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5th October 2020

Keith Chenery
Harptree Cottage, North End Road
Yapton
Arundel
West Sussex
BN18 0DS

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/82/20/RES
Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
Description of works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).

Thank you for your internet representation made on 2nd October 2020 which has been recorded as an objection with the comments as follows:

OWPC30042

Below are my comments which I posted with regard to the previous planning application for this development (Y/19/20/Res). They are still just as relevant.

"We are the owner/occupiers of Harptree Cottage in North End Road. I am also writing on behalf of my in-laws, Mr and Mrs Heaven and their daughter, who live in the adjoining property, Pippin Cottage. Our two households are on the North-West boundary of the development area.

We moved here over 35 years ago looking for a more rural way of life. We chose these properties for their location on the outskirts of the village, and particularly for the beautiful outlook over open fields where we could walk our dogs. Having no immediate neighbours made this an ideal residence for the peace and privacy that we all desired.

I am sharing this information in order to help you to understand how devastating your proposals are for our families. They are, in fact, the worst possible.

Given that ours are the only properties on the periphery of this development, I find it quite astonishing that you would consider building right up to and all around our boundaries - especially when there is an abundance of undeveloped land to the east and south where these properties could be sited without discomforting anybody.

Should this development go ahead as proposed, I also have concerns about possible sources of conflict with immediate neighbours.

We have several large mature trees on the boundaries and I can foresee the inevitable leaves/light issues. We use solid fuel for our primary heating (North End Road is not on the gas main) and I do a lot of logging with a chainsaw and log-splitter. This will certainly be a noise-nuisance to neighbours.

I also use the workshop next door for working with wood and metal.

The "paddock" adjacent to Pippin Cottage is no longer used for ponies and is now kept as a rough lawn. This needs cutting with a tractor-mower weekly from Spring to Autumn.

I can foresee that all these essential activities are going to be unpleasant - possibly intolerable - for close neighbours.

Selling up and moving elsewhere is not an option for us as Mr and Mrs Heaver are both in their eighties and in frail health and, realistically, I doubt if there would be much interest in period cottages with an ongoing building-site at the bottom of the garden for an indeterminate number of years. Effectively, we are stuck.

In conclusion, I hope you will look kindly on the issues I have raised and respectfully request that you consider reassessing the layout of this development to accommodate the needs of our households. At the very least, I would hope that the two properties immediately to the rear of Mr and Mrs Heaver's garden could be relocated, thus preserving something of the outlook and privacy to which they are accustomed."

The one positive feature of the housing layout in proposal Y/19/20/RES was that at least there would be no dwelling adjacent to the boundary of Harptree Cottage.

This new layout shows that, now, there WILL be a house at the bottom of our garden.

It would appear that not only have our objections been studiously ignored, but an intolerable situation has been made even worse. This is totally unacceptable.

K M Chenery

S L Heaver

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.