

Punch Partnerships (PML) Limited
Sir John Falstaff,
Gravesend Road,
Higham, Rochester
ME3 7NZ



Planning Statement

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Document Control

Applicant: Punch Partnerships (PML) Limited

Project: Sir John Falstaff, Gravesend Road, Higham, Rochester, ME3 7NZ.

Agent: CPC – Jenna Lai

Reference Number:

Document Checking:

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Signed by: JH

Issue	Date	Status
1	13/10/2023	Draft
2	14/11/2023	Second Draft
3	15/11/2023	Submission Version

Contents

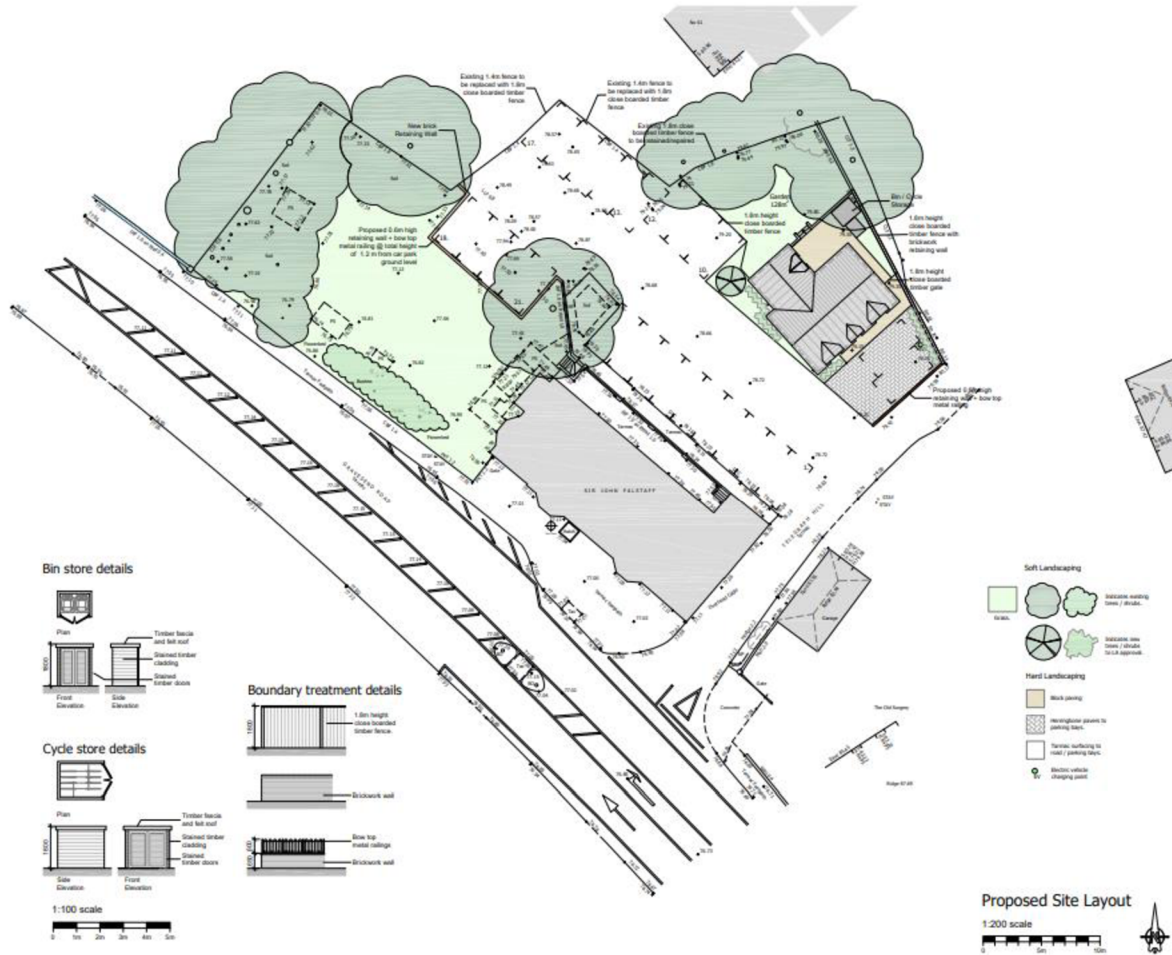
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1.0 Introduction

Proposal

- 1.1 CPC Planning Consultants Ltd (“**CPC**” or the “**Agent**”) have produced this Planning Statement, on behalf of Punch Partnerships (PML) Limited (“**Punch**” or the “**Applicant**”), in support of its planning application at the proposal site: Sir John Falstaff, Gravesend Road, Higham, Rochester, ME3 7NZ (the “**Property**” or the “**Public House**”).
- 1.2 The “**Application**” seeks full planning permission from the Gravesham Borough Council (the “**Council**” or the “**LPA**”) for the following development:
“Erection of a four-bed dwelling to the rear of Sir John Falstaff Public House, utilising the existing access from Telegraph Hill, with associated parking and landscaping, including reconfiguration of the public house car park and beer garden”.
- 1.3 The schedule of accommodation is as follow:
 - 4b6p – 118 sqm (GIA), 120 sqm (Garden Area)
- 1.4 The application comprises the following documentation:
 - Application Form – prepared by CPC
 - Community Infrastructure Levy (“CIL”) Form – prepared by CPC
 - Covering Letter – prepared by CPC
 - Planning Statement – prepared by CPC
 - Existing and Proposed Plans – prepared by PLC
 - Design & Access Statement – prepared by PLC
 - Heritage Statement – prepared by Handforth Heritage
 - Transport Statement – prepared by TPA
 - Arboricultural Assessment – prepared by Mulberry Tree Management Consultants
- 1.5 The proposed site plan, sketch perspective, elevations and floor plans are given below for illustration purposes only.

Proposed Site Plan



Proposed Sketch Perspective



Proposed Elevations



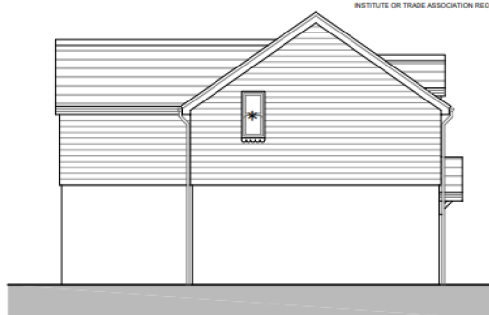
Proposed
South East Elevation



Proposed
North East Elevation



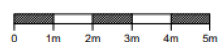
Proposed
North West Elevation



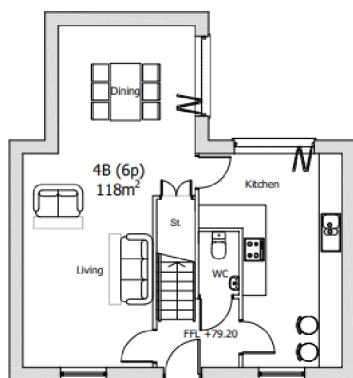
Proposed
South West Elevation

4. ALL WORKS OR MATERIALS INDICATED ON THIS OR
LATEST RELEVANT BRITISH STANDARDS AND CARRIE
WITH THE BRITISH STANDARDS CODES OF PRACTICE
INSTITUTE OR TRADE ASSOCIATION RECOMMENDATION

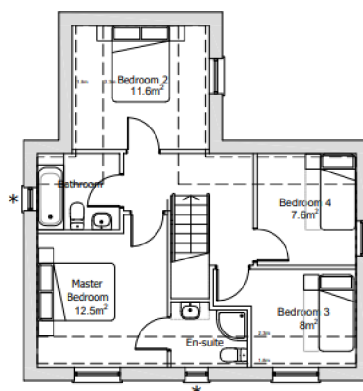
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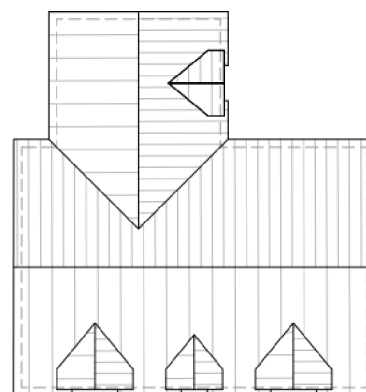
Proposed Floor Plans



Proposed
Ground Floor Plan



Proposed
First Floor Plan



Proposed
Roof Plan

2.0 Application Site and Surroundings

- 2.1 The application site is situated within the rural settlement boundary inset from the green belt, as identified in the Gravesham Local Plan Core Strategy.
- 2.2 Gravesham Borough Council cannot currently demonstrate a Five-Year Housing Land Supply ("5YHLS"); as of March 2023 the Council can only demonstrate a 2.9YHLS, and the Council seeks to deliver 3,890 new dwellings throughout the Borough.
- 2.3 Sir John Falstaff is a public house with a beer garden and car park, serving real ale, lunch and evening meals.
- 2.4 The locality around Sir John Falstaff is predominately residential use, with one and two-storey detached and semi-detached properties.
- 2.5 The Property is a Grade II Listed Building, but it does not lie within a conservation area.
- 2.6 According to the Environment Agency's flood maps for planning, the entirety of the Site is located within Flood Zone 1 with low risk of flooding.

3.0 Planning History

- 3.1 There is no planning application related to proposals at the site.
- 3.2 The following planning application relates to the proposal at surrounding site:
- 20120067 | Demolition of existing dwelling and erection of two detached, four bedroom chalet bungalows each with integral garage | Oakdene Gravesend Road Higham Rochester Kent ME3 7DZ | Permitted 05 Apr 2012

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, in the determination of planning applications, decisions are made in accordance with the Statutory Development Plan of the District, unless material considerations indicate otherwise.
- 4.2 The Site is within the jurisdiction of Gravesham Borough Council, where the development plan comprises the Gravesham Local Plan Core Strategy (adopted September 2014) and Gravesham Local Plan First Review: Saved and Deleted Version (adopted September 2014).
- 4.3 Given the nature of the application, the following SPD and other relevant planning policy guidance have been considered:
- Residential Layout Guidelines SPG2 (amended June 2020)
 - Kent Design Guide (published in 2000)

National Planning Policy Framework

- 4.4 The revised National Planning Policy Framework (“the **NPPF**”) was published in July 2021 and establishes overarching principles of the planning system which aim to contribute to the achievement of sustainable development.
- **Paragraph 2** states that: *“Planning applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.”*
 - **Paragraph 8** confirms that the planning system should have three overarching, mutual objectives in relation to economic, social and environmental aspects for achieving sustainable development.
 - **Paragraph 11** expects plans and decisions to apply a presumption in favour of sustainable development. Development proposals should accord with an up-to date development plan, which would promote sustainable development while being flexible to mitigate climate change and adapt to its effect.
 - **Paragraph 38** states Local Planning Authorities should approach decisions on proposed development in a positive and creative way, through utilising any planning tools and working proactively with applicants.

- **Paragraph 47** requires applications for planning permission to be determined according to the development plan unless material considerations indicate otherwise. Decisions should also be made as quickly as possible and within statutory timescales.
- **Paragraph 55** states that planning authorities should consider whether unacceptable impacts of a development can be made acceptable via planning conditions.
- **Section 5** on delivering housing sets out the Government's commitment to boosting the supply of homes to meet local needs, and addressing those with specific housing requirements, and that land with permission should be developed without necessary delay.
- **Paragraph 64** states that affordable housing should not be sought for residential development that are not major, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
- **Paragraph 69** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- **Paragraph 79** places primacy on the sustenance of rural villages and their services through small-scale development.
- **Paragraph 93** states that to provide social, recreational, and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.
- **Paragraph 104** states that transport issues should be considered from the earliest stages of plan-making and development proposals.
- **Paragraph 111** asserts that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- **Paragraph 117** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- **Paragraph 120** states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes; promote and support the development of under-utilised land and buildings to meet identified needs for housing.

- **Paragraph 124** states that planning policies and decisions should support development that makes efficient use of land.
- **Paragraph 126** states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- **Paragraph 154** requires new development to be planned in ways that avoid increased vulnerability to the impacts arising from climate change and to reduce greenhouse gas emissions.
- **Paragraph 159** indicates inappropriate development in areas at risk of flood should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- **Paragraph 189** states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.
- **Paragraph 190** states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- **Paragraph 194** states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- **Paragraph 195** states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
- **Paragraph 196** states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

- **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- **Paragraph 200** states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- **Paragraph 203** states that the effect on the significance of a non-designated heritage asset should be taken into account in determining applications, utilising a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Gravesham Local Plan Core Strategy

4.5 The Core Strategy was adopted in September 2014. The plan sets out the long-term spatial vision for the Borough until 31st March 2028. The policies as relevant to the Application are given consideration below:

4.6 The following policies are the most relevant to the application:

- **Policy CS01: Sustainable Development**
- **Policy CS02: Scale and Distribution of Development**
- **Policy CS11: Transport**
- **Policy CS12: Green Infrastructure**
- **Policy CS14: Housing Type and Size**
- **Policy CS15: Housing Density**
- **Policy CS18: Climate Change**
- **Policy CS19: Development and Design Principles**
- **Policy CS20: Heritage and the Historic Environment**

Gravesham Local Plan First Review: Saved and Deleted Policies Version

- 4.7 This is adopted in September 2014. This is an amended version of the Gravesham Local Plan First Review 1994 to show the policies that are still in force.
- 4.8 The following policies are the most relevant to the application:
- **Policy TC2: Policy for Listed Buildings**
 - **Policy T9: Housing Estate Layouts**
 - **Policy P3: Policy for Vehicle Parking Standards**

Residential Layout Guidelines SPG2

- 4.9 This SPG is amended in June 2020 to set out detailed design guidance to ensure the delivery of high-quality residential development across the borough, including private garden area standard and privacy distances and overshadowing.

Kent Design Guide

- 4.10 This Design Guide was published in 2000 which aims to assist designers and others achieve high standards of design and construction by promoting a common approach to the main principles which underlie LPA's criteria for assessing planning applications.

Five-Year Housing Land Supply

- 4.11 The Council has a housing land supply shortfall, which cannot currently demonstrate a Five-Year Housing Land Supply ("5YHLS") – as of March 2023 the LPA can only demonstrate a 2.9YHLS.

5.0 Key Development Considerations

- 5.1 This section underlines why the proposed development is both acceptable and desirable with regards to the planning policy context as discussed in Section 4. This section will similarly address the technical considerations that are relevant to the proposals.

Principle of Development

- 5.2 Although the site is within the green belt, the site is inset and located within the rural settlement boundary of Higham, which is classified as Second Tier Settlements, where Policy CS02 of the Gravesham Local Plan Core Strategy supports development within settlement provided it conforms to other policies in the plan. The principle of residential development is therefore acceptable.
- 5.3 The Council cannot currently demonstrate a Five-Year Housing Land Supply ("5YHLS"): as of March 2023 the Council can only demonstrate a 2.9YHLS (Table 7, Five Year Housing Land Supply Statement 2022 – 2027).
- 5.4 Paragraph 11(d) of the NPPF asserts that where an LPA cannot demonstrate a 5YHLS, the presumption in favour of sustainable development requires the application of the "tilted balance" in decision making. The tilted balance provides that where the planning policies which are most important for determining the application are out-of-date (where the LPA cannot demonstrate a 5YHLS), planning permission should be granted unless: either, the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing development; or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 5.5 The relevant asset is that the property itself being the Grade II Listed Building, a designated heritage asset, meaning that the first leg of Paragraph 11(d) is invoked. The application of the titled balance means that permission should be granted unless the application of policies in the Framework provides a clear reason for refusing the application.
- 5.6 The submitted Heritage Statement demonstrates that the impact of the proposed dwelling on the setting of the Sir John Falstaff is at the low end of "less than substantial", which does not provide a clear reason for refusing the development, given the positive policy position outlined above and the serious housing land supply shortfall. Therefore the application of the tilted balance means that planning permission should be granted.

- 5.7 Whilst a single dwelling makes a modest contribution to addressing the housing land supply shortfall, windfall dwellings as a whole are expected to make up a substantial proportion of the Council's housing delivery. Consequently windfall dwellings are a vital part of the Council's housing land supply, and therefore the provision of a dwelling on the site weighs significantly in the planning balance.
- 5.8 Paragraph 63 of the NPPF asserts that the provision of affordable housing should not be sought for residential development that are not major. The scheme falls below the affordable housing threshold, meaning that affordable housing will not be required.
- 5.9 The application contributes to the realisation of sustainable development, as defined and emphasised in the NPPF, in the following ways:

Economic

- 5.10 The proposal for new dwelling would benefit the local economy as it will provide new consumers and an increase the local authority's revenue.
- 5.11 The proposed development retains the existing public house as a functioning business and community facility, such that the proposal will have no impact on the operation of the business.
- 5.12 The occupiers of the proposed dwelling will be users of the shops and services within Higham, contributing to the viability and vitality of the settlement.

Social

- 5.13 The additional of new dwelling will support the district in terms of meeting its housing targets and contribute to the council's 5YHLS.
- 5.14 The proposals will provide a much-needed family-sized dwelling in this sustainable location.
- 5.15 The proposal is of a high-quality design, with both soft and hard landscaping, which will benefit the future residents as they will have access to their own spacious private amenity space, which is convenient and would not impact on street parking.
- 5.16 The development will be designed sympathetically to be in line with local character and to conform to the street scene and its surroundings.

Environmental

- 5.17 The proposed dwelling will maximise the potential of the site in a sustainable manner.
- 5.18 The proposed dwelling will have four spaces to store bicycles which encourages active travel and promotes sustainability.

- 5.19 The proposals are of a high-quality design, with both hard and soft landscaping, which will benefit the future residents as they will have access to their own private space and car parking on site, which is convenient and would not adversely impact upon on-street parking.
- 5.20 The development will be designed sympathetically to tie in with its surroundings with finishes that are sensitive to the Grade II Listed Sir John Falstaff Public House.
- 5.21 Sustainable measures, involving the use of renewable energy sources and conservation of fuel and power used, are proposed to improve the energy efficiency of the dwellings and reduce their carbon emission in the long term.

Continued Viability of the Public House

- 5.22 The Sir John Falstaff will remain operational during and after the proposed development, with the 'Owner Support Letter' (appended) reflecting their support for the proposals and expressing their confidence that the proposed development will have no material impact on the future viability of the existing public house.
- 5.23 The total number of parking spaces associated with the public house will be reduced from 23 to 21, leading to just 2 parking spaces associated with the public house being lost because of the proposed development – an acceptable reduction in the overall good quality provision – which results in a minimal impact on the local highway network as confirmed in the Transport Statement.
- 5.24 The proposed development will ensure that the application site continues to provide a community facility (public house for the local community), with the beer garden and car park mostly unaffected, as such the proposed development will have no adverse impact on the business, and the public house will remain in operation during construction phase of dwellings. The current serving and delivery arrangements for the public house will stay as existing.
- 5.25 The capital receipt from the sale of the development plot will be directly reinvested into the pub business, ensuring that the viability of Sir John Falstaff is preserved in the future, and providing an inherent public benefit.

Residential Amenity

- 5.26 The Sir John Falstaff is located in an existing residential area with existing properties on all sides, providing a suitable environment where existing residential properties coexist with the public house.

- 5.27 In addition, the locality around the site is predominantly one and two-storey detached and semi-detached residential properties. Therefore, the proposed two storey dwelling fits well with the streetscape and nearby properties.
- 5.28 Notwithstanding this, the proposal has been carefully designed to have regard to the amenity of the adjoining dwellings and the amenities of future occupiers of the proposed dwellings.
- 5.29 The schedule of accommodation and approximate garden sizes for the proposed dwellings are set out below:

	No. of Bedroom	No. of Bed Spaces	GIA (sqm)	Garden Area (sqm)
Plot 1	4	6	118	120

- 5.30 The proposed dwelling benefits from spacious private rear garden of 120sqm, accords with the Residential Layout Guidelines SPG2.
- 5.31 There will be refuse and cycle storage facilities located in the proposed residential garden, which the garden will be buffered by the introduction of fencing to protect future residents' amenity.
- 5.32 There is also a 1.8m height close boarded timber fence between the public house car park and proposed dwelling to protect the amenity and privacy of future occupants.
- 5.33 The dwelling has been designed to respect the amenities of the existing building to the North and South, with windows positioned carefully.
- 5.34 There is no first-floor window on the Northwest elevation to prevent overlooking, given the South elevation of the building to the rear has a first-floor window.
- 5.35 Considering there is fencing boundary and absence of ground floor windows for the rear building, the ground floor window on the Northwest elevation of the proposed building would not results in any overlooking issue.
- 5.36 As such, the proposed development will not result in loss of sunlight, daylight, outlook, privacy and any unacceptable adverse impact upon living conditions on the site or neighbouring properties, complying with Policy CS19.
- 5.37 The trees located to the North of the site will remain unaffected by the proposed development and hence they will have a screening effect to limit potential amenity issues arise to and from the neighbouring properties.

Heritage Statement

- 5.38 Handforth Heritage has been instructed to prepare a Heritage Statement to support this Application by identifying any heritage assets and their settings that may be affected by the proposed development.

Gadshill Place

- 5.39 The Grade I Listed Gadshill Place is located within the wider setting of the site. However, due to the intervening distance, built form and vegetation, the proposed scheme is not considered to impact the setting, and therefore special interest of the building.
- 5.40 As such, it is not considered nor assessed further within the report.

Sir John Falstaff

- 5.41 The Grade II listed building is of architectural interest as being an example of a roadside Inn dating to the 18th century and 19th century; and the building retains its original relationship with the road although it has lost its connection with the ancillary buildings to the rear which were demolished during the late 20th century.
- 5.42 The overall setting of the building is considered to positively contribute to the building's significance although there are elements within its immediate context which clearly detract from this contribution including the loss of its ancillary structures, the stark appearance of the car park area and lack of enclosure in the location.
- 5.43 The key element of significance in terms of its setting, is its relationship with the road, as reflected in its higher quality architecture and original and present function.

Assessment of Impact

- 5.44 The proposed building is located to the rear of the principal building and set away from the Inn and back from the highway. The overall height of the proposed scheme is, as a result of the topography of the landscape, similar to the listed building.
- 5.45 The massing has been carefully considered in order to reduce the visual impact. This is achieved by setting the first floor within the attic space and utilising dormers to provide daylight/sunlight into the property at this level. The proposed positing and massing create a physical separation between the built form allowing the historic building to be seen as a separate structure.

- 5.46 The proposed building has been designed with a simple traditional palette of render, clay tile and glazing. The use of these materials replicates and complements the main building positively connecting them together.
- 5.47 It is also proposed to install a brick wall with a metal railing above, along the highway. This creates a sense of enclosure in this location which helps to funnel views along the streetscape and create a defined boundary to the listed buildings curtilage.
- 5.48 When considering the impact of the proposed building on The Falstaff, there is an increased awareness of the massing on the site however, this mass has been carefully placed and designed to limit impacts on the setting. The traditional design approach ensures the built form sits comfortably with, and makes reference to, the historic building through its materiality and detailed design.
- 5.49 The re-establishment of built form to the rear of the building recreates a sense of the grouping that the former outbuildings had with the main building and reduces the amount of car parking present to the rear of the building providing a visual enhancement.

Conclusion

- 5.50 Although there would be a low level of harm caused to the building's historic setting from the increased awareness of massing on site, due to the careful consideration of the placement, massing, detailed design and materiality of the building, the scheme has sought to mitigate the impact it has on the contribution that setting makes to the special interest of the building.
- 5.51 In addition, the rear element of the site provides an overall lower contribution to the building's significance when compared to views of the principal elevation and as such it is considered to have a greater capacity for change.
- 5.52 This harm is considered to be "less than substantial" in nature, at the lower end of the spectrum, and should be considered alongside the benefits brought forward by the scheme including the re-establishing of a built form grouping with the listed building, reduction in car parking and the creation of a sense of enclosure to the streetscape.
- 5.53 The proposed development has had special regard for the desirability of preserving the building or its setting. As such, there is no heritage reason for the application to be refused.

Arboricultural Assessment

- 5.54 Mulberry Tree Management Consultants was instructed by Punch to report on trees that could be affected by the proposed development, and prepare an Arboricultural Implications Assessment (the “AIA”) and Arboricultural Method Statement.
- 5.55 A small number of trees and tree groups are located to the North of the site. The following direct implications of the development proposals have been identified:
- There are no trees in Category A and three Category B trees, T1, T2, T3, to be retained, and consequently no high or moderate category trees will need to be removed.
 - There is one Category C tree, T4, to be retained. Although the proposed car park has a minor encroachment into the root protection area of T4, it is confirmed that there is no detrimental impact on the safe useful life expectancy of the tree due to its species, condition and limited extent of encroachment.
 - There is no Category U tree at the Site.
- 5.56 The tree categorisation method identifies the quality and value of the existing tree stock, but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.
- 5.57 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement. It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.
- 5.58 In summary, the proposal is acceptable from an arboricultural perspective.

Ecology

- 5.59 The site falls within the Nitrate Vulnerable Zone 2021-2024 and within the SAMMS 6km buffer zone. A financial contribution of £314.05 will be paid for SAMMS mitigation.

Flood Risk

- 5.60 The entirety of the Site is located within Flood Zone 1, according to the Environment Agency Flood Maps, and is therefore at the lowest risk from flooding.

6.0 Conclusion

- 6.1 CPC has produced this Planning Statement in support of Punch Partnerships (PML) Limited's planning application to erect a four-bed dwelling on the land to the rear of Sir John Falstaff Public House with associated car parking and landscaping, including reconfiguration of the public house car park and beer garden.
- 6.2 This PS and accompanying technical reports demonstrate compliance with the relevant local and national planning policies, in respect of material considerations relating to sustainability, trees, ecology, heritage, design and highways.
- 6.3 The proposed development will ensure that the existing public house on the site is retained and remains viable, despite part of the car park being redeveloped, and that a valued community facility continues to be provided in this location.
- 6.4 The Applicant's appointed heritage experts conclude that the proposed development will result in less than substantial harm to the heritage significance and setting of the Grade II Listed Public House, at the lower end of the spectrum.
- 6.5 The Council has a housing land supply shortfall, with only a 2.9 year supply of housing land, requiring the application of the tilted balance in accordance with Paragraph 11 of the NPPF. Given the low level of less than substantial harm to the heritage asset resulting from the scheme, there is no clear reason to refuse the proposed development, and therefore permission should be granted.
- 6.6 The Council is therefore politely invited to grant planning permission for the proposal without undue delay.

Appendix 1 – Owner Support Letter

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend,
Kent
DA12 1AU

5th October 2023

Dear Sir/Madam

Re: Planning Application to development on the land at the Sir John Falstaff, Gravesend Road, Higham, Rochester ME3 7DZ.

I write in connection to the planning application submitted to develop a single detached dwelling on the land to the rear of the Sir John Falstaff Public House with associated car parking and landscaping.

Punch Pubs & Co is a modern, progressive pub company with around 1,300 pubs across the UK and is committed to running and growing best-in-class pubs, led by passionate Publicans, via our specialist multi-model platform.

Following careful consideration, we do not envisage that the development will detract from the operations of the pub. If Punch was not supportive of the application and felt it would impact the pub's viability, then we simply would not have let this application advance.

Proceeds from this development will help fund wide-ranging enhancements to Sir John Falstaff and make sure that the pub can continue to deliver a high-quality offering for many years to come.

We remain supportive of this application, as owners, we are well placed to comment on this [application](#) and we feel that the loss of this space is not fundamental to the pub as a business.

Please contact me should you have any questions on the above.

Yours faithfully



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PUNCH
Pubs. People. Possibilities.