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11th March 2022

Emma Standivan
Orchard Barn
Church lane
Yapton
BN18 0EH

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/10/22/PL
Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Description of works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 9th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45058

Further to my previous objection, I have now had the opportunity to study the planning application in full and have some further matter to highlight.

The Western boundary as a whole is given little attention in the application as it is 'bordered by Orchard Business Park'. That simply is not the case for much of the boundary. It borders my house and garden which is sandwiched between this proposed development and Orchard Business Park. The plans and maps that the developers have submitted show my house and garden as part of Orchard Business Park, which is incorrect and misleading.

In the submitted plans, the western boundary line of the site, shown in red, encroaches into my land and the treeline and hedgerows that are claimed as the existing boundary, are my trees and hedgerows. Further, their plans show some trees that are simply not there and cannot be relied upon as a boundary barrier.

Their own drawings show gaps in the existing hedgerow between the development site and my property but no plan is given for the treatment of those gaps other than the vague promise of "a small buffer and boundary hedge". Incidentally, the Ecological Evaluation suggests any such Buffer should be 5 metres wide.

It should also be noted that the house numbered 112, is situated very, very close to an authorised industrial

unit which is frequently noisy. Will the building of these houses lead on to have an adverse impact on the industrial activities of Orchard Business Park and the established local employment opportunities associated therein?

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>