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10th November 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 9th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31106

Further to my objection dated 16 October, there is now specialist expert evidence and opinion from the Council's own Drainage Engineer that the current unspecific drainage proposals for the Bonham's Field housing development are unacceptable.

In her emails, your Drainage Engineer states that she has serious concerns about the current drainage plans for the proposed housing development, and that an agreed drainage strategy needs to be in place before any construction commences. She also makes it clear that any construction work in relation to implementing the outline planning permission, even limited works to the main access from Main Road, are likely to exacerbate the existing local flooding problem unless the necessary mitigation is put in place at the same time, namely a fully permeable surface.

She has required that the applicant must submit further details showing how any construction of the main access will not add to flooding of the highway. These details should also clearly show that any construction works will not increase flooding to neighbouring properties.

I note that the Planning Officer has agreed that a 'surface water drainage plan just for the proposed access works' is now required.

I assume these further details cannot be submitted and approved under the current variation of condition application. This means a new application with detailed plans would need to be submitted and approved before this variation of condition application can be approved, and before any implementation works can commence.

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.