

29th June 2026

Jake Lavender
WYCHWOOD POTTS, YAPTON ROAD, BARNHAM
Bognor Regis
West Sussex
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 27th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84445

I object to this application for 198 houses on fields off/across Yapton Road.

My objection is based on the following material planning concerns.

1. Foul sewerage infrastructure

The existing sewerage infrastructure in this area already appears unable to cope with current demand, particularly during winter and heavy rainfall. A development of 198 houses would add significant pressure to the foul drainage network.

This risks either increased sewerage tankering, causing more traffic, noise and disruption to road users and nearby residents, or an increased risk of sewerage flooding, surcharging or spills to the environment.

Permission should not be granted unless the relevant water authority confirms that sufficient foul drainage capacity exists, or that necessary upgrades will be completed before occupation.

2. Surface water and flood risk

The proposal would replace open fields with roads, roofs, driveways and hardstanding. This would increase surface water runoff and could worsen local drainage and flooding issues.

The applicant should demonstrate that surface water can be managed on site without increasing flood risk to Yapton Road, nearby homes, ditches, watercourses or the wider drainage network.

3. Highway safety and pedestrian risk

Yapton Road already has high traffic levels and poor speed adherence. The footpath is narrow in places, with limited or no scope to widen it at certain points.

This already creates risk for pedestrians, including children, pushchairs, elderly residents and dog walkers. A further 198 homes would generate significant extra vehicle movements and worsen pedestrian safety. Any highways assessment should consider actual traffic speeds and local conditions, not just the posted speed limit.

4. Pressure on local infrastructure

This development should be considered alongside other recent and proposed development in the area. The cumulative impact would place further pressure on roads, drainage, sewerage, schools, GP services, dentists, public transport and other local infrastructure.

The Council should require clear evidence that local infrastructure can accommodate this growth before granting permission.

5. Wildlife and habitat loss

The fields provide habitat and foraging ground for wildlife. I have recently seen red kites moving into the area and surveying these fields for prey. Development would harm their ability to establish locally and would reduce habitat for other birds, mammals, insects and local species.

The application should be supported by robust ecological surveys, including birds of prey, nesting birds, bats, reptiles, amphibians, hedgerows and trees. Any Biodiversity Net Gain must be genuine, local and deliverable.

6. Landscape character

The fields contribute to the rural character and open setting of the area. A development of this scale would significantly urbanise the land and alter the character of Yapton Road and the surrounding settlement.

For these reasons, I respectfully request that the application is refused.

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>