

Margaret Shackleton
10 Victoria Villas
Bilsham Road
YAPTON
Arundel
West Sussex
BN18 0JD

Ref Y/23/21/OUT

29 March 2021

Case Officer Ms M Tomalova
Arundel District Council
Planning Department
1 Maltravers Road
LITTLEHAMPTON
BN17 5LF

Dear Miss Tomalova

I wish to object to the outline planning application by Prime Securities.

The history of this plot of land goes back about 20 years when Prime Securities annexed the garden of the bungalow, known as Kingsclare. About 2002, they purchased Kingsclare and annexed part of the rear garden. They had no access to this, until Spring 2019, when they purchased Kingswood. Again, they annexed the garden and removed the fence panel on the boundary of Kings Close and inserted a 6-bar gate, thus gaining access through Kings Close (private road). Then, they joined what was both rear gardens and during 2020 a beautiful apple tree and an established tree which always had nesting birds were chopped down. This plot has been a natural habitat for hedgehogs and other wildlife.

The way in which this plot was obtained is known as 'garden grabbing' and is an over-development of land within the centre of Yapton Village. I wish to bring to your attention that 'garden grabbing' is part of the National Planning Policy Framework. Planning Policies and Decisions – Achieving Appropriate Densities states 'the **desirability** of maintaining an area's **prevailing character and setting (including residential gardens)**' (Ministry of Housing, Communities & Local Government
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF

Kingsclare and Kingswood are bungalows and had similar sized gardens. Now they have exceedingly small back gardens in relation to the size of the bungalows. Planning permission on this plot for 2x 2 storey houses was applied for and refused Oct-Nov 2020. Why was 'garden grabbing' allowed 20 years ago and again in 2019? Who is responsible for allowing this to happen? If outline planning permission is granted, then the Council is saying it is ok for 'garden grabbing'. It is allowed. I am sure this is not what the Council

wants to be remembered for. In fact, I suggest that the plot be offered for sale to the owners of Kingsclare and Kingswood.

The Rt Hon Greg Clark MP said:

"For years, the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space." (Published 9 June 2010. Ministry of Housing Communities & Local Government, <https://www.gov.uk/government/news/new-powers-to-prevent-unwanted-garden-grabbing> Accessed 14 October 2020)

This proposed development is in the heart of Yapton and Arun District Council should try to preserve our village in West Sussex. The National Planning Policy Framework also states 'limited infilling in villages' (Ministry of Housing, Communities & Local Government, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf 2019, P.42, Number 145e) Accessed 14 October 2020)

The village centre of Yapton has become extremely crowded with houses. Kings Close is a busy thoroughfare with lorries, passing traffic, taxis stopping and the illegal parking at the junction of Kings Close and Main Street. The speed limit is 30 mph which is never enforced. Recently the junction was improved with new double yellow lines. This has made no difference to parking behaviour. There are no cameras or any police presence. These yellow lines are not a deterrent or warning. I believe there has not been a police/environment review regarding traffic and pedestrian safety in Yapton for several years. This should be addressed before any application is considered.

My property is one of 10 cottages, that are over 100 years old and allowing this application would take away the uniqueness of these beautiful cottages. The visual impact of a new-build property seen from my property and others would look out of place. Any building would block out the sun in my garden and I believe my privacy would be invaded as I have a large bathroom window which looks on to that plot. The outlook from Victoria Villas should be maintained for the future.

Outline planning permission does not give me any confidence as to what could be built there. The residents of Yapton deserve to know what is exactly proposed by this application. This plot of land is right in the centre of Yapton Village and all efforts should be made to avoid over-building on such a plot.

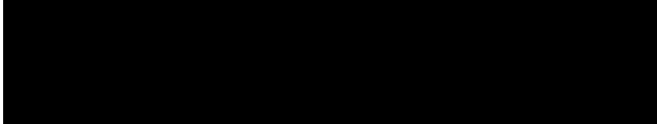
At the present time, there is a lot of development in and around Yapton, such as building on high-quality farmland and extending the natural boundary of Yapton Village. It is an incredibly sad sight as Yapton will lose its identity and will no longer be a special place in West Sussex. The centre of the village will be surrounded by new-build matchbox houses. Eventually the value of the older and established properties will fall. Society will change as local councils do not make sufficient provision for schools, Doctors, children's play areas and most importantly to address the needs and welfare of our young people. When there are insufficient facilities for the community and lack of employment, petty crime, and vandalism increase. I have experience of car vandalism and frequently youngsters are smoking cannabis on the Village Green and in the skate park, right next to noticeably young children. One can see that many local

people have stopped being proud of Yapton. Every day there are cars covering the grass verges, along the footpaths and on the larger grassed areas. This seems to be the norm.

This development would undoubtedly cause noise, air pollution and increased traffic, such as lorries delivering building materials etc. In recent years, the development behind the Co-Op was very noisy, work sometimes commenced before 8am and the footpath was precarious.

Please consider the points I have raised in relation to this planning application.

Yours sincerely

A black rectangular box redacting the signature of Margaret Shackleton.

Margaret Shackleton