Many thanks for forwarding the LPA statement of case (SOC).

Having reviewed the document we offer the following comments.

We note that the SOC reiterates the officer report in terms of the harm it attributes to the development but makes no comment on the need and other factors weighing in favour of the proposal and an assessment of the planning balance that would outweigh this harm.

The appellants statement of case provided substantial commentary on the identified need and how this had been underestimated in light of the Lisa Smith Judgment. The LPA SOC makes no commentary on this and so in the absence of any defence of this point it is assumed that the LPA accept that the need used in their assessment was understated.

This being the case, the weight which should be attributed to the benefits of meeting this identified need was significantly understated. This is a significant material consideration of significant weight in the balance. The significant benefits clearly and demonstrably outweigh the limited harm to the character of the area.

We have no further comments to make on the LPA statement of case or third party representations.

Kind Regards

[redacted]

Manorwood
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB