

[REDACTED]

From: Simon Davis
Sent: 18 September 2019 16:21
To: Planning Scanning
Subject: FW: BR/73/19/PL Land to the west of the Royal Norfolk Hotel

[REDACTED]

From: Simon Davis
Sent: 18 September 2019 16:19
To: ACH Planning Limited [REDACTED]
Cc: [REDACTED]
Subject: RE: BR/73/19/PL Land to the west of the Royal Norfolk Hotel

Dear Adrian,

I can agree these points of common ground with one change – that the Council can currently only demonstrate a 4.7-year HLS (as per the Council's Annual Monitoring Report considered at the Planning Policy Local Plan Sub-Committee on the 18th June 2019)

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: ACH Planning Limited [REDACTED]
Sent: 16 September 2019 14:04
To: Simon Davis [REDACTED]
Cc: [REDACTED]
Subject: BR/73/19/PL Land to the west of the Royal Norfolk Hotel

Dear Simon,

Please take note that I am instructed to appeal the Council's decision to refuse planning permission relating to application BR/73/19/PL.

Notwithstanding the views of the planning committee members, in accordance with appeal procedure, I am seeking to identify the areas of common ground between the appellant and the Council to enable each party to focus solely upon the issue in dispute.

In accordance with the 'planning application report', do the Council agree that the following issues are not in dispute, namely:

- The site address;
- The description of the development proposal;

- Principle: In accordance with the Local Development Plan and the Nation Planning Policy Framework, the principle of residential development is accepted;
- The site represents previously developed land or 'brownfield';
- The Council is unable to demonstrate a 5-year Housing Land Supply;
- Planning history;
- Design considerations;
- Flood risk;
- Highway safety and parking;
- Residential amenity;
- Space standards;
- Paghm Harbour financial contribution is secured by signed S106 legal agreement;
- Conditions as posted in the event the appeal is allowed;
- Heritage:
 - a) The level of harm is 'less than substantial' therefore the harm should be weighed against the public benefits and securing its optimum viable use;
 - b) No direct harm to any of the non- heritage assets on West Street;

On the basis that there is no other reason other than that stated in the decision notice to refuse permission, the appeal will focus solely upon that reason, namely:

'The development by reason of its size and location would adversely impact on the setting of the Grade II Listed Building (Royal Norfolk Hotel) and Conservation Area contrary to policies HER DM1 (e) and HER DM 3 (f) of the Arun Local Plan'.

HER DM1

Proposals affecting statutory Listed Buildings will be required to:

- (e) Protect and where possible enhance the setting of the building

HER DM 3

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- (f) It does not harm important views into, out or within the Conservation Area

Many thanks
Adrian

ACH
PLANNING
ADRIAN HOY
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