

31st July 2026

Tara Bickerdike
33 Lapwing Grove
Barnham
PO22 0FD

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 30th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85470

I am writing to object to the proposed new development of 190 homes on at Sunnyside, Yapton Road. Barnham has a large new development of similar size, Century Gardens, now being built close by. There is also an even bigger proposed development of about 1250 homes behind St Philip Howard School. There is no new medical facility in any of the plans so this means The Croft Practice, which is already under great pressure, will be stretched even further. Appointment times are unacceptably long and its reputation is already poor with locals. Despite its expansion into new premises they only have the equivalent of 3.5 full time doctors. They already have about 12500 patients with a Doctor/Patient ratio of 3500 which is way above the national average, and Avisford Surgery has a ratio of 3000. We cannot keep adding more patients and need a new surgery first. Our schools are full and the potential addition of another 300 or so extra pupils here is not feasible.

In addition, traffic is already bad in the area and the potential for another 200 cars coming in and out of this development on to Yapton Road is dangerous in itself. We are currently suffering from two sinkholes in the area, one very close to the new development, and the land in this area is not designed for the amount of proposed traffic.

On top of that we have the ongoing sewage problems in the area. The current system is not fit for purpose and we cannot have yet another 190 homes adding to this issue. It is already costing Southern Water millions of pounds each winter to just keep Barnham's sewage system under control, and this inevitably gets passed on to their customers in even higher bills. That is in addition to the water supply issues when a number of households already suffer low pressure and, with climate change, this is only going to get worse as the last reservoir in West Sussex opened in 1979.

We are lucky to look out over this land and the wildlife that inhabits it is a joy to see. As well as numerous

birds there are foxes, deer and badgers regularly seen on the area. It should not be lost to yet another landgrab, and the loss of green land. The layout of the development is another issue with the existing buildings being retained and built around which makes access even worse. The Century Gardens development, which is large, is on 13.8 hectares of land for about 200 homes whereas this development of a similar number of homes is only on 8.09 hectares which means each home will have far less land and everything will be on a densely clustered space, though that doesn't mean I would be happy with a lower density. With that number of homes, I am sure the "public open space" and "village green" and "play areas" will be simply a token gesture which ticks a few boxes.

It cannot be a coincidence that the footpath that runs parallel with Sunnyside has currently got a proposal to be closed. This in itself is unacceptable and we need these paths to be retained. This land could be put to far better use as somewhere for the community rather than being built upon.

As well as the 3 developments mentioned here, there are already others being built in Yapton, Westergate, Woodgate and Climping. This is more than enough and things have to stop at some point. We do not need anymore new houses. They mention "affordable" housing but sadly this is not going to solve the housing shortages for those who can't afford to get on the housing ladder, and this label is easily open to abuse and simply looks good for the developer. The only option for these people is council housing and that is not what this proposed site is offering.

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>