

David & Caroline Sharratt
Ferndale Cottage
Burndell Road
Yapton
West Sussex
BN18 0HR

Your Ref: OWPC2576
Our Ref: Y/23/14/RES 05-03-2014
Please ask for:
Mr C Cronin

28th April 2014

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 30

Approval of Reserved Matters: Appearance, Landscaping, Layout and Scale following Outline Planning Permission Y/30/13 for 34No. dwellings, including 10No. affordable with access and ancillary works. Departure from the Development Plan.

Land South of Fellows Gardens Yapton

Thank you for your internet representation made on 25th April 2014 which has been recorded as '**an objection**' with the comments as follows:

The Eco-management plan indicates that the northern boundary is composed of neglected hawthorn bushes which Bellway intend to pollard to a height of 2m. Gaps between these neglected trees are to be filled by a row of bare root hawthorn transplants. The landscape management document contradicts this, showing the boundary to be composed of ornamental and fastigate trees.

Our mutual boundary is formed of several mature hawthorn trees as well as a thriving immature Ash tree of approx 7m height. These Hawthorn trees are sited on my side of the boundary - I do not wish for them to be reduced in height. replacements for storm damaged trees along this boundary have been unable to compete with the existing trees and all have failed eventually. I have no doubt that the proposed bare root hawthorns and or ornamental trees will either grow very slowly or not survive.

The Eco-management plan talks at length of dark corridors along the other boundaries but affords no comment regarding the northern boundary. The assumption seems to be that the neighbouring gardens are of little value to wild life. My garden has been managed over a 20year period to provide a varied habitat in which wild life can thrive. By day, I have recorded a large number of species of bird in the garden, as well as frogs, newts, slow worms and voles. By night I have frequently observed bats hunting across the lawn. I do not know their origin but my best guess is the flint built outbuilding close to the Bellway development.

The site plan indicates that the installation of lighting will be along the road pattern. Since the estate side of the mutual boundary is to be a parking compound, I require my garden to be afforded the same protection.

Many of the comments above were raised at the open day in Yapton village hall last winter by me direct with the Bellway homes representatives. I was promised a post and feather board fence of 2m height along our mutual boundary on the site side of the mature trees prior to the commencement of any other works to serve the following purposes.

- 1. Security. With the removal of the bramble screen, there is no barrier between site and my garden whatsoever.*
- 2. Light encroachment prevention. Without a fence, the over spill of light from both estate lighting, housing and car headlamps will be unacceptable. As stated above, the planted hedgerow or trees will take several years to become an effective barrier.*
- 3. Privacy. This is self explanatory as there will be a public space behind the boundary.*
- 4. Sight line improvement - from my property.*
- 5. To provide a backing beyond which (from my perspective) the proposed hedgerow can*

grow.

I object to the lack of such a fence in the application.

The description "ornamental and fastigate trees" is subject to a very wide interpretation. I would be happy to see fastigate (English) Oak, Hornbeam or even some of the Acer family (William Caldwell for one). I object strongly if their intention is to plant a row of wildlife sterile Cypresses.

Finally, I still have strong concerns regarding the potential for flooding caused by storm water run off from the site across my property. The field is at a slightly higher elevation than my own property. The natural drainage route once storm water starts ponding in the field is through the rear half of my garden and the front garden of "Malton" (next door). I have witnessed this event 3 times since 1993. With the reduction in permeable surface area caused by the development and the same rainfall, common sense says water will pond both more frequently and severely.

The application also makes no mention of the rife which closely parallels the eastern boundary. This rife will also require some protection especially during the building phase. Probably the best way forward would be a site meeting attended by yourself, a representative of Bellway homes and myself.

David Sharratt

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts

Assistant Director Planning & Economic Regeneration