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21st December 2021

Mr D.E.Hodson
1 Meadow Cottages
Burndell Road
Yapton
West Sussex
BN18 0HR

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: CM/69/21/PL
Site Address: Land at Northwood Farm Yapton Road BN18 0HR
Description of works: Flexible Generator Plant and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development and is a Departure from the Development Plan.

Thank you for your internet representation made on 21st December 2021 which has been recorded as an objection with the comments as follows:

OWPC42782

Living directly on the boundary of the proposed industrial development myself and my family strongly object for the following reasons:-

1) This application is a total departure from the development plan for the area and would involve turning what is currently agricultural land into an industrial site. The land owner has hundreds of acres on which to apply for development, yet has chosen to locate this proposed eyesore on the only boundary that the farm shares with local residents. This massive building would actually be situated on the edge of our garden, directly impacting both our privacy and security, as well as the quality of the air we breathe. We have previously had issues with theft from our property when expensive garden equipment, including a quad bike, was stolen by thieves who came across the farm and removed our (what we thought were secure) fence panels, and we are absolutely terrified of the thought of this happening again.

2) The use of gas to power this facility flies in the face of everything we were advised, only a couple of months ago, by environmentalists at the COP 26 summit. A gas turbine emits carbon Dioxide, Methane and Nitrous Oxide which are all clearly dangerous and it is patently obvious that global warming is a very real and urgent threat to all of us, hence the sensible target to phase out the use of gas boilers in residential units. This environmentally unsound application makes as much sense in today's climate as building a new coal mine.

3) There will inevitably be an increase in noise pollution in what is supposed to be a quiet residential / agricultural village location. The farm land where this development is proposed has gradually become more and more industrialized, directly impacting on the congestion of local roads whilst negatively impacting on both air quality and noise levels. Firstly T J Waste and their recycling plant, then permission was gained for a concrete batching plant, and more recently permission granted for a concrete crushing building, (though,

thankfully, no license to operate has been granted at this stage). This is clearly all part of a scheme to gradually industrialize the entire site, by stealth and over time, on a farm located in an area of open countryside. The application offers no benefits to the local community whatsoever.

4) Finally on a personal level, my family has lived in our house for many years and my parents lived here before us. Until a few years ago it was an idyllic rural setting, surrounded by a farm building to the East and open farmland to the South and West. Slowly but surely, the land owner has changed the nature of our village location, firstly by inviting T J Waste to move their recycling operations in to existing farm buildings to the East of our home, a situation that we were assured at the time would be for a 10 year period only, but which has now apparently been indefinitely extended. The same landowner has now built over 45 new houses on prime agricultural land to the West of our house and, in a rural village location, we have to say that enough is enough! This proposed new industrial development on farmland to the South East of our house cannot be allowed to happen.

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. 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>