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The Planning Inspectorate
Temple Quay House
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By email: east2@planninginspectorate.gov.uk

2nd April 2026

Dear Sir/Madam

Appeal by Mr John Elliot (6004865)

Site Address: Land at Mill Lane Partridge Green West Sussex RH13 8JU

We write on behalf of the appellant in relation to the above appeal and to respond to the Local Planning Authority Appeal Statement and 3rd Party comments. The appellant's main case is fully set out in our Appeal Statement dated 9th February 2026.

Response to LPA Statement

The Council's Response (Page 2) confirms that the secondary settlement boundary around Littleworth is identified in the emerging Local Plan rather than the adopted Horsham District Planning Framework and the site therefore lies within the countryside in policy terms. Whilst this is not disputed by the appellant, the village was considered to be an appropriate location by Horsham District Council when approving 2 houses on Potters Field (DC/24/1887) and by the appeal Inspector for a single dwelling at Bayley Paddock (DC/23/1887). The principle of allowing modest infill development in Littleworth has therefore been established.

The LPA Appeal Statement seeks to differentiate the appeal site from Potters Field on the basis that it would not represent infill development. Given that the appeal site is sandwiched between Quince Cottage and Pound Cottage, the proposals clearly represent infill

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development. Whilst there are no houses immediately opposite the appeal site (on the south side of the road), this relationship is not uncommon in Littleworth. For example, Pound Cottage faces the same field to the south and the properties at the eastern end of Mill Lane are located opposite an open field to the north. The proposed dwellings would therefore reinforce the existing settlement pattern without extending the western edge of the village (which will continue to conclude at Pound Cottage).

The Landscape Officer's comments are set out in the Delegated Report and refer to *"adverse effects on the receiving landscape by eroding the rural and historic character of the area with the introduction of suburban built form. The proposals are also considered likely to result in adverse effects to the visual amenity of users along Mill Lane".*

There would inevitably be some loss of openness as a result of development on the site. However, the proposed houses would be set back by 25 metres from the highway and set within generous plots, thereby reflecting the scale and layout of other rural properties on the north side of Mill Lane. Furthermore, the existing historic field boundaries will be retained. The Inspector is asked to give limited weight to the Landscape Officer comments on this basis.

3rd Party Comments

The owners of a nearby listed cottage have objected to the proposals on the basis that they would harm the setting of the heritage asset. However, the LPA Delegated Report confirms that the historic fabric and vernacular construction which give rise to the building's significance are not seen in the context of the appeal site. The report goes on to add that due to *"the proposed density of the development, taking into account the size of the site and the relationship with surrounding development, would preserve the setting of the listed buildings in accordance with Policy 34 of the HDPF and the NPPF*".

Other matters raised by 3rd Parties are addressed in our main Appeal Statement and are not repeated here.

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Draft Planning Conditions

The District Council has suggested several planning conditions to be applied should the appeal be allowed. These conditions are relatively standard and are not resisted by the appellant should the Inspector consider them to be necessary.

On the above basis, we request that the appeal is allowed, and planning permission is granted accordingly.

Yours faithfully

Paul Burgess MRTPI

[redacted]

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