

Gene Peppler
32 Fellows Gardens
Yapton
Arundel
West Sussex
BN18 0HW

Your Ref: OWPC21114
Our Ref: Y/98/18/RES 29-11-2018
Please ask for:
Mr S Davis

16th January 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.

Land off Burndell Road Yapton

Thank you for your internet representation made on 15th January 2019 which has been recorded as **'an objection'** with the comments as follows:

I am a resident in Fellows Gardens and my property backs on to the field where the proposed development of 108 properties is to take place. On looking through the revised plans I have two points that I wish to raise.

Behind our property and adjacent properties there is a strip of hedge and trees which are shown on the site plan as a green strip. Could you please confirm that this area of hedgerow and trees will not be damaged or removed in any way. It is an area of natural habitat for the bird life and wildlife in our area which is vital to our environment. This strip of land is shown on our title deeds as a "ransom strip" and we understood that it had to remain.

I also note that plots 1-16 on the site plan appear to have dormer windows in the roof at the rear of the property. This means windows overlooking Fellows Gardens one floor higher than the current properties in Fellows Gardens and is not in keeping with the current planning allocation on neighbouring sites. I note Velux windows have been allowed at the rear of properties which overlook neighbouring rear gardens which is less intrusive to the surrounding properties but allowing dormer windows to the front of the property.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning