From: Moira Hayes <moira.hayes@adur-worthing.gov.uk> on behalf of Moira Hayes
Sent: 22 March 2022 14:07
To: Gary Peck; Peter Barnett
Subject: Marquis of Granby POlicy Comments

Flag Status: Flagged

Dear Pete, Gary,

As the report notes the site is outside the BUAB and therefore is considered countryside in policy terms, and is also within the Local Green Gap. The site also lies within the Sompting Conservation Area. Policy 10 of the Adur Local Plan 2017 also applies; this makes clear that Sompting village should not be expanded or intensified due to its linear and historic character, and location within the countryside and gap.

The original application included additional development to the rear of the pub building, which served to intensify development on the site, contrary to policy. However I understand this element has now been removed, and the proposed development is therefore broadly within the area of the former pub (and therefore a brownfield site). As such I'm no longer concerned as to any conflict with Policies 2,10, 13 or 14.

From the viability information provided, it appears that the loss of the pub is also acceptable in principle, and there is no conflict with Policy 33 of the Local Plan.

If you are happy that the design and materials respect and enhance the character and appearance of the conservation area in accordance with Policy 17 of the Adur Local Plan 2017 I have no policy objections to the revised proposal.

Moira

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