

Margaret Shackleton
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YAPTON
West Sussex
BN18 0JD

Ref Y/4/22/OUT

18 February 2022

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 for a bungalow in Kings Close (private road) by Prime Securities.

Initially, I will give you some history of how this plot of land was obtained by Prime Securities. Mr Grimley, who owns Prime Securities bought the property known as Kingsclare about 2002. He then cut off part of the garden and sold the property with a smaller garden. Prime Securities had no access to the plot of land as it was bordered by other properties which he did not own. However, in 2019, he was able to buy the property known as Kingswood. He proceeded to cut off the garden and sold Kingswood with a smaller garden. Prime Securities then had access to both plots and joined them together and erected a gate with a dropped curb in Kings Close. Two previous applications have been made to build houses on this plot and they have been declined.

Arun District Council must accept this is 'garden grabbing' and no developer should be allowed to obtain land in this way. I wish to bring to your attention the **National Planning Policy Framework** where Councils are advised on policies and decisions with the '**desirability of maintaining an area's prevailing character and setting (including residential gardens)**' (Ministry of Housing, Communities, and local Government).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF

The owners of Kingsclare have approached Prime Securities on two occasions offering to buy back what was their garden. The request was declined. Both Properties (Kingsclare and Kingswood) have tiny gardens compared to the size of their property. Consideration should be given to the owners of Kingswood and Kingsclare and Prime Securities should return the land to them. Arun District Council should take responsibility and resolve this situation.

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Surely, Arun D. C. can see this is not in keeping with residential gardens. I do not want to see another property **squashed** into the centre of Yapton. This part of the village should be protected from further building as it is totally out of character with the surrounding properties. Bordering this plot are 10 cottages which are over 100yrs old. Arun D. C. have an obligation to preserve the centre of the village.

This plot of land is approximately 50-100yds from the Co-op where there is an ongoing parking problem, especially at school times. The carparks opposite the Co-op are full at these times. During the day, through traffic, such as Council workers' lorries and laborers from the local building sites all stop on the double yellow lines or on the green verges opposite the co-op. Bollards are continually damaged. There is increased traffic from the pharmacy which has opened next to the Co-op. The traffic controlled pedestrian crossing is a hazard as traffic crosses over it to park in front of these shops. The Co-op is a quick stop for workmen to get their lunch or make a delivery to the post office. Therefore, lorries and delivery vans park in Kings Close. Please note, this area is never policed and therefore it is not safe.

I am also concerned as this building application is unclear. There are no floor plans and the distance of the proposed bungalow to neighbouring fences and boundaries is not known. Will the plans adhere to a ground level building with no upper floor or loft windows? Will the council allow building in the loft? I need answers to these questions as my property borders this plot of land.

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

Yours sincerely

Margaret Shackleton

