

Alan Broughton
Elm Barn (Bonhams Barn)
Main Road,
Yapton
BN18 0DX

Your Ref: OWPC12857
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

22nd February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 22nd February 2017 which has been recorded as '**an objection**' with the comments as follows:

I am posting this letter I sent to the council so it can be considered at the meeting in case I do not have a reply before the deadline.

To Infomanagement Arun District Council

I am writing to request that you provide me with some information in relation to the current planning application for Bonhams Field, Yapton BN18 0DX (Council Ref: Y/1/17/OUT).

I wish to receive a copy of all written pre-application advice provided by the Council to the owners, applicants and their agents between the dates of 1 January 2016 and 3 January 2017.

This request is being made on the basis that:

(a) pre-application advice is lawfully a material planning consideration in the determination of a subsequent planning application, and a planning application has now been submitted for this Field;

(b) the pre-application advice is referred to by the applicants in their planning application submission documents, specifically the planning application form and para 6.5 of the Planning Statement;

(c) it is fast becoming best practice for local planning authorities to make pre-application advice publicly available when a planning application is subsequently received for determination; and

(d) the District Council is lawfully required to provide public access to information as the default position, unless it can be demonstrated that withholding disclosure is clearly in the wider public interest.

In providing this information, I am happy for you to redact the names, addresses and phone numbers of Council Officers and Pre-Applicants, or any other third party personal data, if you think that is justified.

As this is a live planning application I look forward to a quick reply, preferably well within your target of 20 working days.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration