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NJA Ref: 20/232

10 April 2025

FINAL COMMENTS

Dear Ms Harvey

PINS Ref: **APP/Z3825/W/25/3360639**
Appellant: **Ms C Powell**
Site: **Wealden Barn, Coopers Farm, Bolney Road, Cowfold, West Sussex, RH13 8AZ**

Thank you for your letter dated 3 April 2025. On behalf of the Appellant, please find enclosed final comments in respect of the Council's Statement of Case and third party comments.

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

Yours sincerely

[redacted]

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For and on behalf of NJA Town Planning Ltd

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Appeal Ref: APP/Z3825/W/25/3360639

Appellant: Ms C Powell
Site: Wealden Barn, Coopers Farm, Bolney Road, Cowfold, West Sussex, RH13 8AZ

APPELLANT'S FINAL COMMENTS

1.0 Comments on the Local Authority's Statement

1.1 The Council's spatial strategy is addressed within the Appellant's Statement of Case; however, it is reiterated that given the significant shortfall of housing within the District, the proposal should be assessed against the provisions of NPPF paragraph 11 d). The Council's Statement of Case confirms that the current housing supply stands at just 2.9 years and that as a result, the 'tilted balance' of paragraph 11 d) is engaged.

1.2 The Appellant's Statement of Case sets out the reasons why the appeal site is considered to be in a sustainable and suitable location to accommodate a new dwelling.

1.3 In reference to NPPF paragraph 115, this should be read in conjunction with NPPF paragraph 110 which states that whilst significant development should be focused on locations which are or can be made sustainable, this should be balanced with the acknowledgement that opportunities to maximise sustainable transport solutions varies between urban and rural locations. The proposed development of just one dwelling is not 'significant' development and it will not result in unsustainable vehicle movements within the rural area.

1.4 The Appellant's Statement of Case sets out the reasons as to why the proposed dwelling is of an appropriate design, scale and layout and that no harm will be caused to the visual amenities of the countryside landscape.

2.0 Third Party Comments

2.1 The Thirty Party comments sent predominantly refer to the matters of character and location which are addressed within the Appellant's Statement of Case. It is reiterated that the proposed development complies with the NPPF's three key objectives of sustainable development (economic, social and environmental) and that it complies with its relevant policies, when considered as a whole in the planning balance.

3.0 Conditions

3.1 The Appellant raises no objections to Council's the suggested conditions.

3.2 For the reasons outlined above and in the Appellants' statement of case it is respectfully requested that the appeal be allowed.