



Arun District Council
Arun Civic Centre
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28th February 2022

George Knight
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:

OWPC44683

This development is not planned in the Arun District Council's Local Plan and the Yapton Neighbourhood Plan so it should not be approved

From this field you can see for miles across to the South Downs. Houses would remove this view and and change Yapton's identity and setting.

This development would be outside the Built-Up Area Boundary of Yapton so should not be allowed.

A lot of people (including me) use this area to meet up and walk with friends, family or their dogs.

This field is in the countryside and so should be protected as there is not so much of it left around our village.

This field is farm (agricultural) land which is used to grow food. They have been growing lettuces. There is a lot of wildlife in this field. There are birds of prey - red kites and sparrowhawks (including owls), songbirds and mammals (including bats)

This area floods when it rains forming enormous, deep puddles.

I am part of the young generation of Yapton. I was born here and I like the people and living here. This area of open countryside is really important to us all. Please don't build on it.

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](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>