APPLICATION REFERENCES: AWDM/1481/21 & AWDM/1962/22

APPEAL REFERENCES: APP/Y3805/W/22/3312889 & APP/Y3805/W/23/3320322

SITE ADDRESS: LAND AT FORMER 5 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RN

BY ADUR DISTRICT COUNCIL

Summary of Statement of Case.

The statement explains that the first reason for refusal, relating to harm to the Grade II listed Kingston Buci lighthouse, is substantiated by the background work on tall building capacity carried out as part of the production of the Shoreham Joint Area Action Plan. This identifies the proximity of the appeal site to the lighthouse as being a particularly sensitive matter, suggesting building heights should be limited to 3-4 storeys, which has in turn influenced the wording of policy CS7 cited in the reason for refusal. By rising to a maximum 8 storeys and the proposal would clutter the skyline around the lighthouse diminishing the vista of open sky around it and causing harm to its setting, particularly in views towards the site from the east.

The statement clarifies that the 'under provision' of affordable housing cited in the decision notice is a material planning consideration of relevance to the balancing exercising being carried out in relation to paragraph 202 of the NPPF and not a specific policy conflict in relation to policy 21 of the Adur Local Plan. Whilst it is submitted that this should be clear from a reading of the decision notice, it has been clarified here and also in the statement of common ground, in light of recent discussions with the appellant.

The statement explains that the second reason for refusal is expected to be addressed through the submission of a Section 106 obligation. The statement also responds to points made by the appellant in its two statements, including allegations about how the two planning committee meetings were conducted.