



Arun District Council
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28th February 2022

Rufus Knight
The Well House
Bilsham Road
Yapton
BN180JN

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: Y/3/22/OUT
Site Address: Land West of Bilsham Road Yapton
Description of works: Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 28th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44682

This site is outside the Arun District Council's Local Plan and the Yapton Neighbourhood Plan so it should not be approved

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 and setting.

This development lies outside the Built-Up Area Boundary.

This fringe around the village must be protected as it is extensively used by local people for their health and well-being.

This site lies in the countryside and so should be protected.

The proposed development would be built on agricultural land which is used to grow food.

The area is a valuable open space for our community and should be protected.

This site provides a significant contribution to local biodiversity. This area links with the other key areas along the South Coast to form a wildlife corridor that is used by diverse species (NOTE: I have seen WHITE STORKS in this area. If you do not understand the significance of such a sighting, please check it on the

internet! This area is an essential stepping stone for such wildlife).

This area is at risk from flooding

As a member of the younger generation I would ask you to please consider this application seriously and in the context of your plan for Yapton in the coming years.

I am not an expert but my experience of living here on a day-to-day basis is that this approach of continuing development cannot be sustainable if we want our community to survive.

We all know how much development is taking place in the village right now and how many sights are already allocated for future development.

This open area to the South of the Village is one of the few areas where we can still easily walk out into the countryside and experience nature.

Please don't take this away from us!!

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>