

10th July 2026

Rufus Knight
THE WELL HOUSE
BILSHAM ROAD
Yapton Arundel
West Sussex
BN18 0JN

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 and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/80/25/S73
Site Address: Land West of Bilsham Road Yapton BN18 0LA
Description of works: Variation of conditions 2, 14, 15, 22 and 23 imposed under Y/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures.

Thank you for your internet representation made on 9th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84688

What It Feels Like to Grow Up in Yapton

Planning Application Y/80/25/S73

Dear Members of the Planning Committee,

I am eighteen years old and I have lived in Yapton all my life.

I know very little about planning law and I don't understand all the policies that decide whether developments are approved or refused.

What I do understand is the place where I have grown up.

One of the best things about living in Yapton has always been that, within a few minutes of leaving home, I can be walking through open countryside.

Those fields are not empty spaces.

They are places where people walk their dogs, where families go for a walk after dinner, where children

explore, where people stop to watch sunsets over the South Downs and where wildlife still has somewhere to live.

As I've grown up, those spaces have gradually become smaller.

Every year another field seems to disappear.

Another housing estate appears.

Another part of the countryside becomes roads, fences and houses.

I understand why new homes are needed.

But I also think people need somewhere worth living.

If every open space gradually disappears, then we lose something that cannot simply be replaced by planting a few trees around the edge of a development.

What worries me about this application is that it seems to have changed again.

I have read that the layout has been altered, that the drainage has changed and that even the Council's own specialists believe important landscape planting has been lost.

That concerns me because it is exactly those landscape edges and open areas that make the entrance to Yapton feel like countryside rather than continuous development.

The countryside around Yapton is still home to wildlife that many places have already lost.

Walking through these fields you regularly see skylarks singing overhead, kestrels hunting, swallows in the summer and, more recently, white storks flying across from Knepp.

Those aren't unusual sights if you live here.

They're part of everyday life.

That is what makes this place special.

Once these areas are developed, that experience is gone forever.

No amount of replacement landscaping can recreate land that has taken generations to become what it is today.

Sometimes it feels as though planning decisions look at pieces of land individually rather than asking what happens when every individual decision is added together.

One development might seem acceptable.

Then another.

Then another.

Eventually the countryside that linked them together has disappeared.

That is how it feels growing up here.

I know that houses are important.

But I also think open countryside is important.

Wildlife is important.

The character of villages is important.

Not just because they are attractive, but because they are part of what makes somewhere feel like home.

I hope that, when making your decision, you will think about what Yapton will feel like for children growing up here in another twenty years.

I want them to have the same opportunities I had to walk through open countryside, hear skylarks above the fields and experience nature as part of everyday life.

Those things are becoming increasingly rare.

Once they are lost, they are lost forever.

Yours faithfully,

Rufus Knight

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>