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Good evening Members and thank you Chair for reading this deputation aloud. Please accept my apologies for not attending this meeting in person.

I am here presenting Cordage 33 Limited. The applicant respective of the application to erect two new dwellings on the land adjacent to The Three Horseshoes. Each dwelling will be provided with two car parking spaces, in line with the Council's standards.

The proposed development will not adversely affect the economic viability of the public house. Indeed, the capital receipt raised from the sale of the development plot will be directly reinvested in the public house, further bolstering future viability. Moreover, it is likely that the occupants of the proposed dwellings would be patrons of the public house, bolstering its viability and ensuring a strong customer base for the future. The proposals see 14 spaces retained for parking, and the car park will be better configured. The proposals see a generous beer garden retained.

We note the strength of feeling locally regarding the loss of beer garden to the Three Horseshoes and would reaffirm that the public house operators are fully supportive of the proposals, and that the public house retains a large beer garden.

The land within the site is considered to make a very minor contribution to the heritage significance of the public house, and therefore, the proposals are anticipated to result in very minor harm to the heritage significance of The Three Horseshoes which might be considered to be a non-designated heritage asset of very modest value, via a change in setting, this is however balanced against the minor benefit incurred through enhancements to the public house viability (by way of reconfiguring the car park and financial reinvestment into the pub).

The positioning of the two new dwellings has been carefully considered in order to minimise impacts such as overlooking or overshadowing, window placement and separation distances to ensure that residential amenity is preserved for existing neighbours and future occupiers.

The trees/hedges to be removed to facilitate development are relatively small in size and their loss is unlikely to have any significant implications beyond the immediate vicinity of the site. The Applicant is committed to a program of sensitive native replanting to mitigate the removal of existing trees.

I trust that Members will be able to formally support this development.