TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 78

AN APPEAL AGAINST THE DECISION OF HORHAM DISTRICT COUNCIL
TO REFUSE TO GRANT PLANNING PERMISSION

SITE ADDRESS: NEWLANDS, FRYLANDS LANE, WINEHAM, WEST SUSSEX, BN5 9BS

PROPOSAL: REMOVAL OF A PLANNING CONDITION RESTRICTING CERTAIN PERMITTED RIGHTS IMPOSED ON A PREVIOUSLY CONSENTED HOUSEHOLDER DEVELOPMENT

LPA REF: DC/24/1150
PINS REF: APP/Z3825/W/24/3355683

APPELLANT: MR STEPHEN WASSENAAR

FINAL COMMENTS ON LPA CASE AND THIRD PARTY CORRESPONDENCE

Further to PINS letter of 8 January 2025, we wish to make the following final comments.

1 We are disappointed that the LPA has not provided any further statement to address the issues raised in the Appellant's full Statement of Case. Our final comments are based on the assumption that the LPA either accepts or does not challenge the points we have made in support of this appeal.

2 The LPA has introduced an anonymous letter objecting to this application dated 22 August 2024. This letter did not appear on the LPA's website prior to determination of the planning application, nor does it appear today as evidenced by the appended print-out of the list of relevant documents taken on 14 January 2025. We believe this letter does not comply with the LPA's own requirements for third party comments on planning applications which require inclusion of the name, address, email address and telephone number of those making comments. These have not been provided, nor have they been provided and appropriately redacted.

3 We invite the Inspector to disregard the 22 August 2024 letter on the grounds that it is anonymous, defamatory, personal, inaccurate and speculative. We take the opportunity to strongly deny the allegation of historic abuse of the planning system and express our surprise that this letter forms part of the LPA's case.

4 The LPA has produced a map purporting to show that the site of the dwelling is covered by a TPO. That plan is inaccurate. We have appended a map taken from the LPA's own website clearly showing that this is not the case. The residential curtilage of Newlands clearly lies outside the boundary of the TPO'd Stone Croft Wood.

Batcheller Monkhouse

January 2025