
From: mubeen@planningmanagement.co.uk
Sent: 03 September 2025 13:32
To: North1
Cc: bds2000@live.co.uk
Subject: Re: Planning Inspectorate APP/P4225/W/25/3369111: 11 South Parade, OL16 1LR

Dear Appeal Team,

In response to the Councils Statement, please see response below;

- Paragraph 125 of the NPPF advises that “Planning policies and decisions should give **substantial weight** to the value of using suitable brownfield land within settlements for homes and other identified needs - such as this case
- Paragraph 125 also states that Planning policies and decisions should promote and support the development of **under-utilised** land and buildings especially if this would help to meet identified needs for housing - The upper floors have been empty for a considerable amount of time in the past, and this could continue given no viable uses except for housing is suitable.
- In relation to Paragraph 198 of the NPPF, it states that planning decisions should **mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development** and avoid giving rise to significant adverse impacts on health and the quality of life”.
- Whilst Paragraph 200 of the NPPF states that the 'applicant (or 'agent of change') should be required to provide **suitable mitigation** before the development has been completed”. In this instance suitable mitigation has been proposed.
- The development will much needed regeneration in the town centre where many of the upper floors of buildings vacant and disused due to no suitable planning use - except for housing which is being denied although suitable mitigation has been provided.
- Unsuitable restrictions of neighboring businesses are not being sought, nor are they required as demonstrated by the NIA. As such this is not at the expense of existing businesses, the proposed development will provide much needed housing accommodation and regeneration of this main town centre area. This will also lead to many of the other empty and disused upper floors of buildings to come forward for much needed housing.
- The Council throughout the application process did not state that the NIA was a misrepresentation of the noise in the area, this has only been stated in the LPA's Statement of case at Appeal stage. Nevertheless, the NIA considers that once the mitigation measures are in place, this would ensure that the internal recommended night-time sound level can be achieved even in the unlikely event that a **level equivalent to a busy manufacturing site**.
- Planning policies and decisions should support the role that town centres play at the heart of local communities, and it is understood that residential development often plays an important role in ensuring the vitality of centres.
- The proposed Mechanical ventilation is a suitable solution and used in flats across the country.
- The appellant agrees with the conditions of any approval set out within the Councils Statement of Case.

Kind regards,

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From: north1@planninginspectorate.gov.uk

Sent: Tuesday, August 26, 2025 5:42 PM

To: mubeen@planningmanagement.co.uk

Subject: Planning Inspectorate APP/P4225/W/25/3369111: 11 South Parade, OL16 1LR

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