

I wish to object to the following Planning Application:

Y/3/22/OUT

This area lies outside the Arun District Council's Local Plan and the Yapton Neighbourhood Plan.

As such, it should not be approved unless it is shown to be absolutely necessary and a benefit to our community.

You will be aware that Yapton has contributed extensively to the development needs in the Arun District. Such large-scale developments can be seen from every road driving in and out of the village. Many of these remain under construction and several (one large development immediately adjacent to this site) have even not yet started.

This being the case, it seems improbable that another large development could be essential and, given the location, it is extremely unlikely that this development would benefit the existing community.

This current Village-wide development in Yapton is putting a huge burden on local amenities (including roads / schools / Doctors / Medical Services). The key objective of any planning process is to ensure that communities remain sustainable. This additional spread of the boundary to the south of the Village will not be a sustainable move for the village as a whole.

To grant such an exceptional permission to what is, clearly, a speculative development at this time, would be an irresponsible move by the planning authorities and would go against many of the policies agreed in our Plans.

My objection to the above planning application is based on the following material considerations coming from our Local Plan:

Policy SD SP1a : Strategic Approach

This specific field represents Yapton's only remaining visual link to the South Downs. Development of this site will remove this link and detract from its identity.

Settlement structure, Green Infrastructure and landscape

Policy SD SP2: Built-up Area Boundary

The Built-up Area Boundary and the countryside

Settlement Structure and Gaps Between Settlements

This development lies outside the Built-Up Area Boundary. This area is the final area of open countryside between Yapton and Bilsham and will thus remove Yapton's setting within the open countryside and coalesce these two settlements. The setting of both settlements will be affected.

The proposed development is inappropriate.

Managing the 'Rural Urban Fringe'

This area is of huge value as a resource for local people.

It is where we walk, talk and meet with friends.

With the constant large-scale development around the fringes of the village, such areas must be protected.

Policy C SP1: Countryside

The above development lies outside the Built-Up Area, in the Countryside. It fulfils none of the required criteria from the Local plan required in order to build outside the Boundary, in the countryside.

Landscape

This is the last open, unspoilt area of Yapton with a clear view to the South Downs.

Developing this area will remove the link of this Settlement with its surroundings and have a direct and detrimental effect on its identity.

Policy SO DM1: Soils

The proposed development would be built on agricultural land which can be used to grow food locally (exactly as we are being told is essential for the good of the planet)

Policy OSR DM1: Open Space

This area is of significant value to the physical and mental wellbeing of the existing community.

Policy ENV DM3: Biodiversity Opportunity Areas

This area links with the other key areas along the South Coast to form a wildlife corridor that is used by diverse species.

Flooding

I am aware of the risk of flooding at this specific site. There has been a noticeable increase in flooding on the roads in Yapton specifically in areas where large developments have been granted.

To conclude: We are at a turning point in history. We all now know this. It is up to our generation whether we listen or whether we turn away.

You may argue that we are only talking about a field in Yapton, but we will have to start somewhere!

If we all start locally, then we can make change on a global scale.

This is the lesson we teach our children every day.

We have to set the example. We cannot be hypocrites, saying "Act Now for the future of your planet" on one hand and then taking away its resources with the other.

Protection of our environment is at the heart of all planning policy. The purpose of this is to allow the responsible evolution of our communities for future generations.

We have to be true to our word.....Enough is enough!

We have to start thinking about legacy rather than statistics.

In Yapton today we are experiencing one huge development leading to the next, leading to the next..... and so on.

This is not sustainable and has no long-term benefit to the District.

Taking a long-term view, it is impossible to see how this proposal can achieve the sustainable development of our community

Regards

Nicola Knight

The Well House, Bilsham Road, Yapton, BN180JN