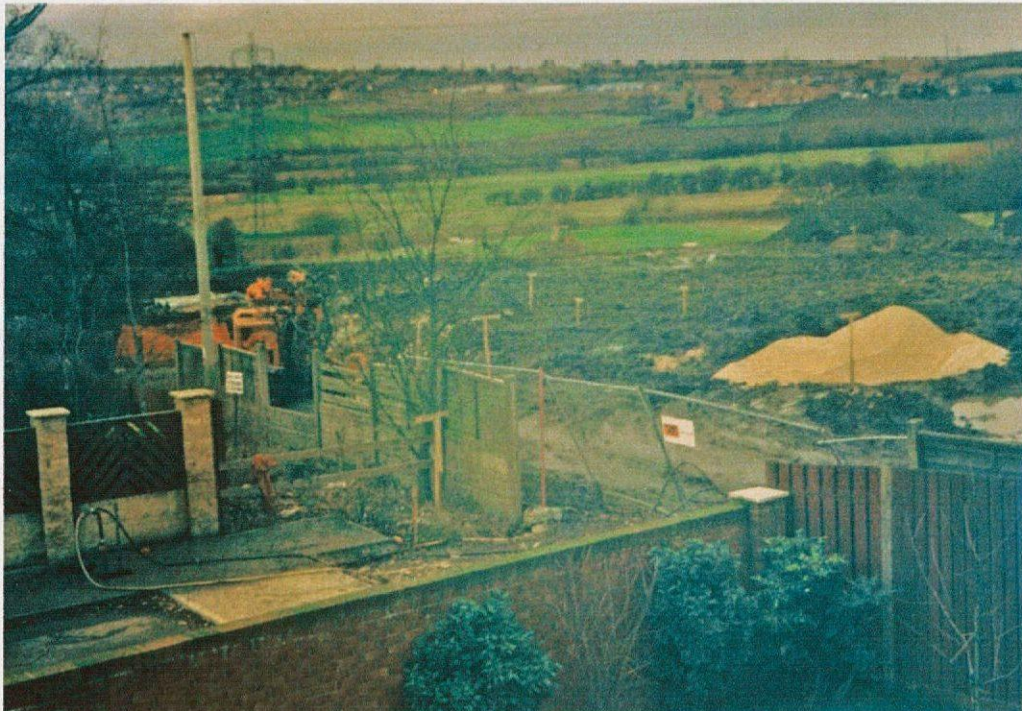


Supplemental Information in Support of the Planning application for the 'Land at the back of 5 The Leylands' (as described by the Land Registry)

History

When Ben Bailey first developed the site in 1997 our house was the last property on The Leylands and backed on to Mounts farm. A buffer strip of fenced off land was retained between the development and the farm. As it was envisaged that the farm would be sold and subsequently developed, this land was held as a 'ransom strip' and for several years this strip of waste land remained in a state of wild disrepair.

In 2002 Ackroyd and Abbott purchased the farm land and the ransom strip and opened up the access to allow The Leylands to be extended. The top half of the field was later sold on to Barratts.



As the site developed the fence at the lower side of the site (behind the pole on the picture) was taken down and a strip of tarmac hard standing laid. This area was then used to site the portable site sales office and portable loos for the workmen. The fence on the top side of the site was left and still remains in place today.



When the show house was finished, the porta cabin and portable loos were removed and the hard standing used for car parking for site visitors.

At this point we wrote to the land manager at Ackroyd and Abbott to ask what their plans for the strip of land were as it was unkempt and weeds were coming through into our garden (see letters dated 04/04/2003 and 08/05/2004 attached).

In 2005 the builders wrote to us asking if we wished to purchase the land and if so to make them an offer. The offer we made was rejected as inadequate. In April 2007 we wrote to them again asking them if they would reconsider the offer as properties adjacent to the Barratt development (to the rear of Belridge Close) had taken their fences down and incorporated the land into their gardens at no cost to them. The builders still rejected our offer.

In early 2013, as we both approached our planned retirement dates, we made one final approach to the land manager and he agreed to sell on the land. We commissioned a solicitor to complete the purchase and secure the deeds with the Land Registry. We also paid Ackroyd and Abbott's legal fees. The sale completed on 10/05/2013. We were told that there were no restrictions on the use of the land apart from a covenant forbidding it to be used for the sale of ale.

Unfortunately, the solicitor did not advise us that planning permission was required and stated that we could move our fence back to the new boundary as long as the fence did not exceed 1.8 m and we erected a new fence on 20/06/2013. Subsequently on our return from holiday at the end of July our neighbor informed us that someone from the council had been out to look at the fence following a complaint.

Proposal

For many years this piece of land has been in a state of neglect. We have regularly cleared rubbish and removed dog excrement from immediately behind our garden fence. Many people use this footpath to walk their dogs down to the field and dog fouling on this strip of land was a major problem.

We propose to add double gates to the street side to give us access to the rear garden. We intend to retain the hard standing and use this to over winter our campervan avoiding parking it on the street.



