have been consulted about a proposal of this scale	1
Residents feel disregarded throughout the process	1
The proposed development's proximity to an active railway line raises safety concerns	1
Strongly urge developers to reconsider the proposal	1
Object to precious countryside being vandalised by greedy developers	1
The homes would not be affordable for locals	1
Water pressure in the area is notoriously low and gets lower with each new house	1
There is some derelict land, but the map shows the majority is on good agricultural land - this is not regeneration	1
Disagree the comments about a sustainable development	1
Barnham cannot sustain a development of this size	1
Clarity sought regarding what anti-flooding measures will be included	1
Clarity sought regarding what provision will be included to protect the existing residents from antisocial behaviour	1
Clarity sought as to the steps taken to ensure adequate provision of access for emergency services	1
This is a terrible idea	1

The flyer is not environmentally friendly with colour prints	1
You can't just build and build in an area and not think about the impact it has on the people who live there	1
Clarity sought regarding where the new footpaths will be connected to	1
No to a playpark that do not get used instead they get vandalised	1
Suggestion for provide a space for teenagers instead of a playpark	1
Clarity sought regarding the investment to local economy	1
Clarity sought relating to the provision of construction jobs following construction	1
Listen to the public and don't just think about all the money	1
Yapton and Barnham are almost joined up	1
Please stop it	1
It is a con to get more council tax	1
The lane providing access to Chestnuts and Sunnyside Barn, which runs behind Sunnyside Barn, should be excluded from the development and closed off.	1
Trees should be planted on the southern side to hide the development	1
Suggestion to include a flower meadow as part of the green space	1
Barn style flint houses would enhance this area	1
The land closest to Yapton Road, should be in keeping with the existing properties	1
The village has lost its charm due to new homes	1
Suggestion to reduce the number of homes proposed to allow for more green space	1
A focus on great design and environmental advanced properties should be considered	1

4.3 Response to comments

4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.

4.3.2 The project team noted that there were mixed opinions regarding the need for additional affordable housing locally, with some questioning current levels of provision and others recognising that affordable housing is important, particularly in helping younger people and local families access the housing market.

The level of provision (30%) is a threshold that developments can typically 'afford' while remaining viable. This was demonstrated by the whole plan viability testing undertaken by Arun District Council when considering policy setting in the 2018 Local Plan. The 2018 Local Plan was examined by an appointed planning inspector whose report confirmed the plan met the full objectively assessed need for market and affordable housing. The problem, as captured by the Planning Statement (Luken Beck) is that the local plan has simply not delivered the housing sites it promised and today there is a very high latent / unmet need for designated "affordable housing" with a significant number of households in Arun unable to afford to buy on the open market.

4.3.3 Concerns were also raised regarding infrastructure and road capacity, with many noting that services are already under strain and unable to support further growth. Respondents are particularly concerned about increased pressure on sewerage, healthcare services, and schools. It is worth noting that in the event of planning permission being granted, significant financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

These would be secured under the Community Infrastructure Levy in line with the scheme set up by Arun District Council to address such matters.

Payments to the scheme are mandated by national regulations and 25% of the CIL payment would go to the Parish Council to fund other local projects. In terms of foul drainage / sewerage the statutory provider is required to make sure there is sufficient capacity to make a new connection. Finally in terms of road capacity the level of additional traffic generation has been assessed by the included Transport Assessment in line with a methodology that follows best practice and has been scoped with the input of West Sussex County Council. This shows there will not be any severed impacts including to congestion or highway safety created by the additional traffic.

4.3.4 Additionally, environmental impacts are another key theme, with widespread concern about the loss of green space, countryside, and wildlife habitats. There is also scepticism about whether proposed green spaces within the development would be sufficient, delivered as promised, or beneficial to the wider community.

Recognising the location of the site at the fringe of the village the scheme follows design parameters that include the use of genuinely significant (40-60m+ wide) landscape buffers to the eastern and south eastern boundaries to provide a buffer visually, and attractive landscape setting. These are significant spaces which, together with other smaller areas in the site, will deliver opportunity for a significant uplift in ecological value over the former agricultural use.

4.3.5 There are multiple positive and constructive suggestions around green space and community assets. Many respondents expressed interest in features such as play areas, orchards, allotments, nature spaces, and improved landscaping, indicating a desire to see development that enhances community wellbeing and biodiversity.

At present the outline stage public open space strategy proposes a mix of foraging / nature interaction trails, play space (including play on the way) and informal/semi natural space. As the detail of the scheme develops to reserved matters proposals later there will be significant further consideration of the content of these spaces.

4.3.6 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

FAIRTHORN
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NEW HOMES IN BARNHAM



CONSULTING THE COMMUNITY

Working closely with a professional development team, we are bringing forward a vision for sustainable development on Land at Sunnyside, Yapton Road, Barnham, West Sussex.

We are seeking to deliver up to 195 homes, including Affordable Housing for those unable to afford to buy on the open market.

The proposal site lies on the eastern side of Barnham, a short walk from its railway station. The land comprises grassland, former nursery buildings, soil mounds and dilapidated outbuildings.

This would be a chance to provide much-needed housing and give the land a new lease of life.

Before taking our plans to the next stage, the project team is keen to seek feedback.

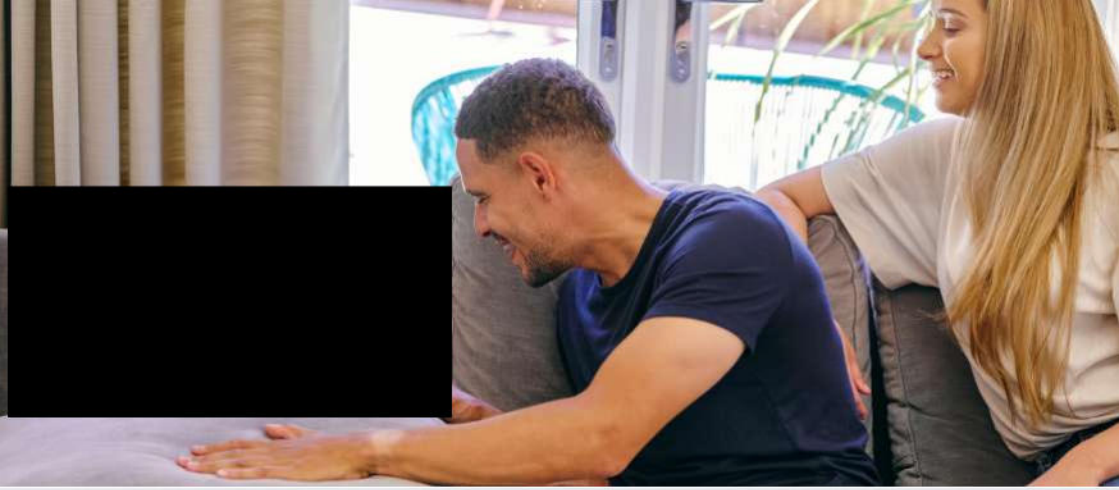
OUR ONLINE EXHIBITION

We are holding a 2 week virtual consultation to ensure everyone can register their views.

You can view our proposals and leave feedback by scanning the QR code below, or via our website at **barnham.your-feedback.co.uk**

Feedback can be left until **Tuesday 7th April 2026.**

For those without internet access, please contact us via the details overleaf, and we can post printed copies of our plans to you for free.



KEY BENEFITS

Our proposed development at Barnham will deliver a host of significant benefits, which include the following:

- Promoting greener travel with cycle parking
- Delivering biodiversity improvements
- New housing for local families, including much-needed affordable homes
- New footpaths to improve connectivity & accessibility
- Providing a play area
- Providing electric vehicle charging points
- Developing a site within easy walking distance of Barnham Station
- Breathing new life into a site which includes empty nursery buildings and outbuildings
- Creating jobs during the construction phase
- Investing in the local economy

Scan the QR code to visit our site

GET IN TOUCH

barnham.your-feedback.co.uk

[redacted] and our project team will call you back

FAIRTHORN
CONSULTANCY

WELCOME

LAND AT SUNNYSIDE, YAPTON ROAD, BARNHAM

Our site, outlined in red, is a mixture of grassland along with nursery buildings and outbuildings on the eastern side of Barnham

WELCOME

Working closely with a professional development team, we are bringing forward a vision for a sustainable new housing development on Land at Sunnyside, Yapton Road, Barnham, West Sussex.

We are seeking to deliver up to 195 much-needed homes, including Affordable Housing for those unable to afford to buy a home on the open market.

Our proposals are landscape-led and include biodiversity improvements, a central green with play facilities and a recreational trail.

The site, on the eastern side of Barnham, a short walk from its railway station. The land comprises grassland, former nursery buildings, soil mounds, and dilapidated outbuildings. As a result, redeveloping the site with housing would give the land a new lease of life.

Before taking our plans to the next stage, the project team is keen to seek feedback.

For that reason, we are holding this 2 week virtual consultation to ensure everyone can register their view (paper copies also being made available for those without internet access).

OUR EXHIBITION

- About the site
- Our vision
- Landscaping and access
- Key benefits
- Have your say

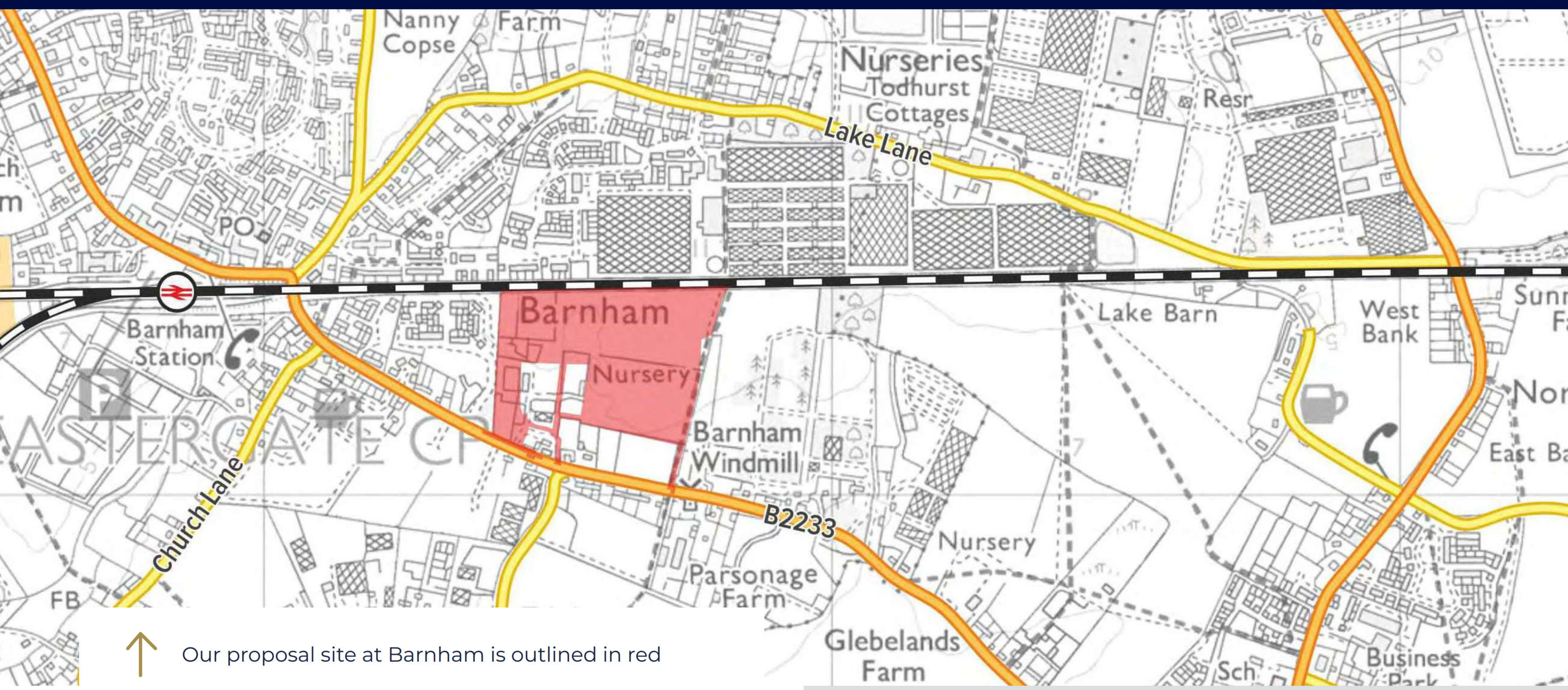


Aerial view of our proposed site

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ABOUT THE SITE

LAND AT SUNNYSIDE, YAPTON ROAD, BARNHAM



↑ Our proposal site at Barnham is outlined in red

SITE OVERVIEW

Land at Sunnyside is located at the eastern edge of Barnham, north of Yapton Road (the B2233) and south of the railway line.

The site is approximately 8 hectare (~20 acres), relatively flat, and comprises grassland paddocks, former horticultural buildings, soil mounds, and dilapidated outbuildings.

It features hedgerows and trees along its western and eastern boundaries, with a Public Right of Way running alongside the latter.

The land is not within or near any statutory landscape or nature conservation designations and cannot be seen from the South Downs National Park some 2km to the north.



↑ Our site adjoins existing development, along with its access part of it is occupied by buildings.

PLANNING CONTEXT

There have been several sites nearby in Barnham where permission has been granted for housing, which include:

- Land North of Yapton Road and East of Garden Crescent, 44 homes, granted January 2013
- Pollards Nursery Lake Lane Barnham, 107 homes, October 2013
- Rear of The Lillies, Yapton Road, 38 homes, granted April 2016
- Angels Nursery, Yapton Road, 95 homes, granted May 2017
- Land south of Barnham Station, Barnham, 200 homes, granted January 2022

The latter of these was allowed on appeal because not enough land for housing had been identified in Arun District Council's catchment and it would make a significant contribution. By contrast a smaller isolated parcel immediately to the south was dismissed at appeal as its benefits were smaller and outweighed by adverse effects.

The lack of housing supply remains a pressing issue, hence the site at Sunnyside is being put forward for development.

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OUR VISION

**LAND AT SUNNYSIDE,
YAPTON ROAD, BARNHAM**

SHAPING WHAT'S AHEAD

Careful thought has gone into site analysis and to our proposals. Sustainability will be at the heart of our vision and the scheme will deliver high-quality housing including affordable homes.

It will also feature significant public open spaces, including a play area, along with landscaping and biodiversity improvements.

We will deliver up to 195 homes on the site including much-needed affordable housing, helping to meet local needs. This will comprise 30% of the scheme, providing affordable housing for up-to nearly 60 families.

OUR PROPOSALS AT A GLANCE

- Up to 195 sustainable, modern specification homes with 30% Affordable Housing
- High quality, liveable, landscape framework which delivers significant open space
- A central green providing play facilities, and a recreational play trail around the site
- Delivering a biodiversity net gain of at least 10%
- Vehicular access from Yapton Road (the B2233); dedicated cycleways and footpaths linking to Yapton Road.
- On-site parking, cycle storage, and electric vehicle charging points to meet local policies
- Sustainable construction with modern-specification housing



The proposed layout of our development between Yapton Road and the railway line

HOUSING NEED

There remains a significant need for new homes across the Arun District Council (ADC) catchment, despite recent planning permission for nearby sites.

ADC's 2018 Local Plan outlined a need for 1,310 homes each year up to 2026. It is not meeting its requirement to provide enough homes. The Council took a positive step towards resolving this situation via its Interim Housing Statement released in 2021.

This encourages suitable sites to be brought forward for housing helping ADC to increase delivery. Development on this site would make an important contribution to meeting that goal, as well as delivering other benefits to the local community.

195
SUSTAINABLE HOMES

30%
AFFORDABLE HOUSING

DELIVERING MUCH-NEEDED AFFORDABLE HOMES

Development would deliver up to 195 homes including a significant number of much-needed affordable dwellings. We propose that 30% of the development will be affordable, meeting local policy requirements and providing rented and 'shared ownership' homes for nearly 60 families in need.

Our vision also includes high-quality housing featuring energy efficiency measures. To further reduce the scheme's carbon footprint, we will also deliver high standards of sustainable construction. Our scheme will deliver a mixture of housing sizes in line with local and national policies and help the

Arun district to meet its housing targets, especially for affordable homes.

The new homes will be set within attractive streetscapes, which will create a green and pleasant residential environment.

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LANDSCAPING AND ACCESS

**LAND AT SUNNYSIDE,
YAPTON ROAD, BARNHAM**

OUR GREEN VISION

We believe in having a landscape-led approach, and responding to the existing natural features at our proposal sites, including Land at Sunnyside in Barnham.

New public open space for the enjoyment of all will be provided, including a play area, recreational trail offering opportunities for play on the way and access to nature.

Other improvements will include cycle and footpaths to promote greener travel, along with electric vehicle charging points.

When it comes to vehicular access, this will be provided from Yapton Road (the B2233). There will also be on-site parking, cycle storage, and electric vehicle charging points to meet local policies. Additionally, we will install sustainable drainage systems (also known as SuDS).

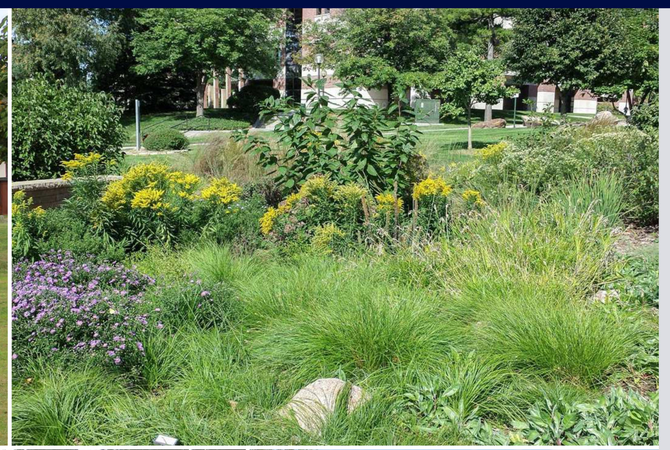
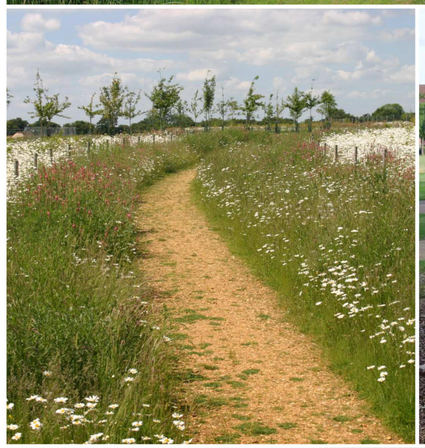
OUR DRAINAGE STRATEGY

Our project team has carried out a detailed analysis of the site before producing our drainage strategy. The proposals include sustainable drainage systems which aim to ensure there is no additional pressure on the existing sewer network.

Furthermore, the strategy also includes measures to mitigate flood risk along with ensuring the chances of flooding on the site and nearby do not increase.

A Flood Risk Assessment and drainage strategy will be submitted as part of any future planning application and will be examined by Arun District Council and also West Sussex County Council as the Lead Local Flood Authority (LLFA).

- Our vision includes significant landscaping improvements, similar to those shown here.
- The proposals aim to promote greener travel, including cycling.
- Examples of sustainable drainage systems.






OUR ENVIRONMENTAL CREDENTIALS

Our scheme in Barnham will include a host of sustainable features, including:

- Landscape-led design delivering a biodiversity net gain of at least 10%.
- Developing a site within easy walking distance of Barnham Station
- A new central green with play area, recreational trails and semi-natural informal open spaces.
- Retaining mature trees and hedgerows where feasible
- Promoting greener travel with measures such as cycle storage
- Electric vehicle charging points
- Sustainable drainage systems
- New footpaths to improve connectivity
- Delivering a development that is attractive, pleasant, green, and sustainable

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KEY BENEFITS

LAND AT SUNNYSIDE, YAPTON ROAD, BARNHAM



Our proposed development at Barnham will deliver a host of significant benefits, which include the following:

- Promoting greener travel with cycle parking
- Delivering biodiversity improvements
- New housing for local families, including much-needed affordable homes
- New footpaths to improve connectivity & accessibility
- Providing a play area
- Providing electric vehicle charging points
- Developing a site within easy walking distance of Barnham Station
- Breathing new life into a site which includes empty nursery buildings and outbuildings
- Creating jobs during the construction phase
- Investing in the local economy

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HAVE YOUR SAY

LAND AT SUNNYSIDE, YAPTON ROAD, BARNHAM



Our vision for the proposal site will provide much-needed housing including affordable homes.

LET US KNOW YOUR THOUGHTS

We are keen to receive feedback on our proposals and would be happy to address any queries or comments that you might have.

So that views can be recorded accurately, we are encouraging residents and other important local stakeholders to complete a feedback form, which includes some brief questions and the chance to have your say.

Please return your comments by **Tuesday 7th April 2026.**

GET IN TOUCH

If you would like to contact the project team you can reach us by phone and email:

Visit: **barnham.your-feedback.co.uk**

[redacted]

Leave a message on our freephone line, [redacted], and we will call you back

