

From: David Barnes [REDACTED]
Sent: 09 September 2019 11:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Y/1/17/OUT . New Planning Application No Y/63/19/RES

Dear Mr Davis

I have now had a minute to consider this particular application.

I think I'm a reasonable man and understand that new housing is necessary and needs to go somewhere.

Furthermore when I bought our house I was aware of this proposed development. I was gratified to learn then that the Council has insisted on an open margin all around the listed houses, of which mine is one, to afford them some degree of prominence for the community. However as is so often the case the developer is by stealth and gradually wearing you down encroaching on that margin in this case.

The buffer of trees between Bonhams Farm and the development has now been redrawn and withdrawn and a grass verge planned in its place. Before we know it vehicles will be parked there- not a biased comment but a natural consequence as there are only just enough parking spaces for two vehicles per dwelling- not enough in this modern multi- vehicle age.

It would also appear that the development has been moved closer to the boundary with our property.

Can I have your assurance that the Planning Rule which demands that the "setting" of a Listed Building needs protecting by a margin has been adhered to in this case, and please bear in mind that the wall around Bonhams Farm is 300 years old and intrinsic to the look of the village of Yapton.

It's time for the Planners to stand up to developers and not let them submit one set of plans after another until they get what they always wanted from the word go

Yours sincerely

David Barnes
Bonhams Farm
Yapton
BN18 0DX

David Barnes

Director
LAVENDER GREEN LTD
London & Windsor
[REDACTED]

On 5 Sep 2019, at 14:55, David Barnes <[REDACTED]> wrote:

Dear Mr Davis

Further to my earlier email I note there are over 60 documents attached to the file relating to this application. You are not really allowing much time for the consideration of these now that the yellow Planning notifications have been erected and I strongly urge you to allow interested parties more time for this.

I would urge that this application be considered and decided by Planning Committee Councilors and not by Planning Officers under delegated authority

Early, and worrying, observations I have are below:

1. There is now more housing directly overlooking and closer to the listed properties (Bonhams Farm being one) than with the previous agreed plan (plots 36 - 41). The intention was always to leave an apron around these important houses
2. These 6 properties overlooking the listed properties are allocated for "affordable housing", comprising a 2 bed shared ownership house, a 3 bed shared ownership house, 2 x 2 bed houses for rent and 2 x 3 bed houses for rent
3. The proposed new layout means there will be parking in front of these houses, closer to the boundary than before
4. There appear to be a lot less trees and landscaping in your 'buffer zone' the other side on the north of the boundary.
5. The landscaping proposed is grassland and wild flowers, and not trees and shrubs which would be more of a visible & noise screen
6. Without a proper landscaping screen light glare from the streetlights on the new road is more likely (although no details of lighting has been included in the plans).

Yours sincerely

David Barnes
Bonhams Farm
Yapton

David Barnes
Director
LAVENDER GREEN LTD
London & Windsor
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 5 September 2019 at 12:57:54 CEST
To: simon.davis@arun.gov.uk
Subject: Y/1/17/OUT . New Planning Application No Y/63/19/RES

Dear Mr Davis,

The planning notices relating to the above application have been located nowhere near the proposed site.

Why have all the planning notices been placed in several locations other than near the field where the houses are planned to be built?

This was queried with guy from your office who was putting up the notices. He was asked why he was placing them so far away from the proposed site and he showed me a plan he had from your office showing him the exact location of the notices, so this was clearly not a mistake on his part.

Also why has the building company been allowed to continue to advertise the said houses before the new planning has been granted. This smacks of a foregone conclusion that the planning permission will be granted.

I would also very much like to know why, if members of the public are entitled to object to a planning application and that they have 21 days to object after the yellow planning requests are displayed, why the notices were only displayed on the 29th August and all comments have to be registered by the 13th September. Clearly this is 2 weeks not 3 weeks.

Im sure there is not hint of collusion between the Planning Office and the Developer, although this again smacks of a foregone conclusion that the planning permission will be granted and also an attempt to limit the number of people reading the relevant notices.

If this is the case, why is Arun even bothering to waste everyones time asking for comments, when clearly they are going to be totally ignored?

You will understand, I'm sure, that this is a sensitive issue for those living nearby. We are all concerned that the Planners treat this Application in the same way they would one from an ordinary member of the public and not show favour to a mighty Developer, which seems to manage to twist the rules to its own advantage!

We are counting on you and your office to treat your residents fairly, as I'm sure you will.

Yours sincerely

David Barnes

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