

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Christopher J. Chapman [REDACTED]

Sent: 30 April 2021 09:09

To: Lisa Adams <Lisa.Adams@arun.gov.uk>

[REDACTED] Michael Eastham
<Michael.Eastham@arun.gov.uk>

Subject: Barratt Homes New Planning Application

Importance: High

Dear Michael and Lisa,

I have been informed that Barratt Homes have submitted planning permission to cut down a number of trees.

Please be aware that these are the same trees that have already been cut down as per the dispute below. These trees are on our land. They are on our side of the existing fence (which has been in place for decades). That fence was alluded to as the boundary in the original Barratt application so I don't understand where in their original application they said they would destroy an existing fence to build one further towards Avenals Farm.

The matter is in dispute and Barratt Homes have acknowledged we are to meet shortly and let the surveyors review the situation.

Our surveyor is attending the site next week to produce a report.

Therefore, I cannot see that their application can be considered until it have been confirmed whose land the trees reside on.

Please let me know what else you need from me.

Kind regards,

Chris

From: Christopher J. Chapman

Sent: 17 February 2021 11:31

To: Lisa Adams <Lisa.Adams@arun.gov.uk>

[REDACTED] Michael Eastham

<Michael.Eastham@arun.gov.uk>

Subject: RE: Land South of Water Lane

Many thanks,

I have sent the attached to Barratt this morning. I will seek the necessary legal remedies as recommended.

Kind regards,

Chris

FAO: Barratt Homes Southern Counties Construction Team

CC: Arun District Council

Bennett Griffin Solicitors

Kestrel Design

17th February 2020

Dear Sirs,

RE: Development on Water Lane / Trespass onto Avenals Farm

On 16th February 2020, your workforce knowingly illegally entered onto Avenals Farm land and without lawful excuse destroyed the owner's fence, cut down her trees and attempted to take an area of land as part of your development that belongs within the boundary of Avenals Farm.

The boundary of Avenals Farm has been established over decades and was clearly delineated from the field behind the property.

The matter has been referred to the Arun District Council who have advised us to pursue a remedy with reference to a claim for civil trespass. Further, the matter is being referred to our solicitors who will advise shortly on the offence of criminal damage.

Your representative at the site acknowledged that he had no consent from the owner to enter onto Avenals Farm land. Neither had he supplied evidence to support his assertion that the boundary was different to what had already been established.

Further, your representative made numerous assertions that the police would not be interested in this matter and that we would not have the legal resources to fight Barratt Homes. Therefore he felt entitled to continue to carry out criminal damage at Avenals Farm.

I immediately called your Construction team at Barratt Homes Southern Counties at 14:21, there was no answer and so I left a message for an urgent call back. I made a further call at 15:29 and spoke with your representative explaining the above and she assured me that I would be called back shortly. I have not received a call from you.

Therefore, I have no option but to bring proceedings in respect of trespass and criminal damage without further delay. I will also be reporting to the appropriate bodies the various regulatory breaches I witnessed on and before 16th February 2020, including but not limited to the fact that no protective fencing had been established before yesterday and even when "some of it" was established yesterday it is certainly not fit for purpose.

I attach photographs showing the level of damage at the site caused by your workforce, including the destroyed fencing, the trees cut on Avenals Farm land and the lack of sufficient protective fencing both on 16th February and 12th February. Should you wish to now discuss this matter with me, my mobile number is [REDACTED]

Yours faithfully,

Chris Chapman

















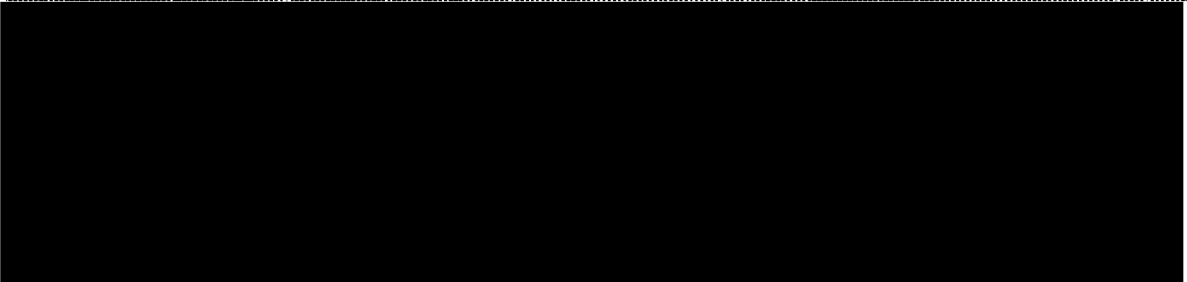












To: Christopher J. Chapman [REDACTED]

[REDACTED] Michael Eastham

<Michael.Eastham@arun.gov.uk>

Subject: Land South of Water Lane

Dear Mr Chapman,

Further to your telephone call this afternoon, I have liaised with our compliance team regarding the site team entering your land. I am advised that this is a private civil matter and you may wish to seek legal advice with regard to the encroachment onto your land. I am also currently liaising with our Tree Officer in respect of the retention and removal of trees on this site. It would be useful if you have some photographs which you could send me which you could send me in the meantime.

Kind Regards

Lisa Adams

Post Approval Implementation and
Monitoring Officer
Planning Department

T: 01903 737626

E: lisa.adams@arun.gov.uk



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