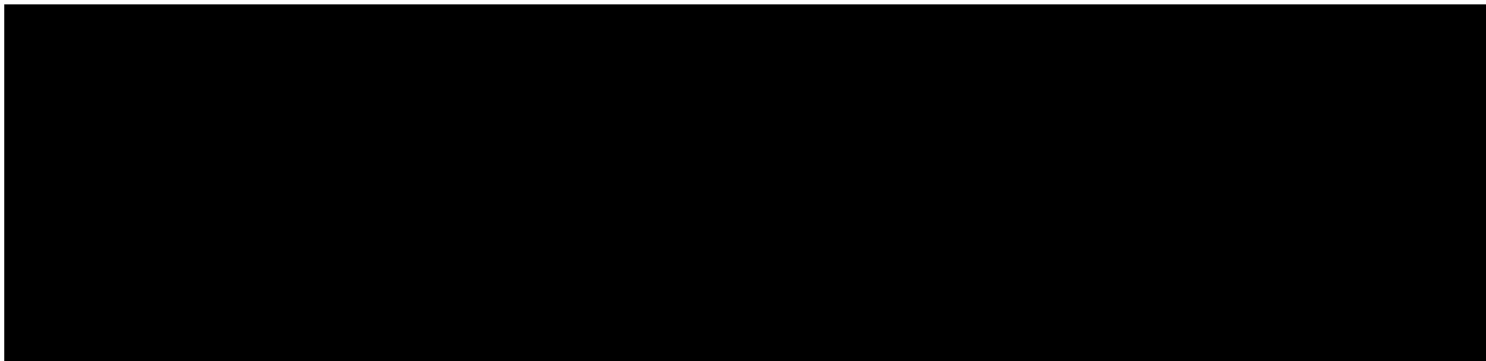




From: Richard Dollamore | Whaleback [REDACTED]
Sent: 18 October 2019 12:57
To: Simon Davis <Simon.Davis@arun.gov.uk>; [REDACTED]
[REDACTED]
Subject: RE: P/58/19/PL Inglenook Hotel

Dear Simon

Thank you for your call requesting further information regarding the possibility of gaining access via the development to the south. This is unfortunately not possible as there are two ransom strips that would need to be crossed. One is owned by the developer of the neighbouring site and the other is by the previous owner.

The Government guidance on ransom strips (Practice Note 2/6) states:

“A reasonable starting point for the calculation of a ‘ransom payment’ for the grant of access (for example to a potential development site) would be that the parties would be willing to share any increase in value resulting from the grant of access equally.” <https://www.gov.uk/guidance/land-compensation-manual-section-2-compensation-for-land-taken/practice-note-2-6-ransom-strips> accessed 18/12/2019.

With three parties dividing the increase in value equally, this would reduce the profitability of the development by two-thirds. Such a reduction in value would have a significantly adverse impact on the viability of any development. This is particularly the case given the challenging economic climate.

Best wishes

Richard

Richard Dollamore

