

Sails House
Yapton Road
Barnham
Bognor Regis
West Sussex
PO22 0BD

21 July 2026

Dear Sir/ Madam

Planning reference BN/73/26/OUT
Land at Sunnyside Nurseries

I am writing to object to the proposed outline planning permission for the construction of 190 dwellings on land to the rear of Sunnyside, Yapton Road. My objections are as follows:

1. Contrary to the Local Plan and the Neighbourhood Plan

The proposed development area does not feature in the Local or Neighbourhood Plan. Given that the Local Plan already contains plans for a significant number of other new housing in the area it does not seem appropriate to extend housing development into yet another new area, particularly on the scale envisaged by this proposal. This marks a significant departure from the plan as it starts to infill the area between Yapton and Barnham.

2. Density

The proposed density at 190 dwellings in 8.16 hectares (23.3 dwellings per hectare) is out of keeping with the existing housing stock, including that of other recent developments. The proposal would therefore be out of character with the local area.

3. Obstruction of historic views

The proposed development would block the existing views for railway travellers across the fields towards Barnham Windmill, a local landmark and listed building.

4. Loss of agricultural land

Although currently only used as grassland, the soil in the area is very good agricultural land. We need to preserve such land to grow food for people to eat, particularly in these times of uncertain/disrupted international trade. I recognise that we also need to house people, but once it's gone, agricultural land cannot be replaced and we need to get that balance right. This does not appear to be the best use for this land where other opportunities are available in the Local Plan.

5. Impact of new road access on traffic

The proposed road access is close to the junction with Dollery Road leading to the new development South of Yapton Road, Edward Tompkins Lane and Blossom Way. The combination of these developments spilling traffic on to an already busy road will increase congestion and may increase the risk of accidents. It is not clear whether a right hand turning

filter is proposed (similar to that at Dollery Road) but, given the volume of vehicles entering/leaving the development, it would seem sensible. This might ease congestion on Yapton Road but might also increase the driver's perception of the width of the road. This may increase the already existing problem with speeding along Yapton Road. It may therefore be necessary to consider other physical traffic calming measures (speed bumps/chicanes).

6. Light pollution

The proposed development is situated in an area where there is currently no street lighting along Yapton Road and no domestic lighting which allows dark skies to be enjoyed at night. The introduction of 190 new houses will destroy this natural darkness.

7. Increased flooding and sewage

Barnham already has a problem with surface water flooding and covering more land with tarmac, bricks and mortar can only add to that problem. It also has problems with sewage waste with the existing facilities already proving inadequate and, as two recent sinkholes demonstrate, in need of a significant upgrade before they are subjected to any further pressure.

8. Poor pedestrian access along Yapton Road

The footpath between Barnham and Yapton heading East from Sunnyside is extremely narrow and, effectively, single track. This means that to pass people one of you already has to step into the busy road. This existing safety issue would be made worse by increasing the number of people using the path. I would therefore suggest that any developer be asked to contribute to the widening of this path which also gives access to the bus stop at the Windmill.

9. Impact on Public Footpath

I am aware that the continued designation of the public footpath 325 is under separate discussion within West Sussex County Council, following an application by National Rail to close the path across the railway. However, assuming this application is rejected (as it should be) then access along this path should be retained both from Yapton Road to the railway line and also into any new development. Even if access to the railway line is closed the footpath across the field should be retained to give pedestrian access from any development to the bus stop at the Windmill.

10. Wider impact on local infrastructure

There are not enough local schools for the current population and doctors and dentists are oversubscribed. Roads are also overloaded during peak periods with traffic jams through the centre of Barnham and at the war memorial roundabout joining the A29. There are also not enough facilities for teenagers / young adults which may be behind a recent increase in anti-social behaviour. Adding a further 190 dwellings without the necessary infrastructure to support the increased population will only exacerbate these problems.

Yours faithfully

DM Howells

dmh 2603 - arun - sunnyside planning objection

Please note my working days are Monday, Tuesday, Wednesday and Friday.

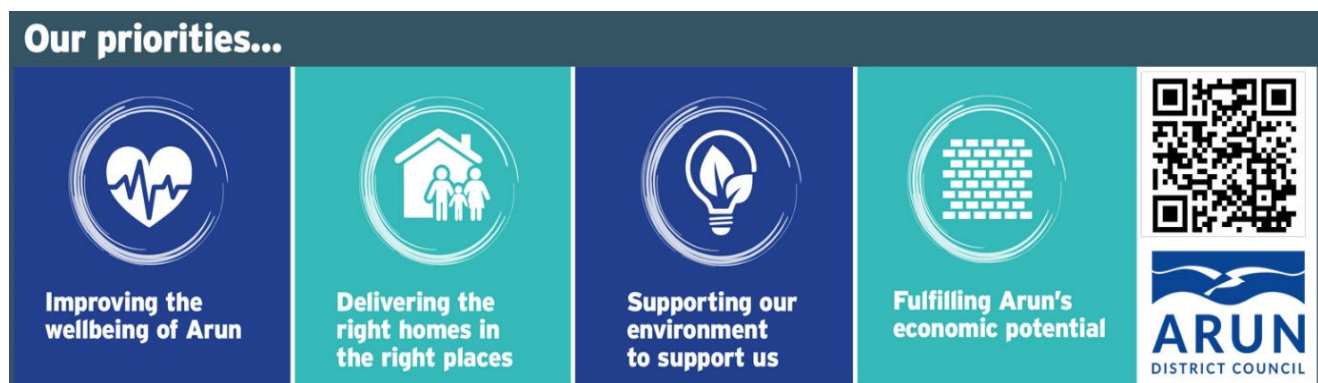
Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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From: David Howells [REDACTED]
Sent: 21 July 2026 11:38
To: Planning <Planning@arun.gov.uk>
Subject: Objection: Land at Sunnyside Nurseries BN/73/26/OUT

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I attach a letter objecting to the above application