



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

15th October 2021

Mr and Mrs Connington
14 Gladstone Road
Yapton
Arundel
West Sussex
BN18 0JP

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/127/21/RES
Site Address: Land at Bilsham Road Yapton
Description of works: Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site.

Thank you for your internet representation made on 14th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41246

We object to the plans for the following reasons:

Having reviewed the latest plans for the development, we see that some of these plans still do not properly represent the extension to our property which was completed in 2018. It is, therefore, hard for us to review the drawings to confirm that the application of building standards to the development will provide us with the protection of our entitled rights to light and privacy.

Our master bedroom has a large picture window on the side elevation facing the development which will be within a few metres of the side elevation of the house on plot 16. We believe this will result in greatly reduced natural light into the room from an oppressive brick wall directly in front of the window.

Our main family room on the ground floor also has a window on the side elevation which will, likewise, result in greatly reduced natural light to that room from the wall.

The master bedroom and main family room have bifold doors onto the rear elevation and we would question if the proposed building plots 15, 14 and 13 are the required distance from our property, providing us with the required level of privacy.

We had voiced concerns relating to the landscaping of the previous application on this site - Y/152/20/RES - due to the siting of tall trees bordering our property and the possibility of their root system causing damage to the foundations and/or drains. We think the apparent removal of the landscaping scheme along our boundary is an over-reaction to our previous comments and the planting of suitable hedging/shrubs would be appropriate and kinder to wildlife and the environment.

We are worried that damage may occur to our property's boundary fencing, foundations, pipe work and drains during the process of excavation and laying foundations for plot 16. We would, therefore, expect appropriate party wall agreements to be implemented prior to commencement of work.

The area, both local roads and the field itself, suffers badly with flooding during wet periods and bad puddling can be present for many weeks at a time, even during the summer months. The proposed development will exacerbate this situation and serious consideration needs to be given to the use of a permeable ground material throughout the development.

Finally, as this is a large development and building will take place over a prolonged period of time, residents in the vicinity will be inflicted with noise/dust/etc continuously throughout the duration of the build, we would, therefore expect that building works are constrained to an agreed working day, ie 8.00 to 17.00 hrs Monday to Friday and 08.00 to noon on Saturdays.

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>