n.j.a town planning Ltd

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FAO Neil Devereux
The Planning Inspectorate
Temple Quay House
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Bristol
BS1 6PN

NJA Ref: 19/324

04 December 2024

FINAL COMMENTS

Dear Mr Devereux,

PINS Ref: **APP/Z3825/W/24/3353401**
Appellants: **Mr & Mrs M Rayner**
Site: **Crays Cottage, Crays Lane, Goose Green, West Sussex, RH20 2LR**

Thank you for your letter dated 27 November 2024. On behalf of the Appellants, please find enclosed final comments in respect of the Council's Statement of Case noting no third-party comments have been received.

If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Ltd

RTPI Chartered Town Planner

Appeal Ref: **APP/Z3825/W/24/3353401**

Appellants: Mr & Mrs M Rayner

Site: Crays Cottage, Crays Lane, Goose Green, West Sussex, RH20 2LR

APPELLANTS' FINAL COMMENTS

Comments on the Horsham District Council's Statement of Case

1. The Council is relying on its Planning Officer's delegated report and has not prepared a separate Statement of Case. The delegated report (and the Council's reasons for refusal) is fully addressed within the Appellants' Statement of Case.

2. With regards to the bat survey report this follows on from the recommendations in the Preliminary Ecology Appraisal. Despite advising the LPA that this report was being prepared, the decision came out before receipt so in this regard, it is a technical matter, and it was hoped that the Council would withdraw its refusal reason upon the appeal submission once it became clear the report had been submitted.

Conditions

1. The Appellants' raise no objections to the Council's suggested conditions.