



Arun District Council
Arun Civic Centre
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16th October 2020

Angela Broughton
Elm Barn
Main Road,
Yapton
BN18 0DX

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/99/20/PL
Site Address: Bonhams Field Main Road Yapton BN18 0DX
Description of works: Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 & 16 as set out in the application covering letter in order to allow for the proposed access works to be implemented separately to the rest of the planning permission.

Thank you for your internet representation made on 15th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30424

I object to the variation of condition application. This application is premature because a new full planning application has been submitted concurrently, and this variation of condition application should not be determined before the full application (Ref: Y/98/20/PL) has been properly assessed and determined in the light of current national and local planning policies and the other new material considerations relating to housing delivery and capacity, including the new standard housing delivery tests.

Also I object to the wording of planning conditions 12, 14 and 16 being changed. This is not a minor technical change but allows the developer to implement their permission before all the pre-commencement conditions have been fully complied with, and it undermines the reasons given for these original conditions, namely to ensure that the proposed development has a proper drainage and SUDs strategy and management/maintenance plan, so that the Council can be satisfied that the development can be adequately drained, before any construction begins on site, and in accordance with adopted planning policies in the Arun District Council Local Plan and with best practice.

It may be the case that the drainage and SUDs strategy and future agreed drainage arrangements could require a relocation of the access road, or at least changes to its layout and configuration."

I would like to draw your attention also to the fact that with the unusual weather we are now experiencing, the flooding on Main Road is far more prevalent and causing increasing nuisance, health hazard from the sewage content and a danger for road users and pedestrians alike.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the

website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.