



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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21st February 2022

L K Messenger
Kings Clare, Kings Close
Kings Close
Yapton
West SUSSEX
BN18 0EX

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

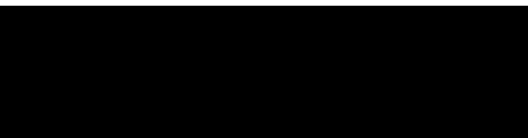
Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: Y/4/22/OUT
Site Address: Kings Close Yapton BN18 0EX
Description of works: Outline application with all matters reserved for residential development of a single detached bungalow dwelling (resubmission following Y/23/21/OUT).

Thank you for your internet representation made on 20th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44536

Lyn Messenger
Kings Clare
Kings Close
Yapton
West Sussex
BN18 0EX



11 February 2022

Ms M Tomalova
Case Officer
Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Ms Tomalova

PLANNING APPLICATION Y/4/22/OUT

We object to the above Planning Application.

When we bought Kings Clare in 2010 the majority of the back garden had already been lost to Prime Securities (property developer) when they bought the entire property some six years previously and put a fence across it leaving Kings Clare with a very small back garden. On two separate occasions I approached the company saying that I would like to purchase the lot in question to restore it to our garden. Both these requests were rejected.

When the owners of Kingswood next door to us put their property on the market they thought they were selling to private buyers. It was, in fact, Prime Securities behind the purchase. They immediately put a fence across the back garden thus allowing themselves access from Kings Close (a private road) to the whole of the back lot.

Since then they have installed a gate and a dropped kerb to Kings Close. They have cut down two producing apple trees which had been there for several decades, stripped the site of all shrubs and garden plants and bull dozed it into a pile. I have concern about the legality of these activities prior to even applying for planning permission. Should there have been a Change of Use application made first?

To build a house on this site with parking would add to the traffic congestion in the area. While constructing the property there would be lorries, vans and workmen's cars in Kings Close which would cause a real hazard to pedestrians and, especially, school children.

At the top of Kings Close is Main Road (the B2233) which is a very busy road at the best of times and can come to a standstill when flooding occurs which is regularly.

I am not aware of when the last police review of traffic at the junction was carried out but perhaps prior to permission being given for yet more building in the area this should be looked into.

Environmental issues are a concern with regards to this application, as well. Last year we had six hedgehogs which visited every night. After the clearing of the back lot we had only three. They are in hibernation now and it is feared they very well could be under the pile of brush, trees, etc which the developer has made on the lot. If this is moved to make way for construction they, too, will be gone. The more building we have seen in the local area the less wildlife we see. Foxes used to raise their young in this lot and trees were cut down where magpies, wood pigeons and several small birds nested every year.

We are concerned that the building of this property will compromise our privacy. Also, during construction the whole area would be subject to increased levels of noise, traffic and air pollution.

In summary our main concerns are access to our house by health professionals and ambulances [REDACTED], [REDACTED] safety and traffic congestion during the proposed build, the legality of activities to date on the site, our loss of privacy and the environmental issues outlined above.

Thank you for your consideration of this objection.

Your sincerely

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>