E.M.PICK PLANNING

Chartered Town Planners

E. M. PICK B.Sc (Est.Man.)(Hons).,B.T.P.,M.R.T.P.I.

30 Golders Manor Drive, London NW11 9HT

Tel: 020 8209 0752 Fax: 020 8209 0493

Also at Unit J Cobbold Road Business Estate, London NW10 9BP Tel: 020 8459 5304 Fax: 020 8459 5305

QUEENS PARADE, NORTH ROAD, LANCING, WEST SUSSEX BN15 9BA

Schedule of Documents

Reason for Hearing Request

Suggested Conditions

Application form and site ownership declaration

4196/01A Existing First Floor

4196/02A Existing elevations

4196/03A Proposed first floor and block plan

4196/04A Proposed second floor (plus previous proposed second floor plan 04A)

4196/05 Proposed elevations

Location Plan / Block Plan

Design and Access Statement

Decision Notice

Appeal statement and appendices

Draft Statement of Common Ground (Appendix 1 to statement)

Draft section 106 undertaking (Appendix 2 to statement)

Reasons for Hearing Request

This case has a detailed history, being the third time that such a development has been refused. Given the complexity of details, a Hearing is requested.

This case is of significant local interest. There have been many representations, and it is important that the issues are fully aired by third parties.

Part of the appeal contains a section 106 legal undertaking, and this is normally discussed at a Hearing. There is also legal casework quoted in the appeal, and discussion on the relevance of judicial decisions will be needed at the Hearing. It is not feasible for an advocate to make legal representations without a Hearing.

A principle of British justice is that the aggrieved party has the final say. Such opportunity is not given in the written procedure.

This is the type of development where discussion and representations may need to be made at the site visit. In a written appeal, no such discussion is allowed.

Suggested Conditions

1. Commencement within 3 years.
2. Submission of details of materials.
3. Provision of cycle parking (see text in statement)