

Planning Department
Arun District Council

16 June 2026

By electronic submission only

Our Ref:
Your Ref: **PP-15014658**

Dear Planning Team,

Land at Sunnyside Nurseries, Yapton Road, Barnham

Outline planning application for residential development of the site with up to 190 dwellings (Use Class C3) including informal and formal public open space, landscaping, drainage, and other associated works ('Access' included with all other matters reserved)

We write on behalf of our client, Grangewood Developments Limited, to formally submit this outline planning application for residential development on land at Sunnyside, Yapton Road, Barnham. The application seeks outline permission (with access included and all other matters reserved) for up to 190 new dwellings on the site, together with associated infrastructure, open space and green infrastructure.

The application site comprises approximately 8 hectares of land on the north side of Yapton Road on the eastern side of Barnham. Barnham is consistently recognised as one of the more sustainable inland locations within Arun District, benefitting from bus links, a mainline railway station and a good range of local services shared with the neighbouring settlements of Eastergate and Westergate. These are all well connected to the site and within a convenient walking and cycling distance.



RTPI
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While only in outline at this stage, illustrative proposals have been developed through an iterative design process informed by pre-application engagement with Arun District Council officers, key statutory consultees, and a public consultation event. The scheme responds directly to the feedback received, including by reducing the amount and coverage by housing, boosting the scale of the central open space and maximising the landscape buffer on the eastern edge to deliver a robust landscape transition at the settlement edge.

The development would deliver a range of significant public benefits, including:

- Up to 190 new homes, including 30% affordable housing to help address Arun's acute housing land shortfall.
- High-quality, sustainable construction meeting modern energy and water efficiency standards.
- Significant public open space and green infrastructure exceeding policy requirements, with a biodiversity net gain of over 10% in habitat units.
- Off-site improvements to the local pedestrian network, enhancing connectivity to Barnham railway station and village services; and
- Meeting other infrastructure provision generated by the scheme via Community Infrastructure Levy (CIL) contributions, with 25% directed to local projects.

This application is supported by a comprehensive suite of technical documents, including a Planning Statement (incorporating Affordable Housing Statement) detailing the proposals response to policy requirements and summary of findings (and where to find them) from other supporting assessments.

The Council is nowhere near to being able to demonstrate a five-year housing land supply and it is failing its Housing Delivery Test. The Council needs to address both and, in-line with its Interim Housing Statement, is dependent on supporting suitable, available and achievable unplanned sites. This site is all of those and a credible option to help meet local housing needs. On our assessment, paying close regard to the National Planning Policy Framework, the benefits of the scheme will clearly, substantially, outweigh the comparatively limited adverse impacts the application documents identify.

We trust the submitted documents provide sufficient information to enable the Council to determine this application favourably and grant permission without delay. We look forward to working constructively with officers throughout the determination process and remain available to discuss any matters arising.

Yours faithfully,

Nigel Jarvis MRTPI

Director

