



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

Ref Y/97/20/PL

14 October 2020

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

Dear Sir

I object to this planning application for the following reasons.

Firstly, I want to give you some background information about this plot of land which backs on to my rear garden. Since October 2019, there has been an ongoing dispute between me (I am the owner of 10 Victoria Villas) and Prime Securities. In October 2019, Prime Securities (one of their workers or representatives) entered onto my land unlawfully and erected a new garden fence and annexed part of my garden. I had no prior knowledge that this was going to happen. I returned from holiday and my garden had been annexed. Since then I arranged for a solicitor to represent me. Prime Securities have accepted, they came onto my land unlawfully. Apparently, they misunderstood the Land Registry. At present, I am waiting for a Zoom Mediation meeting. If Prime Securities do not participate, my solicitor will apply for a Summary Judgement.

Prime Securities acquired this plot of land over a period of 18-20 years. About 2002, they purchased the bungalow at 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 and inserted a 6-bar gate (in the perimeter fence which is in Kings Close), thus gaining access through Kings Close (private road).

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.

Using the gardens of properties to build houses is usually frowned upon. 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

2019, P.36, Number 122 d Accessed 14 October 2020)

The Rt Hon Greg Clark MP said:

"For years the wishes of local people have been ignored as the character of neighbourhoods and garden 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)

From an ecological point of view, this is an excess of building on land that was intended to be a garden and is now a sanctuary for hedgehogs and a haven for other wildlife. I have contacted Sussex Wildlife about the habitat of hedgehogs and am awaiting their call. In 2019 there were 3 adult and 3 baby hedgehogs living on this land. This year 2 hedgehogs have been seen. It should be noted there is a huge pile of branches and shrubs (approx. 6'ft high) close to my rear fence where there is active wildlife. Prime Securities started to clear the plot in Oct 2019 and cut down a tree in Spring 2020. This has probably disturbed the wildlife in the area.

I wish to point out that the building of 2 x 2 storey houses would impact on my privacy as my bathroom window (approx. 6' high x 3' wide, previously known as sash windows) is at the rear of my house and looks out on my back garden. Any occupants in a property at the rear of my house could see into my bathroom, thus invading my privacy. My property is over 100yrs and the outlook of my property should be preserved for the future. There are many properties in Yapton which are over 100 yrs old and this gives Yapton its uniqueness and it should continue to be a special place in West Sussex. This development would also block out the sunlight from my rear garden. At present the sun sets in my back garden. If this is lost by the building of these houses, it will probably devalue my property. I am more concerned about the effect it will have on my health

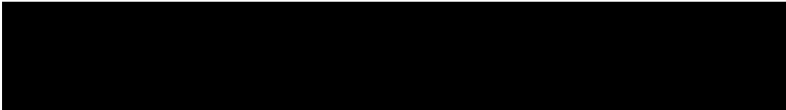
I have looked at the plans online and note that the proposed street scene only shows Kings Close, north west and south west views. The outlook from Main Road and Bilsham Road is not shown. There is a broader picture here, which should be considered. The visual impact of 2 rooves of houses seen from my property and others would look out of place as Victoria Villas are 10 cottages, over 100 yrs old.

Kings Close opens onto Main Road, with the entrance to the CoOp on the left and a narrow footpath to the right. Frequently, this area is blocked by cars parked across the entrance of Kings Close so people can do a quick shop. Cars, lorries and trucks park on the pavement and sometimes there is no room for a pedestrian, wheelchair or pushchair. Only a few drivers/shoppers use the car park opposite. Sometimes, the car parks are full, especially at the end of the school day when the children use the play area opposite. Car owners use the carpark as school parking, and it fills up before 3pm. The traffic often exceeds 30mph and it is difficult to cross the road, especially near Sparks Corner and into Bilsham Road. From experience, I have learnt that it is not safe for me to park my car in the car park or outside my house. I have experienced a lot of vandalism. Although, I now park in Belmont Terrace (opposite Victoria Villas), my car has been vandalised again, resulting in a large dent in the boot. Building houses is fine, but in my opinion and experience issues regarding road traffic and vandalism need to be addressed first. To keep increasing the number of dwellings in Yapton is ridiculous, when the infrastructure for an increased population is not in place.

There is also an increase in minor crime as can be seen by the vandalism of the play area and the fencing; car vandalism and young teenagers acting suspiciously around the back of the village hall. This is incredibly sad. I have neighbours who have lived in Yapton all their lives and they confirm Yapton has room for improvement.

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 CoOp was very noisy, work sometimes commenced before 8am and the footpath was precarious.

Yours faithfully



Margaret Shackleton

