
LUKEN BECK



30 Carlton Crescent, Southampton SO15 2EW



Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton N17 5LF

30th April 2018

Our Ref: IJ/16021
Your Ref: Y/1/17/OUT
Portal Ref: PP-06929709

Dear Sir / Madam

LAND AT BONHAMS FIELD, MAIN ROAD, YAPTON

APPLICATION TO VARY CONDITION 2 OF THE OUTLINE CONSENT FOR 56 DWELLINGS WITH ASSOCIATED PARKING, PUBLIC OPEN SPACE AND CREATION OF NEW VEHICULAR ACCESS

Please find enclosed with this letter a completed planning application form, a copy of the decision notice and Location Plan relating to the above outline planning consent. This application is made on behalf of our client Seaward Properties Ltd.

Payment of the Council's planning fee will be made by our client. The planning fee is calculated to be **£234**. Further to your receipt of this application please would you provide an application reference number for reference in making this payment (see email address below).

This planning application is made to vary Condition 2 of the above outline planning consent (ADC ref. Y/1/17/OUT) as it is considered the current wording of the condition does not meet all six tests for planning conditions set out in the NPPF and NPPG¹. Paragraph 206 of the NPPF states,

'Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.'

As means of access to the site has been approved in full, as part of the above outline consent, there are reserve matters relating to general appearance, landscaping, layout and scale which need to be approved prior to the commencement of development. The Planning Authority may not be able to grant approval of all these remaining reserve matters

¹ NPPG, Paragraph: 003 Reference ID: 21a-003-20140306



RTPI

mediation of space - making of place

Chartered Town Planners

Director and Practice Manager: Ian Johnson B.Sc (Planning), M.A., PG Dip UD, M.S.T.P.I.
Exec Consultants: Graham Beck JP, M.B.A., LL.B (Hons), S.A.(Hons), Dip.T.P., M.R.T.P.I.



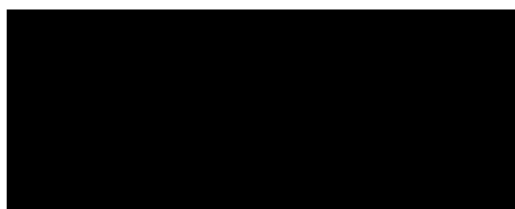
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applications within 1 year of the first reserve matters approval. Our client has no direct control over the duration of time it may take the Authority to determine these applications. The wording of Condition 2 is therefore considered to be an error or mistake or, if intentional, would be unreasonable and potentially unenforceable. We respectfully request the Planning Authority varies the wording of Condition 2, as follows,

*'Condition 2: The development hereby permitted shall begin not later than one year from the date of approval of the ~~first~~ **last** of the reserve matters to be approved.'*

Should you have any queries regarding the information contained within this planning application please do not hesitate to contact me.

Yours sincerely



Ian Johnson
Director



cc. Steve Culpitt, Seaward Properties
Encl.