

29th June 2026

Amber Jenkins-Draper
1 Dunora, Yapton Road, Barnham, PO22 0BA
PO22 0BA

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

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BN/73/26/OUT
Site Address: Land at Sunnyside Nurseries Yapton Road Barnham
Description of works: Outline planning (with some matters reserved except access) for up to 190 No. dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan, affects a Public Right of Way and may affect the setting of listed buildings.

Thank you for your internet representation made on 26th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84434

We have lived on Yapton Road, opposite the field, for over 20 years. In all that time, this is the first instance in which we have been consulted or even informed about a proposal of this scale. We feel we have been entirely disregarded throughout this process, which is unacceptable.

I walk to and from the train station daily via Yapton Road, and the current volume and speed of traffic already present a serious safety risk. The village infrastructure is simply not capable of accommodating additional strain. There has already been a serious incident in which a schoolgirl was struck by a vehicle, highlighting the inadequacy of current safety measures. Journey times to Chichester and Bognor can already take up to 30 minutes due to congestion. Furthermore, accessing our own driveway has become increasingly dangerous, with vehicles frequently exceeding 50mph in a 30mph zone.

There has also been a noticeable and concerning rise in antisocial behaviour in Barnham. This is no longer the quiet village it once was. The situation has escalated to the point of national media attention, with reports of abuse towards local workers. This marks a significant change from just five years ago, and it has left residents feeling unsafe in their own community.

The field in question has long been an important local green space. We walked our dog there for many years and have seen firsthand how wildlife thrives in this environment. Developing this land would result in the destruction of an established habitat, contributing to biodiversity loss and environmental decline.

The proposed development's proximity to an active railway line raises further safety concerns. The suggestion of placing a children's playground nearby is particularly alarming and appears to demonstrate a lack of proper

consideration for risk.

In addition, there is already a shortage of school places in the area - a problem that has existed for at least a decade. The proposal to add 200 affordable homes without any corresponding increase in school capacity is deeply concerning, particularly when there is only one secondary school within walking distance.

Flooding is another critical issue. The proposed site is on land that we have personally witnessed flooding on multiple occasions. This year alone has seen exceptionally high rainfall, and Yapton Road has experienced significant drainage failures, including overflowing drains. We have photographic evidence to support this. Proceeding with development on land known to be prone to flooding, without first resolving these issues, is irresponsible.

While we appreciate the opportunity to provide feedback, it is difficult not to feel that this consultation is merely procedural and unlikely to influence the final decision. Nevertheless, we strongly urge you to reconsider this proposal in light of the serious concerns raised.

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>