

PL- Planning correspondence – Email from agent responding to Economic Regeneration consultation.

Arun District Council, Civic Centre, Maltravers Rd
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From: [REDACTED]
Sent: 09 February 2026 08:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: [REDACTED]
Subject: 19 Nyewood Lane - Viability Statement: AW/7/26/PL

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FTAO Hebe Smith.

Good morning,

Please find attached a statement in response to the Economic Regeneration consultation.

Many thanks

Joe Griffiths BSc Hons, MCIAT Chartered



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9th February 2026

Dear Sir or Madam

Viability Statement: AW/7/26/PL Change of use from guest house with ancillary private accommodation to residential dwelling. 19 Nyewood Lane

I am writing on behalf of my client in response to the regeneration consultation.

Following the passing of the applicant's wife and having reached retirement age, the applicant is no longer able to operate the guest house as a business. Due to these personal circumstances, there is no realistic prospect of the guest house use resuming.

The property at 19 Nyewood Lane has been the applicant's principal residence since 1980. He has a fundamental right to continue living in his home, where he is supported by his family, and wishes to maintain occupation of the property.

The proposal aligns with the National Planning Policy Framework (NPPF, 2021, paragraphs 59 and 60), which supports the use of land for residential purposes, particularly where it contributes to housing supply and meets local needs. Furthermore, Arun District Council's Local Plan (Policy H SP1) recognises the importance of safeguarding the character of residential areas and supports the retention and enhancement of housing stock to meet community needs.

The cessation of the guest house use and return to residential use is consistent with the principle of supporting sustainable communities by enabling the continued occupation of the property.

In summary, this statement concludes that the guest house use is no longer viable due to the applicant's personal circumstances, including his age and bereavement. The proposed change of use back to a single dwelling reflects the property's historic and current function and will preserve the character of the property and surrounding area. Approval of this application would uphold the applicant's right to remain in his home and aligns with relevant local and national planning policies encouraging the retention and enhancement of residential dwellings.

Yours Faithfully

Joe Griffiths BSc Hons, MCIAT Chartered