

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Millview
Yapton Road
Barnham
Bognor Regis
West Sussex
PO22 0BA

13th July 2026

Dear Sir,

Ref:- Planning Application BN/73/26/OUT

Proposed development of up to 190 Dwellings at Land at Sunnyside Nurseries Yapton Road, Barnham

We are submitting this letter of **OBJECTION** to the above planning application for the following reasons.

This is a green field site, of good agricultural land being currently used for the grazing of animals such as horses and for making hay. Most of this proposed development is NOT a brown field site as is many of the other recent development sites within the Barnham area. Once built on this land will never be able to be turned back to agricultural use and will be lost forever.

As residents in this road we are only too acutely aware of the high volume of traffic along this road especially at peak times during the morning and evening periods and the school runs, and how difficult it is for local residents to enter and exit their properties safely, many having to reverse with extreme care into their driveways, for access from Yapton Road. Also, although the speed limit is 30mph much of the traffic far exceeds this limit therefore causing a safety issue for other road users and pedestrians using the narrow roadside footpath on the north side of the highway. The new access junctions into the new development from Yapton Road will only exacerbate the existing problems on this road and the proposed one hundred and ninety dwellings could easily generate up to an extra four hundred vehicles using Yapton Road each day, accessing it in an already busy and dangerous location at the new junctions. This will be on top of the traffic generated by the extra hundred plus new homes that have been built recently in Yapton Road. This will also cause more noise and pollution for the residents.

This proposed application is in an area outside of the defined built-up area boundary as specified in the Arun District Local Plan and would only minimise the already fast shrinking strategic gap between Barnham and Yapton.

This area is not earmarked for development in the Barnham and Eastergate Neighbourhood Plan.

The scale and location of the proposed development would have an adverse impact on the visual amenities of the character and location of the area Contrary to Policies GEN3 and GEN7 of the Arun District Local Plan 2003, Policies C SP1, SD SP2 and LAN DM1 of the Proposed Submission Local Plan 2011 -2031, Policy H2 of the Barnham and Eastergate Neighbourhood Plan and the core principles as set out in Paragraph 17 of the National Planning Policy Framework which seeks to protect the Countryside.

The Proposed development is out of place and not in keeping with the surrounding rural setting and historic location.

In storm situations we have seen the sewers flood into the road in this location and the connection of another large development will only add to the overloading of the local drainage system.

The sewer system in Yapton Road has recently collapsed near Barnham Bridge resulting in the road being closed for a week while repairs were carried out, proving the sewer is not fit to cope with extra loading.

The water supply is already under stress with certain properties along Yapton Road already having a low pressure supply due recent new housing in the area. The development of extra housing will only add extra demand to the water supply.

The pedestrian access from the facilities in Barnham to this site is poor with a single file footway in places next to a busy road causing safety issues for all ages of pedestrian.

A smaller development of only ten bungalows in an adjacent field was refused planning permission in 1987 on the grounds of traffic issues etc. Obviously, traffic volume has grown significantly since then and the previous application was for a far smaller density of dwellings. A proposed development of thirty dwellings also in the adjacent field was refused planning permission in 2015 on various grounds which are still relevant to the latest development proposal, many of which have been mentioned above.

In 2020 planning application BN/128/19, on the adjacent field site, for a seventy bed nursing home was turned down on various grounds which are also relevant to the new development.

The local medical services e.g. Doctor surgeries and Hospitals find themselves under greater pressure than ever before and are not being expanded to allow for the extra population with the ever increasing high medical needs that developments such as these will create. Because of all the above significant valid points we feel this development should definitely **NOT** be approved.

Yours sincerely,

Jeffrey Haine (Mr)

Jane Haine (Mrs)

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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

ARUN
DISTRICT COUNCIL

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 14 July 2026 08:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Ref Letter of objection to Planning Application BN/73/26/OUT for 190 dwellings at Sunnyside Nurseries, Yapton Road, Barnham.

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

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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	 
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From: Jeffrey Haine [REDACTED]

Sent: 13 July 2026 16:03

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

Subject: Ref Letter of objection to Planning Application BN/73/26/OUT for 190 dwellings at Sunnyside Nurseries, Yapton Road, Barnham.

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.

To Whom it may concern,
Please find attached our letter of objection to the above planning application.

Yours Sincerely
Jeffrey Haine