





From: Stuart Corbey
Sent: 17 May 2019 17:09

Subject: FW: EP/179/18 Gladwyn, The Street, East Preston

Peter,

We appreciate the efforts to provide the requested information so far on this application, however, on consulting with our Conservation specialist and having now reviewed the design and the material considerations of the appeal decision for 9 Line Tree Close (14/03/19), the officers consider your application misses a vital assessment on design impact and fails to recognise the importance of its setting.

No.9 line tree Close although closer to the road frontage, the cottages facing onto The Street have been designed with a scale, proportion and material pallet that sympathetically reflects upon the immediate setting and fits well with the requirements of the Local Plan Neighbourhood plan on design with Heritage being a further consideration to ensure the scheme responses well to the local vernacular.

The impacts on heritage assets should be applied by the relevant tests as spoken about In the NPPF. Paras 189 – 192 set out a clear process in considering impacts on heritage assets that should be followed. This has been a requirement since the 2012 version of the NPPF.

- Para 189 requires us to firstly identify the significance of the heritage asset affected by a proposed development. This is where an assessment in regard to the sites setting and its potential impact upon a heritage asset.
- Para 190 requires to consider the significance of the impact upon that heritage asset.
- Para 192 requires to take account of other factors.

As there is a clear lack of information to support your applicant and the importance of context including its impact on heritage assets, for these reasons the scheme is considered contrary to NPPF and the policies of the Arun Local Plan and Neighbourhood plan and shall be refused.

As a delegated item the officers are able to refuse this application subject to the sign off by the group head. If your client however, wishes to revisit the design and provide a further assessment following the withdrawal of the current scheme, we would be happy to provide guidance on this.

Kindest of regards,

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: PETER SHAW [REDACTED]
Sent: 28 March 2019 12:09
To: Stuart Corbey; Planning
Subject: EP/179/18 Gladwyn, The Street, East Preston

Dear Sir/Madam

Please see attached letter regarding materials.

Regards,
Peter Shaw.