

Arun District Council
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Littlehampton
West Sussex, BN17 5LF

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Miss Sarah Banwell
3/26 Hawk Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

3rd June 2014

Appeal Ref: APP/C3810/A/14/2214829

Our Ref: Y/99/13

Please ask for:
Mr C Cronin
Senior Planner
Direct Dial: 01903 737776

Dear Madam,

Town and Country Planning Act 1990
Appeal by Mr K Langmead
Site at Land to the North & East of St Mays Church Yapton

We attach a letter sent to all consultees advising them that we had in error stated the appeal was to be an Informal Hearing when in fact it is to be a Public Inquiry.

We apologise for this error and any inconvenience this may have caused.

We have sent a copy of the letter to the agent of the appellant.

Yours faithfully,

A black rectangular box redacting the signature of Paul Bowley.

Paul Bowley
Appeals & Compliance Administration Support Assistant

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Mr P Collins
Strutt & Parker LLP
31 North Street
Chichester
PO19 1LY

3 June 2014

Appeal Ref: APP/C3810/A/14/2214829

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Please ask for:
Mr C Cronin
Senior Planner
Direct Dial: 01903 737776

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Appeal by Mr K Langmead
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We have sent a copy of the letter to the Planning Inspectorate.

Yours faithfully,


Paul Bowley
Appeals & Compliance Administration Support Assistant

Nicola Hovell
37 Tacklee Road
Yapton
West Sussex
BN18 0HB

Our Ref: Y/99/13/

Please ask for:

**Mr C Cronin
01903 737776**

03 June 2014

Dear Ms Hovell

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Appeal against refusal of planning permission
APP/C3810/A/14/2214829**

Development Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan

Location Land to the North & East of St Marys Church Yapton,,

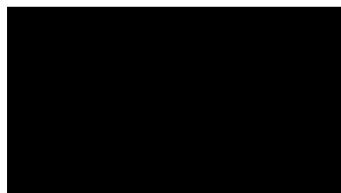
We refer to our letter dated 30th May 2014 and wish to apologise for an error within the text where it stated that this was to be an Informal Hearing, when in fact it should have stated that this will be held as a Public Inquiry.

All other information within the previous letter concerning the location, date and duration of the Inquiry is correct and should be noted as such.

We trust this has caused no inconvenience and offer our sincere apologies again.

Please do not hesitate to contact the case officer if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

afreetextr

Paul Bowley

4/99/13

From: Cian Cronin
Sent: 02 June 2014 14:57
To: Paul Bowley
Subject: FW: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Paul,

See attached. What exactly did we send out?

Should be easy enough to rectify and shouldn't cause any delay if we get something out tomorrow or Wednesday.

Cian

From: Paul Collins [mailto:Paul.Collins@struttandparker.com]
Sent: 02 June 2014 14:45
To: sarah.banwell@pins.gsi.gov.uk
Cc: Cian Cronin
Subject: FW: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Dear Sarah

Further to the e mail exchange copied below we have today received a copy of the letter sent by ADC dated 30 May 2014 and a copy of the third party representations sent under cover of your letter dated 29 May.

The letter dated 30 May from ADC (which we assume you have received too?) purports to meet your requirement for ADC to send a "further notification letter to 3rd parties explaining the procedural change, and setting a further 4 week deadline for comments" as set out in your e mail of 1st May 2014.

Regrettably, it would seem that none of the 3rd party letters received were written after receipt of any such letter from ADC as all predate same. Moreover, the Councils letter meets none of the requirements specified by PINS in that it erroneously advises 3rd parties that the appeal is to be heard by way of an informal hearing (and not Local Inquiry), it provides no explanation regarding the procedural change and does not set out any deadline date for comments to be received.

Given that the requirements specified by PINS arose as a direct result of the Councils concerns regarding alleged confusion for 3rd parties it is somewhat surprising that the Council seems unable to accurately clarify any alleged confusion when provided with the opportunity to do so.

This is a matter for the Council to address but it is necessary to point out the Council's errors in this regard as the Appellant does not wish to see their appeal further delayed/prejudiced further down the line due to the Councils inability to carry out its statutory responsibilities regarding 3rd party notification in a proper, timely, clear and accurate manner.

Please can you advise how PINS intends to address the Council's errors.

Thank you

Paul Collins
Paul Collins BA (Hons) DipTP MRTPI
Associate Planner

Strutt & Parker LLP
31 North Street
Chichester
West Sussex PO19 1LY

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From: Banwell, Sarah [<mailto:Sarah.Banwell@pins.qsi.gov.uk>]

Sent: 01 May 2014 14:56

To: Paul Collins; Cian Cronin

Cc: Boulton, Mark

Subject: RE: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Dear Paul

Thank you for your message and for confirming that the Appellant will submit an addendum to their statement of case today. In view of this we do not consider it necessary to make any amendments to the submission date for the Council's statement of case and look forward to receiving it by 16 May with the Statement of Common Ground to follow on 11 July.

We note you have no objections to the Council sending a further notification letter to 3rd parties explaining this procedural change, and setting a further 4 week deadline for comments, and await confirmation from the Council that this has been done.

Regards
Sarah Banwell

From: Paul Collins [REDACTED]
Sent: 01 May 2014 11:59
To: Banwell, Sarah; Cian Cronin
Subject: RE: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Dear Sarah

My telephone conversation with yourself and your line manager refer.

Thank you for your confirmation that the appeal is to proceed on the basis that it now relates to the Council's refusal reasons. I confirm that the Appellant does not wish to revert to an appeal against non-determination as we cannot see how this would assist any party.

As discussed we will provide an addendum to the Appellants original Statement of case addressing the refusal reasons as invited and in an effort to move things forward positively this will be produced later today and copied to the Council.

In our view, there is no reason why the remainder of the recently agreed bespoke timetable in terms of the submission of the Council's statement of case on 16 May 2014, the joint SOCG on 11 July and evidence submission on 26 July needs to be or should be altered and we consider that it would assist all parties to discuss and resolve outstanding issues if PINS could confirm that these remain unaltered. Such a confirmation would, we believe, provide focus for both the main parties to meet their joint commitment to resolve their differences at the earliest opportunity.

Equally, whilst we can see no reason why third parties should have been prejudiced in any way as a result of the resolution of these preliminary procedural uncertainties we have no objection to your suggestion regarding the Council's further notification and/or an extension to the timescale for their comments to be submitted.

Regards

Paul Collins

Paul Collins BA (Hons) DipTP MRTPI

Associate Planner
Strutt & Parker LLP
31 North Street
Chichester
West Sussex PO19 1LY

[REDACTED]

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From: Banwell, Sarah [REDACTED]
Sent: 01 May 2014 10:03
To: Cian Cronin; Paul Collins
Subject: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton
Importance: High

Dear all

I write further to the exchange below.

To clarify it remains our view that the jurisdiction for these proposals passed to PINS on receipt of a valid appeal. Nevertheless in circumstances such as this, when an LPA issues a 'decision' subsequent to the submission of an appeal, our practice is to consider any requests from the Appellant to convert the appeal to one against that decision. In the case of this appeal a timely request to convert was received from the Appellant which received due consideration.

note the LPA's observation that the Appellant's statement of case only deals with 7 of the 8 refusal reasons. Our guidance explains that a full statement is required from the Appellant and 'must contain all available evidence'. Given that circumstances have changed since the appeal was submitted, and in light of the LPA's concerns we have reviewed how best to handle this appeal and have decided to invite the Appellant to submit, within 2 weeks of the date of this letter (ie by 15 May 2014), an updated statement of case that responds to the issues in the LPA's refusal.

On receipt of this we will then advise on the submission dates for the LPA's Statement of Case and the final Statement of Common Ground and will also request that the LPA re-notify interested parties explaining this change and setting a new 4 week period in which they can comment. We do not however consider it necessary to issue a new start date letter and remain fully committed to the appeal being heard on the agreed inquiry date of 2 September 2014.

Finally we welcome the LPA's willingness to meet with the Appellant to address outstanding issues and would expect the final Statement of Common Ground to reflect any agreement reached.

If after having considered the above the Appellant no longer wishes to convert the appeal to one against the LPA's refusal please can you let me know by return.

Regards

Sarah Banwell
Case Officer – Major Casework
The Planning Inspectorate
3/26 Hawk Wing, Temple Quay House,
2 The Square, Temple Quay, Bristol, BS1 6PN



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Miss Sarah Banwell
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2 The Square
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BS1 6PN

Appeal Ref: APP/C3810/A/14/2214829

Our Ref: Y/99/13

Dear Madam,

Town and Country Planning Act 1990
Appeal by Mr K Langmead
Site at Land to the North & East of St Mays Church Yapton

As per your email dated 1st May 2014, we enclose a copy of a letter sent to all consultees advising on the venue for the appeal.

Yours faithfully,


Paul Bowley
Appeals & Compliance Administration Support Assistant

Arun District Council
Arun Civic Centre
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30 May 2014

Please ask for:
Mr C Cronin
Senior Planner
Direct Dial: 01903 737776

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Arun Civic Centre
Maltravers Road
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West Sussex, BN17 5LF

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Mr P Collins
Strutt & Parker LLP
31 North Street
Chichester
PO19 1LY

30 May 2014

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Our Ref: Y/99/13

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Direct Dial: 01903 737776

Town and Country Planning Act 1990
Appeal by Mr K Langmead
Site at Land to the North & East of St Mays Church Yapton

As per the Planning Inspectorate email dated 1st May 2014, we enclose a copy of a letter sent to all consultees advising of the venue for the Inquiry.

Yours faithfully,


Paul Bowley
Appeals & Compliance Administration Support Assistant



Paul and Julie Myers
Pams House
3 West View Drive
Yapton
BN18 OJR

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Dx: 57406 Littlehampton
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Appeal Ref: APP/C3810/A/14/2214829
Our Ref: Y/99/13/

30 May 2014

Please ask for :
Mr C Cronin
01903 737776

Dear Sir/Madam

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Appeal by Mr K Langmead

Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan
Land to the North & East of St Marys Church, Yapton, , ,

I refer to my previous letter regarding the above appeal.

An Informal Hearing is to be held at **Bognor Regis Town Hall Clarence Road Bognor Regis PO21 1LD** at **10:00 hrs** on the **2nd September 2014** for **3 day(s)**, by an inspector appointed by the Secretary of State.

As a person with an interest in the matter under appeal, either as an owner or occupier of a property in the vicinity, or otherwise, you may attend the Hearing and, at the Inspector's discretion, express views on the matter under appeal, either in person or by a representative attending on your behalf.

~~Please note that people with disabilities who may be concerned about facilities at the hearing venue are advised to contact the council to confirm that provisions are in place.~~

Documents relating to the appeal may be inspected in the Planning Services Reception during office hours. Enquiries relating to the appeal should be addressed to the Head of Planning Services at this office.

The Planning Inspectorate will only send a copy of the Inspectors decision letter on the appeal to those who have asked to be notified.

The Planning Inspectorate will publish a copy of the appeal decision on the Planning Portal Website at www.planningportal.gov.uk/pcs.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration

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The Planning Inspectorate
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16 May 2014

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Our Ref: Y/99/13

FTAO: Sarah Banwell

Please ask for:
Mr. Cian Cronin
Direct Dial: 01903 737776

Town & Country Planning Act 1990
Appeal by Mr K Langmead
Site at Land to the North & East of St Marys Church Yapton

Please find enclosed 2no.copies of the Council's Appeal Statement with attached appendices in reference to the above appeal.

Yours faithfully,


Paul Bowley
Appeals & Compliance Administration Support Assistant

