

Keith Chenery
Harptree Cottage, North End Road
Yapton
Yapton, Arundel
West Sussex
BN18 0DS

Your Ref: OWPC26061
Our Ref: Y/19/20/RES 04-02-2020
Please ask for:
Michael Eastham

13th March 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.

Land to the south of Ford Lane and east of North End Road Yapton

Thank you for your internet representation made on 12th March 2020 which has been recorded as **'an objection'** with the comments as follows:

When the plans for this development were printed in the local "Yapton News" magazine last year, the developers invited comments from the residents. I emailed them with my objections to the layout but, unfortunately, I received no reply or even an acknowledgement.

It would seem that inviting comments was merely a PR exercise, so I will post the original letter here for consideration.

Email dated November 25 2019:

Dear Sir or Madam,

RE: Land to the South of Ford Lane/East of North End Road, Yapton.

I am writing with regard to the above development proposal as published in the "Yapton News."

We are the owner/occupiers of Harptree Cottage in North End Road. I am also writing to you on behalf of my in-laws, Mr and Mrs Heaver and their daughter, who live in the adjoining property, Pippin Cottage. Our two households are on the North-West boundary of the development area.

We moved here over 35 years ago looking for a more rural way of life. We chose these properties for their location on the outskirts of the village, and particularly for the beautiful outlook over open fields where we could walk our dogs. Having no immediate neighbours made this an ideal residence for the peace and privacy that we all desired.

I am sharing this information in order to help you to understand how devastating your proposals are for our families. They are, in fact, the worst possible.

Given that ours are the only properties on the periphery of this development, I find it quite astonishing that you would consider building right up to and all around our boundaries -

*especially when there is an abundance of undeveloped land to the east and south where these properties could be sited without discomforting anybody.
The text accompanying your outline states that this layout has been "sensitively designed."
I respectfully submit that this is hardly the case.*

*Should this development go ahead as proposed, I also have concerns about possible sources of conflict with immediate neighbours.
We have several large mature trees on the boundaries and I can foresee the inevitable leaves/light issues.
We use solid fuel for our primary heating (North End Road is not on the gas main) and I do a lot of logging with a chainsaw and log-splitter. This will certainly be a noise-nuisance to neighbours.
I also use the workshop next door for working with wood and metal.
The "paddock" adjacent to Pippin Cottage is no longer used for ponies and is now kept as a rough lawn. This needs cutting with a tractor-mower weekly from Spring to Autumn.
I can foresee that all these essential activities are going to be unpleasant - possibly intolerable - for close neighbours.*

Selling up and moving elsewhere is not an option for us as Mr and Mrs Heaver are both in their eighties and in frail health and, realistically, I doubt if there would be much interest in period cottages with an ongoing building-site at the bottom of the garden for an indeterminate number of years. Effectively, we are stuck.

In conclusion, I hope you will look kindly on the issues I have raised and respectfully request that you consider reassessing the layout of this development to accommodate the needs of our households. At the very least, I would hope that the two properties immediately to the rear of Mr and Mrs Heaver's garden could be relocated, thus preserving something of the outlook and privacy to which they are accustomed.

Thanking you for your kind attention.

Yours faithfully.

K M Chenery

S L Heaver.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning