

[REDACTED]

From: Tim Dyer [REDACTED]
Sent: 24 February 2014 10:23
To: Paul Collins
Cc: Cian Cronin
Subject: RE: Yapton

Dear Mr Collins,

I am in no way "confused" by your application and the information you have attached was already reviewed prior to my comments. If you wish to submit further information, I would suggest that it is submitted to Mr Cronin, who will no doubt consult me if he feels it appropriate.

Regards, Tim

PLEASE NOTE MY NEW TELEPHONE NUMBER

Tim Dyer | Principal Landscape Architect, West Sussex County Council | Location: 1st Floor, Northleigh, County Hall, Chichester, PO19 1RG
[REDACTED]

Landscape - Green Infrastructure - West Sussex Character Project - Historic Environment Record - Archaeology

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From: Paul Collins [REDACTED]
Sent: 17 February 2014 16:23
To: Tim Dyer
Cc: Cian Cronin
Subject: FW: Yapton

Dear Mr Dyer

I note your consultation response in respect of this application and the e mail exchange (5 February 2014 copied below) which took place between you and Mr Cronin at ADC which led to same. I am surprised that this was not provided to me by ADC until today and even more surprising that Mr Cronin saw fit to advise an internal consultee

that "At present it is likely that I will be recommending refusal" (on 5 February 2014) before that Consultee had finalised his response and before the applicant or his agent had been advised of Mr Cronin's approach..

However, notwithstanding, I am disappointed to note that you appear to have taken Mr Cronin at his word on 5 February 2014 (e mails copied below) regarding his assertion re the limited information we provided in support of the application before commenting. In reality we provided extensive information given the outline nature of the application and I am concerned to note that it seems unlikely that you had an opportunity to read the extensive information we provided both in plan and written form before visiting the site or commenting so hurriedly on 5 February 2014. (See attached information and Appendices 4 and 5 to my Planning Statement in particular)

Therefore I have provided same for you now so that you can review and amend your comments if you consider it appropriate. Clearly if through a more thorough and extensive review on your part we can avoid a landscape impact reason for refusal I believe that all our time at appeal will be reduced.

Also I note your comment that a LVIA should have been submitted but the fact is one was not so I am confused (as you seem to be) as to why you were consulted given the lack of any landscape designation or particular recognition in any published document. Can you advise me where and by what authority in the circumstances of a site like this it is a requirement that a LVIA is submitted particularly given the recent changes in legislation regarding the reduction in such information for outline schemes? I am sure you are aware of the fact that this is an outline application with all matters reserved, the amount of POS being provided and the fact that the site is neither within or close to any designated or protected landscape. I also attach the response from Natural England that may also be of interest and assistance in this regard.

Therefore can I also ask you to reconsider your response in the light of the information we have provided (I note for example that you only refer to the County level Character Assessment as a baseline whereas we refer to a very much more local assessment relating to these two fields in particular as a baseline and that you make no meaningful assessment of landscape mitigation or residual impact whereas we do?).

I look forward to receiving your response asap

Regards

Paul Collins

Paul Collins BA (Hons) DipTP MRTPI

Associate Planner

Strutt & Parker LLP

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Chichester

West Sussex PO19 1LY



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From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]
Sent: 17 February 2014 11:02
To: Paul Collins
Subject: FW: Yapton

From: Tim Dyer [REDACTED]
Sent: 06 February 2014 07:30
To: Cian Cronin
Subject: RE: Yapton

Good Morning Cian,

At the moment my document has DRAFT on the top line. If you are happy with the overall tone and do not think it needs any further detail then use the document attached. It is the same version without DRAFT.

Kind regards, Tim

PLEASE NOTE MY NEW TELEPHONE NUMBER

[Tim Dyer](#) | Principal Landscape Architect, [West Sussex County Council](#) | Location: 1st Floor, Northleigh, County Hall, Chichester, PO19 1RG
[REDACTED]

[Landscape](#) - [Green Infrastructure](#) - [West Sussex Character Project](#) - [Historic Environment Record](#) - [Archaeology](#)

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From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]
Sent: 05 February 2014 16:25
To: Tim Dyer
Subject: RE: Yapton

Tim,

Thanks for the response. I will have it uploaded to the Council's website.

At present it is likely that I will be recommending refusal. I will be in touch to confirm a reason for refusal based on your objection.

Many thanks,

Cian Cronin

Cian Cronin MRTPI | Senior Planner (Strategic Development), Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: cian.cronin@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Tim Dyer [REDACTED]
Sent: 05 February 2014 16:08
To: Cian Cronin
Subject: RE: Yapton

Cian,

Please find attached DRAFT comments on the above application. I will be heading out the office shortly but will be working this evening if you have any comments you would like to make.

Kind regards, Tim

PLEASE NOTE MY NEW TELEPHONE NUMBER

Tim Dyer | Principal Landscape Architect, West Sussex County Council | Location: 1st Floor, Northleigh, County Hall, Chichester, PO19 1RG
[REDACTED]

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From: Tim Dyer
Sent: 05 February 2014 09:58
To: Cian Cronin
Subject: RE: Yapton

I'll get to a response on that one by the end of the day. Cheers, Tim

PLEASE NOTE MY NEW TELEPHONE NUMBER

Tim Dyer | Principal Landscape Architect, West Sussex County Council | Location: 1st Floor, Northleigh, County Hall, Chichester, PO19 1RG
[REDACTED]

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From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]
Sent: 05 February 2014 09:56
To: Tim Dyer
Subject: RE: Yapton

Tim,

Yes on the Y/99/13/ application if possible.

There is very little information submitted so it should just be a quick review.

Cian

From: Tim Dyer [REDACTED]
Sent: 05 February 2014 09:55
To: Cian Cronin
Subject: Yapton

Hi Cian,

My apologies, I have two applications outstanding with you around Yapton. Y/87/15 solar and Y/99/13 residential. Do you still need a landscape view on these?

Kind regards, Tim

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Tim Dyer | Principal Landscape Architect, West Sussex County Council | Location: 1st Floor, Northleigh, County Hall, Chichester, PO19 1RG
[REDACTED]

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